VICEROY BRICKELL

THE RESIDENCES

FACT SHEET

ARTIST'S CONCEPTUAL RENDERING

The art of city living, Viceroy Brickell in the heart of Miami's Brickell Financial Center is the latest offering by leading developers Related Group and GTIS Partners. It is the inaugural standalone residential endeavor by one of the most respected names in luxury hospitality, Viceroy. Masterfully designed by world-renowned architectural firm Arquitectónica with carefully curated interiors by award-winning Meyer Davis Studio, Viceroy Brickell will be expertly managed by the Viceroy Hotels & Resorts hospitality team to ensure every wish of its residents are met and even surpassed.

REMEMBER TO LIVE™

CHIC GLOBAL STYLE AT
MIAMI'S MOST EXCLUSIVE ADDRESS



The Amenities

Prime One Brickell location at the gateway of Brickell Avenue and the Miami River with direct access to the riverfront promenade

Striking 45-story glass tower with undulating glass railing balconies with panoramic views of Biscayne Bay, the Miami River and the city skyline

Welcoming porte-cochere leading to a stunning all-glass lobby and chic bar

World-class fitness and wellness center with saunas, custom treatment rooms and cardio theater overlooking the dynamic city skyline



The Amenities

Elevated 14th level resort amenities deck, including a heated swimming pool, outdoor spa, poolside cabanas, summer kitchen, Bocce court, full-service café and outdoor lounging areas all surrounded by lush landscaping

Multi-sport simulator studio featuring golf, soccer, basketball, and F1 Racing

Resident club rooms with bar, billiards, humidors, and multimedia facilities

Wine cellar and tasting room

Private dining served from the on-site catering facilities

Screening room with cutting-edge audio-visual quality

Virtual gourmet market



The Amenities

Business center including conference room and private work spaces

Permanent installation of curated museum quality art collection throughout the building's public spaces

Six high-speed key activated elevators

24-hour valet, concierge, and security service

Electrical vehicle charging stations

Bike storage

Pet-friendly community with lushly landscaped walkways

Complimentary private beach club membership to the Grand Bay Club in nearby Key Biscayne



The Residences

Collection of 442 tower residences, topped off by two levels of penthouses and anchored by 56 city flats with a first-row view of Brickell's vibrant urban lifestyle

Open-concept floor plans featuring studios, one and two-bedroom residences and three-bedrooms at the penthouse levels

Energy-efficient, impact-resistant, tinted floor-to-ceiling windows and sliding doors that overlook the dazzling city scape, the Miami River and Biscayne Bay

Glass railing enclosed balconies in every unit accessible from both the living room and bedrooms

Ceiling heights of 9 feet in the tower residences, 13 feet in the city flats and 11 and 10 feet in penthouse levels

Imported travertine porcelain flooring throughout the residences including bathrooms and balconies

Meyer Davis Studio designed kitchens featuring Italian cabinetry with front paneled appliances, imported porcelain countertops and full backsplash with undercounter lighting and brass pull details

Bosch and Fisher & Paykel appliances package that include cabinetry paneled refrigerator / freezer & dishwasher, electric built-in cooktops and speed ovens and GE and Blomberg washers and dryers

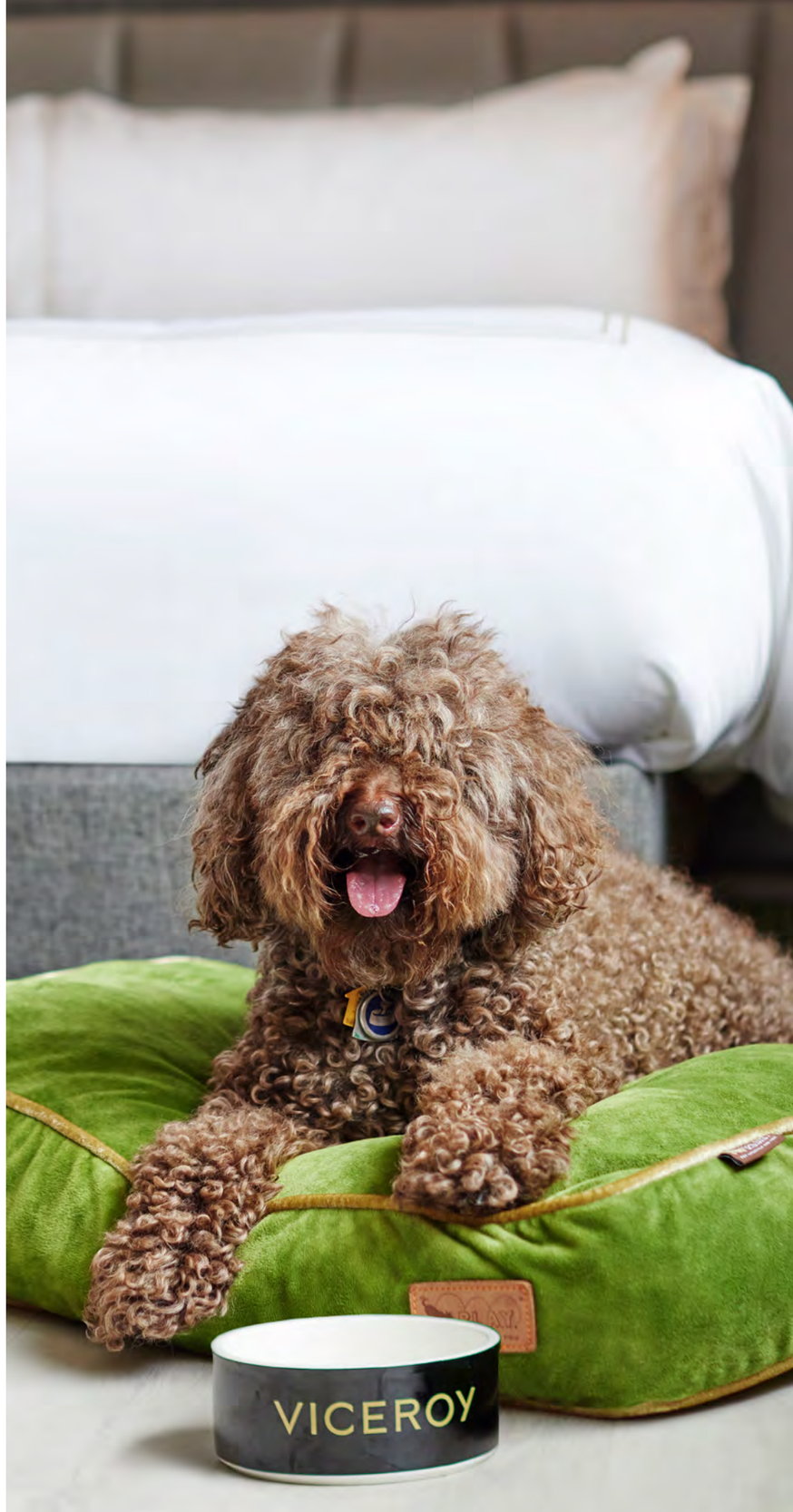
Bathrooms featuring frameless glass showers, Brizo lux gold finished faucets and Italian cabinetry, all selected by Meyer Davis Studio

Walk-in closets in most residences

High-efficiency central air conditioning and heating systems

Sprinkler fire protection system

Advance technology "smart building" pre-wired for Wi-Fi high-speed internet, data/voice and cable satellite video





Services

Viceroy culture concierge with extensive local network and deep knowledge of Brickell’s dynamic social landscape

Preferred access to local sporting, fashion, art, and other high-profile events

A full calendar of social gatherings, fitness, wellness, and more

Custom aromatherapy

While-you’re-away services, including pet care, plant care, and routine home maintenance

In-residence botanical care and garden maintenance*

Personal shopping and delivery services, including dry cleaning, grocery, and pharmacy*

Assigned spaces for optional self-parking

*Subject to availability. Additional fees may apply.

Viceroy Residents Global Perks

The benefits listed are available at all Viceroy Hotels & Resorts. For a current property list, please visit viceroyhotelsandresorts.com. Participating hotels are subject to change.

Discounted Viceroy Room Rates: Special discounted room rates are available at all Viceroy Hotels & Resorts. Discounts vary by season and are up to 20% off published rates. As a resident, you'll be provided a special booking code used to reserve rooms online or through the Viceroy Concierge service.

Complimentary Room Upgrades: If you're staying at a Viceroy Hotels & Resorts outside of your home property, you'll automatically be extended a one-category room upgrade.

Viceroy Discovery: Enjoy elite status in the Viceroy DISCOVERY Loyalty Program - a one-of-a-kind initiative that gives you recognition and benefits across 32 hotel brands with 500 hotels in 78 countries. See your sales associate for details.

Early Arrival / Late Check-Out: Request the convenience of early check-in to your room. Members may also be extended a late check-out up to 2 p.m.

20% Discount on Spa Treatments and Products: During your stays at Viceroy Hotels & Resorts, pamper yourself with a 20% discount on all spa treatments and retail products. The resort will also extend priority reservations to residence owners for all spa treatments.

Complimentary Internet Access: Get wired at no charge throughout the duration of your stay, at each Viceroy location.

DEPOSIT STRUCTURE

Fixed Deposit Amount at Reservation per Unit Type

- Studio Residences: $40,000 Deposit
- One-Bedroom Residences: $50,000 Deposit
- Two-Bedroom Residences: $75,000 Deposit

20% of Purchase Price at Contract or
Balance of 20% after Applying Reservation Deposit

10% of Purchase Price at Top Off

70% of Purchase Price at Closing

CONSTRUCTION TIMELINE

Under Construction

Q1 2025
Tower Top Off at 45th level

Q1 2026
Completion and Delivery of Units





BRICKELL WATERFRONT & BEYOND

Restaurants

Boulud Sud
Cantina La Veinte
Capital Grille
Casa Tua Cucina
Cipriani
Dirty French
Gekko
Hutong Miami
Il Gabbiano
Kiki on the River
La Mar by Gaston Acurio
LPM Miami
Novikov
Osaka Miami
PM Fish & Steak House
Quinto La Huella
Seaspice Brasserie & Lounge
Sexy Fish
Sugar
The Henry
Zuma Miami

Culture & Events

Adrienne Arsht Center for the Performing Arts
Bayfront Park Amphitheater
CMX Brickell City Centre Cinemas
Freedom Tower
Frost Museum of Science
James L. Knight Center
Kaseya Center
Marlins Park Stadium
Miami Center for Architecture & Design
Miami Children's Museum
Museum of Art and Design at MDC
Olympia Theater
Perez Art Museum Miami
Silverspot Cinema
Vizcaya Museum & Gardens
Ziff Ballet Opera House

Shopping

Brickell City Centre
- Acqua Di Parma
- Apple
- Bally
- Giuseppe Zanotti
- Harmont & Blaine
- Rolex
- Saks Fifth Avenue
- Santa Maria Novella
- TUMI
- Vilebrequin
- Zara

Miami Design District
- Baccarat Boutique
- Bottega Veneta
- Burberry
- Bvlgari
- Cartier
- Celine
- Channel
- Christian Louboutin
- Dior
- Dolce & Gabbana
- Fendi
- Giorgio Armani
- Givenchy
- Gucci
- Harry Winston
- Hermès
- KITH Miami
- Loewe
- Loro Piana
- Louis Vuitton
- Prada
- Saint Laurent
- Salvatore Ferragamo
- Tiffany & Co.
- Tom Ford
- Valentino
- Versace

Travel & Excursions

Cruise Terminals at Port of Miami
Island Gardens Yacht Charters
Miami International Airport
Miami Seaplane
Signature MIA Private Airport

Parks

Bayfront Park
Brickell Park
Jungle Island
Mary Brickell Park
Miami Circle Park
Museum Park

Hotels

EAST Miami
Four Seasons
JW Marriott Marquis
Kimpton EPIC
SLS Lux Brickell
The Ritz-Carlton Key Biscayne
W Miami

Beaches

Crandon Park Beach
Grand Bay Club
South Beach

RELATED GTIS PARTNERS VICEROY

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