

ASTON MARTIN RESIDENCES DAYTONA BEACH SHORES

Developer
Valor Real Estate Development

3411 South Atlantic Avenue
Daytona Beach Shores, Florida, 32118, USA

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SOPHISTICATED COASTAL LIVING

At Aston Martin Residences Daytona Beach Shores, luxury is redefined through simplicity, serenity, and a seamless connection to the ocean. This is not a place of excess, but of refinement, where every detail is carefully orchestrated to create moments of timeless pleasure.

LOCATION

- Oceanfront on the “World’s Most Famous Beach”
- 20 min to Daytona International Speedway & airport
- 1 hour to Orlando’s world class theme parks
- View of Kennedy Space Center shuttle launches
- Daytona Beach Shores’ first branded residence

FEATURES, AMENITIES, & SERVICES

Residence Features

- 18-story tower (15 Residence Levels)
- 86 Residences (78 Units + 8 Penthouses)
- 10 Unique Floor Plan Offerings:
 - Bedrooms: 1, 2, 3, or 4, + dens
 - Bathrooms: 2 to 4.5
 - Interiors: 1,234 to 3,597 SqFt / 115 to 334 SqM
 - Balconies: Up to 680 SqFt / 63 SqM
 - Ceiling Heights: Up to 15-Ft / 4.5 M
- Panoramic Ocean, River, and City vistas
- Sunrise views over the Atlantic Ocean
- Sunset views over the Intracoastal / Halifax River
- Gaggenau and Bosch kitchen appliances
- Gas cooking
- Custom millwork
- Smart-home features
- High-speed internet/Wi-Fi

Building Features, General Info & Amenities

- Residents’ lounge with bar, dining and entertainment experiences
- On-site parking / garage
- Electric vehicle charging available
- Private dining room and wine room
- Cinema/golf simulator room
- Game room with billiards and card tables
- Over 45,000 SF of exclusive amenities and lifestyle experiences
- Approx. 6,800 SF of retail space

Lifestyle Services

- Fine dining & café experiences
- Concierge Services
- Valet and drop-off

Outdoor Amenities

- Oceanside saltwater pool
- Private beach access
- Residents’ private beach club
- Beach-front cabanas and grills
- Ocean and sunset hot tubs
- Sunset terrace and lounge
- Fire lounge
- Pet park
- Sunken pool lounge
- Poolside snack bar

Health & Wellness Amenities

- State-of-the-art fitness center
- Luxurious spa
- Sauna & steam rooms
- Hot & cold plunge pools
- Massage & facial rooms
- Hydrotherapy & aromatherapy
- Spa terrace
- Beauty salon
- Refreshments bar
- Zen garden
- Yoga terrace

Floor Plan Summary

Unit Type	Model Type	Bedrooms	Bathrooms	Marketing SF (Interior)	Exterior SF (Balconies)	Combined SF	Units by Unit Type	Unit Count
Model 1	1	3	3	2,330	235	2,565	401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1401, 1501, 1601, 1701	13
Model 2	2	3 + den	3	2,348	254	2,602	402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1402, 1502, 1602, 1702	13
Model 3	3	3 + den	3	2,356	254	2,610	403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1403, 1503, 1603, 1703	13
Model 4	4	1 + den	2	1,304	123	1,427	404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1404, 1504, 1604, 1704	13
Model 5	5	2	2	1,234	378	1,612	405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1405, 1505, 1605, 1705	13
Model 6	6	2 + den	3	2,169	443	2,612	406, 506, 606, 706, 806, 906, 1006, 1106, 1206, 1406, 1506, 1606, 1706	13
Penthouse 1	PH 1	3	3.5	2,687	519	3,206	1801, 1901	2
Penthouse 2	PH 2	4 + den	4.5	3,597	680	4,277	1802, 1902	2
Penthouse 3	PH 3	3 + den	3.5	2,644	371	3,015	1803, 1903	2
Penthouse 4	PH 4	3 + den	3.5	2,775	573	3,348	1804, 1904	2

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the “unit” set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions shown are approximate and subject to construction variances and tolerances. Plans may contain variations from floor to floor and residence to residence, and are subject to change without notice. Furniture shown is for illustration only and is not included.