



# News & Insights

## TRENDS

# Aston Martin Residents Claim Construction Defects at Luxury Miami Condo Tower

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Realtor.com / Aston Martin Residences Miami / Haber Law, LLP

**C**ondo owners in the [Aston Martin Residences](#) in downtown Miami, where units are priced up to \$59 million, are alleging the 2-year-old luxury building is plagued by defects indicating shoddy construction.

The building's condominium association has initiated a legal claim against the developer, general contractor, and the construction and design team for the 391-unit high-rise at 300 Biscayne Boulevard Way, signaling serious concerns about the condition of the luxury building.

The claim alleges there are numerous construction and design defects plaguing the 66-story tower, including crumbling concrete, cracks, and leaks. The claim was filed under Florida's Chapter 558 process, a required pre-litigation step that gives developers and contractors an opportunity to address alleged defects before a formal lawsuit is filed.

"Developers are rushing to get these buildings constructed and sold so quickly that one has to question quality control and who's making sure these huge projects are being constructed properly," **David Haber**, one of the condo association's attorneys, tells Realtor.com®. "I'm going to start using the motto 'Know Thy Developer,' because what is in the glossy pre-sales brochure is often not what you end up with."

However, the developer, Riverwalk East Developments, strenuously denies the claims, with a spokesperson telling Realtor.com that the building upheld "premium standards of design and construction."

Without elaborating, the spokesperson suggested that the condo association had filed the claim to "divert attention" away from its own "unresolved obligations."



Photos from the claim show alleged damage and defects at the Aston Martin Residences in Miami. "The extent and number of exposed post-tension pockets is alarming to the Association," the claim reads. HABER LAW

## Alleged construction defects

The Aston Martin Residences project in Miami broke ground in 2017, and construction was completed in 2024. The project was co-developed and branded by British luxury automaker Aston Martin, famous as the preferred vehicle of fictional spy James Bond.

Control of the condominium association was turned over from the developer to the nondeveloper unit owners of the association in March 2025.

This new legal claim points to a range of alleged construction issues documented in a turnover inspection conducted by Epic Forensics & Engineering.

"This complaint alleges defects across multiple core building systems, which are significant," says Haber. "When you see that level of concern raised after turnover, it raises real questions about construction quality, oversight, and how these projects are being delivered in the first place."

Concerns detailed in the complaint include cracking and deterioration in concrete surfaces, unsealed openings, and deficiencies in the post-tension system.

The claim also identifies problems across multiple building components, including masonry and stucco finishes, fire safety infrastructure, mechanical and electrical systems, plumbing, railings, paintwork, aquatic features, waterproofing, doors, exterior pavers, the seawall, and elevator systems.





"At some locations, the stucco material has already fallen off the building and reinforcing steel can be observed open to the elements," the claim reads.HABER LAW



Epic Forensics & Engineering placed a monitoring crack gauge on the wall of the 53rd floor electrical room several months ago, and claims the crack continues to grow in length and width, according to the claim.HABER LAW

The complaint says "sizable cracking" has been identified "throughout the entirety of the building."

The claim further contends that certain balconies were built with improper drainage slopes and that there is widespread signs of structural wear, including cracking and water intrusion in various areas of the building.

In addition, the complaint raises concerns about what's described as "possible life-safety hazards and urgent repair needs," including corrosion and exposed reinforcement bars.

"On November 24, 2025, a post-tension grease cap detached from the building and flew onto the pool deck, striking and damaging property," the claim states. "Fortunately, no one was seated there at the time, and there were no injuries."

The condo association is seeking millions of dollars in damages.

## **Developer accuses condo owners of poor upkeep**

A spokesperson for Riverwalk East Developments, which developed the project, tells Realtor.com: "The association has made allegations that we believe are unfounded and appear to divert attention from unresolved obligations on their part."

While the spokesperson declined to elaborate, disputes between developers and condo owners often hinge upon responsibility for maintenance and upkeep at a particular point in the building's life. Owners typically blame errors in the construction process, while developers often accuse condo owners' associations of failing to perform proper ongoing maintenance following the handover.

"To deliver the ultimate luxury building, the developer partnered with the industry's most experienced suppliers, the result of this commitment to excellence is a magnificent building that has changed the Miami skyline," the spokesperson said.

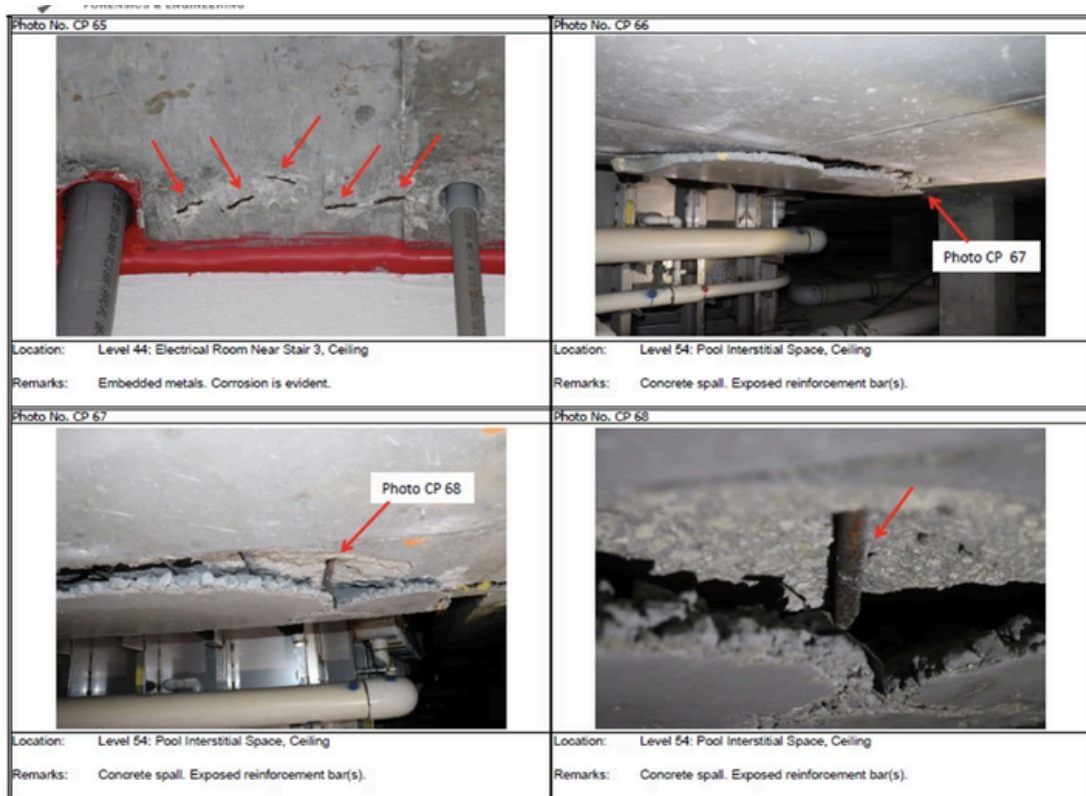
The spokesperson went on to say that the "professionals involved in the project are widely recognized for their proven work and for consistently delivering high-quality results. Their experience and track record have contributed to a residential property that reflects strong demand and premium standards of design and construction."

The spokesperson said they are concerned that ongoing litigation may not serve the best interests of residents.

"We remain confident that the legal process will lead to a fair outcome and support a resolution based on facts, good faith, and the overall well-being of the community," he said.



During a drone survey, it was observed that three floors on the building are showing signs of significant deflection on the balconies seen above, according to the claim.HABER LAW



According to the filing, these are "representative photographs of the defective conditions which do or may present a life-safety concern."HABER LAW

## High-rise headaches not uncommon

Another one of the condo association's attorneys, **Daniel Levin**, tells Realtor.com that these disputes are becoming more common as newer high-rise buildings transition from developer to association control.

“We’re seeing more of these types of construction and design defect claims emerge,” Levin says. The issues often surface during more rigorous, post-turnover evaluations conducted by licensed professionals.

Indeed, lawsuits based on similar claims have played out between the owners and developers at La Clara in West Palm Beach and the VistaBlue building on Singer Island. Those cases are still pending in court, with the developers denying any wrongdoing.

According to Levin, turnover inspections frequently uncover “significant defects,” prompting associations to consider legal action—especially when developers and contractors “refuse to comply with their statutory warranty obligations” to address problems identified at turnover or within the warranty period.

“Unfortunately, this developer and contractor refused to accept responsibility for obvious construction defects for which they are responsible under Florida law,” he says of the Aston Martin case.

Haber echoes that stance, saying the post-turnover board “is committed to getting these building defects corrected and holding those responsible liable to pay for the damages they caused.”



Aston Martin Residences Miami is the British luxury sports carmaker’s first foray into the residential real estate market. ASTON MARTIN RESIDENCES MIAMI

## Previous legal drama at Aston Martin Residences

In January, the Aston Martin condo association filed a separate lawsuit in Miami-Dade Circuit Court against developer **German Coto**, who is the son of Argentine grocery mogul **Alfredo Coto**.

The lawsuit alleges that promised luxury amenities were never delivered and that millions of dollars in condominium association funds were instead diverted through undisclosed and allegedly inflated insider contracts benefiting the developer and his associates.

The lawsuit seeks more than \$5 million in damages and a full accounting of the building's finances.

Units on the Aston Martin Residences website are listed for prices starting at just under \$1 million to \$59 million.

There is currently another Aston Martin residential project underway in Daytona Beach, FL, but it's with another developer.

Clearwater-based Valor Real Estate Development will be the developer and designer for the Daytona Beach condos.

Set to open in 2029, the 86-unit branded development will overlook the Atlantic Ocean and is just minutes from the Daytona International Speedway. The development will span 215,000 amenity-laden square feet and have two double-height penthouse levels with eight ultraluxury homes.

The automaker also has residences planned for Tokyo and Dubai, and it's looking into Mexico City and Tampa Bay, FL.

Realtor.com reached out to Aston Martin Residences for comment, but didn't hear back.