



# VICEROY BRICKELL

## THE RESIDENCES

RESIDENTIAL FLOOR PLANS





# Team

## WORLD CLASS DEVELOPMENT TEAM

### RELATED GROUP

#### Developer

Established in 1979, Related Group is Florida's leading developer of sophisticated metropolitan living and one of the country's largest real estate conglomerates that has enhanced skylines with iconic developments characterized by innovative design, enduring quality and inclusive living. The privately held company has built, rehabilitated and managed over 130,000 condominium, rental and commercial units. Related doesn't just create neighborhoods...it builds legacies.



### GTIS HOTELS & RESIDENCES

GTIS Partners is a global real estate investment firm in the Americas, headquartered in New York with offices in São Paulo, San Francisco, Los Angeles, Atlanta, Charlotte, Phoenix, Dallas, Houston and Munich. The firm was founded in 2005 and is managed by President and Founder Tom Shapiro and partners, Rob Vahradian, Joao Teixeira, Tom Feldstein, Ed McDowell, Robert McCall, Peter Ciganik and Maristella Diniz.



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# Team

## ARQUITECTONICA Architect

Extraordinary architectural design by Miami based international firm Arquitectonica.



## Arquitectonica GEO Landscaping Architect:

Since 2005, Miami-based ArquitectonicaGEO has been designing contemporary,. We care deeply about the human experience and how the users will feel, act, respond, and enjoy the places we create.



## MEYER DAVIS STUDIO Interior Designer

New York City-based Meyer Davis Studio, a globally recognized design boutique specializing in residential, hospitality, and retail.





# VICEROY HOTELS & RESORTS





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# Viceroy Hotels

Recently named in the 'Top 25 Hotel Brands' on Travel + Leisure World's Best Awards 2023, Viceroy Hotels & Resorts is a global modern luxury brand, inspiring travelers with one-of-a-kind, authentic experiences that bring together provocative design and intuitive service. Viceroy's portfolio of hotels and resorts can be found in a diverse array of breathtaking and inspiring destinations including Los Cabos, Santa Monica, Chicago, Riviera Maya, Snowmass, Washington D.C. and St. Lucia.



Viceroy Riviera Maya



Viceroy Santa Monica



Viceroy Boca del Toro



Viceroy Chicago



Viceroy Los Cabos



Viceroy Sugar Beach



# Viceroy Residents Global Perks

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The benefits listed are available at all Viceroy Hotels & Resorts. For a current property list, please visit [viceroyhotelsandresorts.com](http://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.

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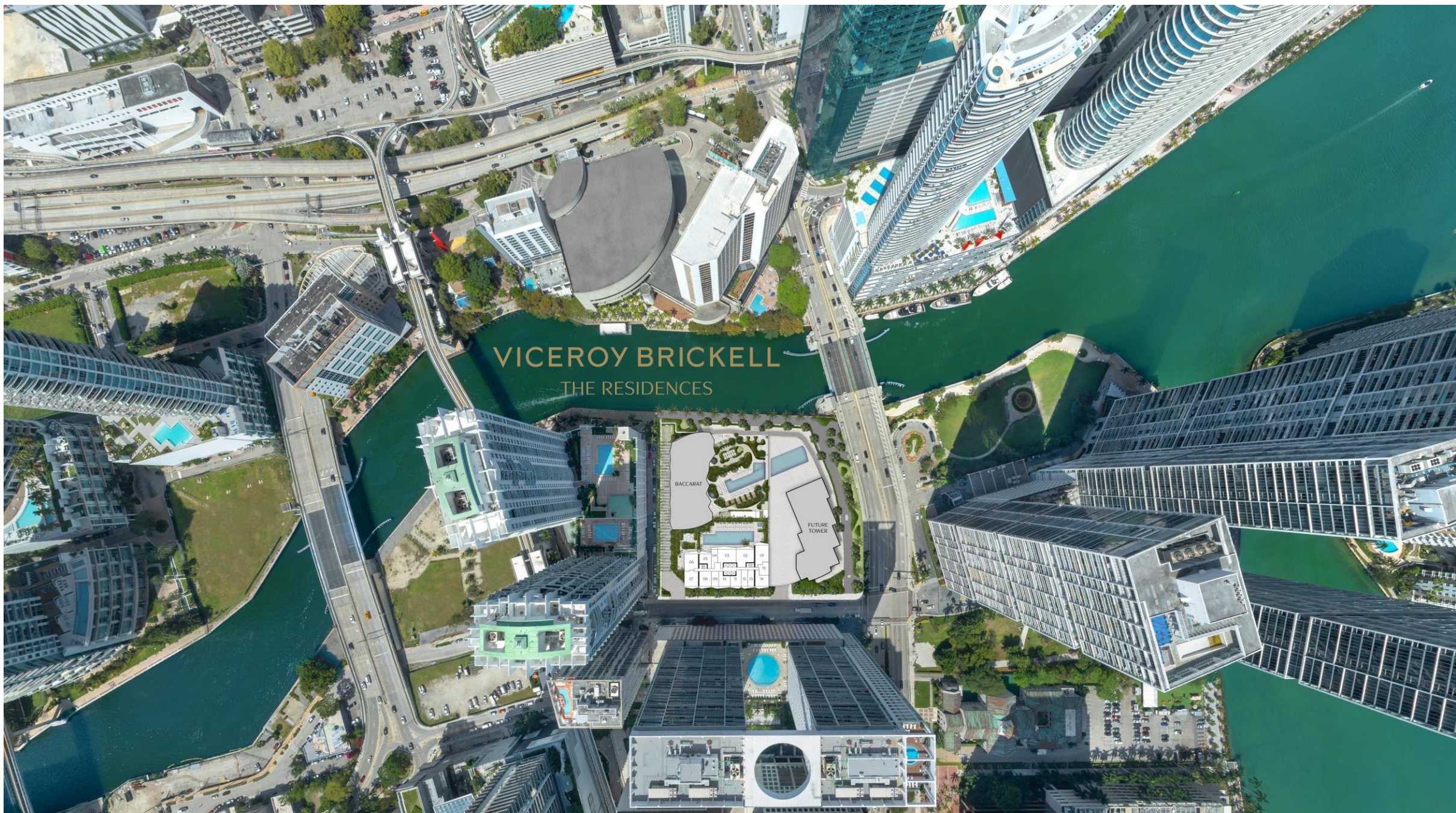
**Viceroy Discovery:** Enjoy elite status in the Viceroy DISCOVERY Loyalty Program - a one-of-a-kind initiative that gives you recognition and benefits across 32 hotel brands with 500 hotels in 78 countries. See your sales associate for details.

**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.





VICEROY BRICKELL  
THE RESIDENCES

































## LOCATION







SALES GALLERY

444 Brickell Ave, Miami, FL 33131

T 305.676.2040

VICEROYBRICKELLRESIDENCES.COM



GTIS PARTNERS

VICEROY

Exclusive Sales by Fortune Development Sales

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# Brickell Today





# Brickell 2030





# Brickell 2030

**1 1428 Brickell**  
70 Stories  
189 Units

**2 Cipriani Residences**  
80 Stories  
397 Units

**3 1 Southside Park**  
64 Stories  
1,195 Units  
200 Hotel Rooms  
165,000 sq. ft. Office

**4 Smart Brickell Luxe**  
23 Stories  
127 Units

**5 ORA by Casa Tua**  
76 Stories  
540 Units

**6 Summit Brickell**  
69 Stories  
500 Units

**7 Westpine**  
43 Stories  
328 Units

**8 Calle 8**  
57 Stories  
464 Units

**9 The River District**  
4 Towers  
4 million sq. ft.  
1,600 Units

**10 Sentral Brickell**  
2 Towers  
43 Stories / 31 Stories  
803 Units

**11 Brickell Gateway**  
61 Stories  
504 Units

**12 Miami Starlite**  
39 Stories  
517 Units

**13 18 @ 8th**  
78 Stories  
400 Units

**14 888 Brickell**  
90 Stories  
259 Units

**15 Miami River Site**  
2 Towers

**16 Lofty Brickell**  
35 Stories  
362 Units

**17 848 Brickell**  
51 Stories  
704,000 sq. ft. Office

**18 Two Riverside**  
59 Stories  
169 Units

**19 One River Point**  
Two Towers  
60 Stories Each  
404 Units

**20 One BCC**  
59 stories  
1,136,718 sq. ft. Office Space

**21 Baccarat Residences  
Brickell**  
75 Stories  
360 Units

**22 444 Brickell Tower II**  
44 Stories  
506 Units

**23 M Tower**  
57 Stories  
675 Units

**24 Modera Riverside**  
36 Stories  
428 Units

**25 609 Brickell**  
80 Stories

**26 Miami Riverbridge**  
3 Towers  
95 Stories / 61 Stories (2)  
1,500 Units  
615 Hotel Rooms  
264 Branded Service Units

**27 HUB Miami**  
41 Stories  
306 Units

**28 The Residences at  
Mandarin Oriental, Miami**  
2 Towers  
66 Stories / 33 Stories  
322 Units  
121 Guest Rooms

**29 Clear Residences**  
52 Stories  
545 Units

**30 District 225**  
37 Stories  
347 Units

**31 Namdar Towers**  
2 Towers / 43 Stories Each  
1,394 Units

**32 Okan Tower**  
70 Stories  
399 Units

**33 The Crosby Miami**  
31 Stories  
451 Units

**34 Downtown 6th**  
54 Stories  
824 Units

**35 Miami World Towers**  
4 Towers  
68 Stories (2)  
53 Stories / 25 Stories  
2,600 Units

**36 501 First**  
40 Stories  
448 Units

**37 West Eleventh**  
Residences  
44 Stories  
659 Residences

**38 One Bayfront Plaza**  
92 Stories

**39 E11even Residences**  
65 Stories  
375 Unit

**40 Legacy Miami**  
55 Stories  
310 Units  
219 Hotel Rooms

**41 E11even Beyond**  
65 Stories  
558 Units

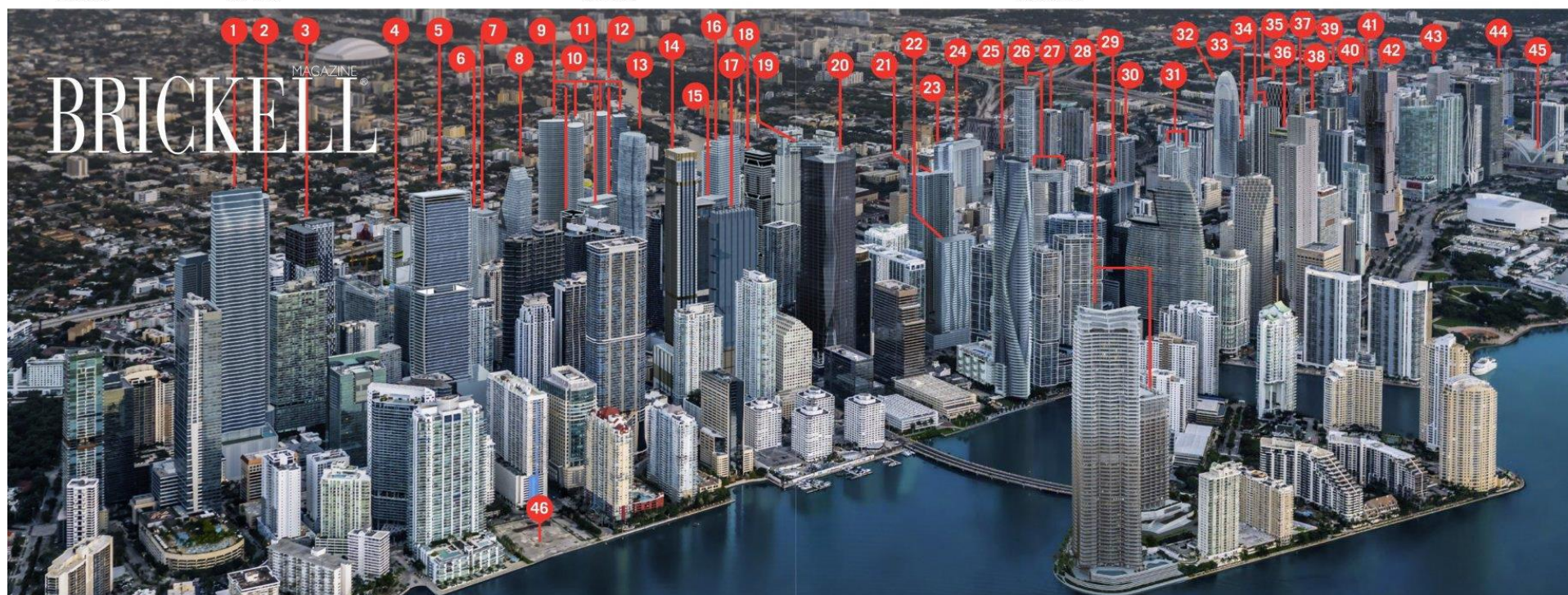
**42 Waldorf Astoria  
Residences Miami**  
100 Stories  
360 Units

**43 JEM Private Residences**  
67 Stories  
259 Units

**44 Casa Forma**  
39 Stories  
588 Units

**45 Signature Bridge**  
6 Soaring Arches  
Est. Completion: 2027

**46 Citadel Site**  
Coming soon





Downtown Miami



Brickell City Center



Design District



Wynwood





Miami Signature Bridge



South Beach - Art Deco District



Perez Art Museum



Port of Miami -- Busiest Cruiseort in USA

















# The Amenities

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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







# Services

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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 BRICKELL  
The Residences

VICEROY  
BRICKELL













ARTIST'S CONCEPTUAL RENDERING







# The Amenities

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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, humidor, 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

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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

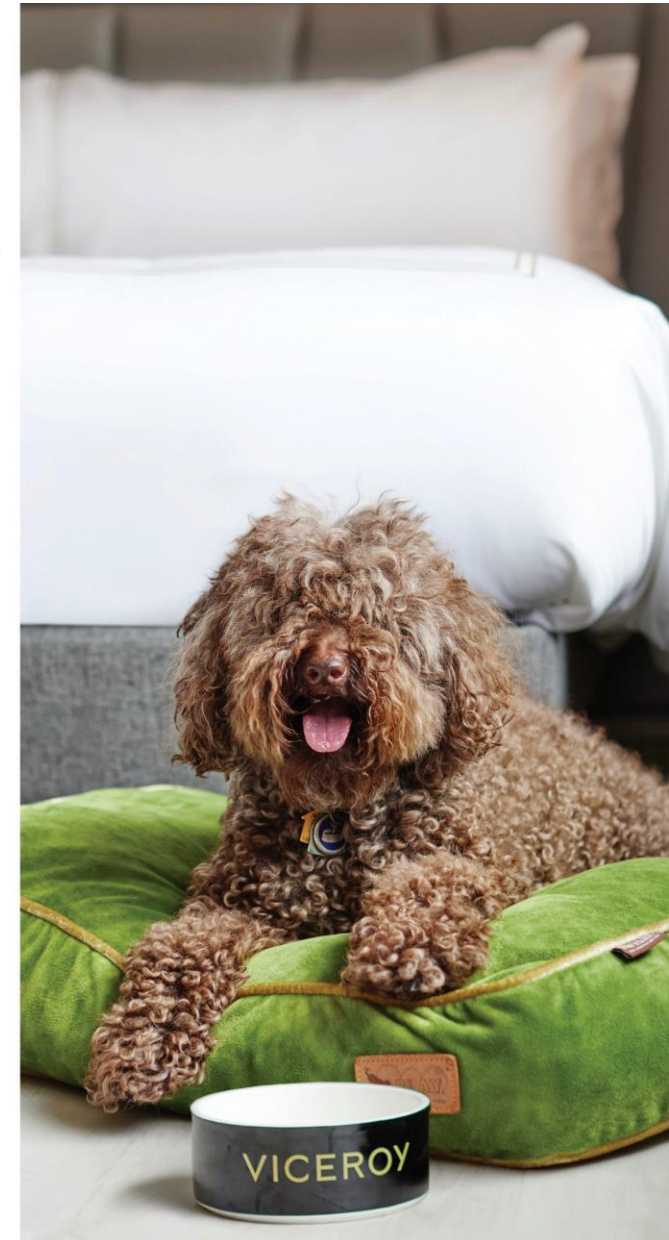
Bathrooms featuring frameless glass showers, Brizo lux gold finished faucets and Italian cabinetry, all selected by Meyer Davis Studio

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

















































## DEPOSIT STRUCTURE

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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

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Under Construction

### **Q1 2025**

Tower Top Off at 45th level

### **Q1 2026**

Completion and Delivery of Units







VICEROY BRICKELL  
THE RESIDENCES









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THE RESIDENCES

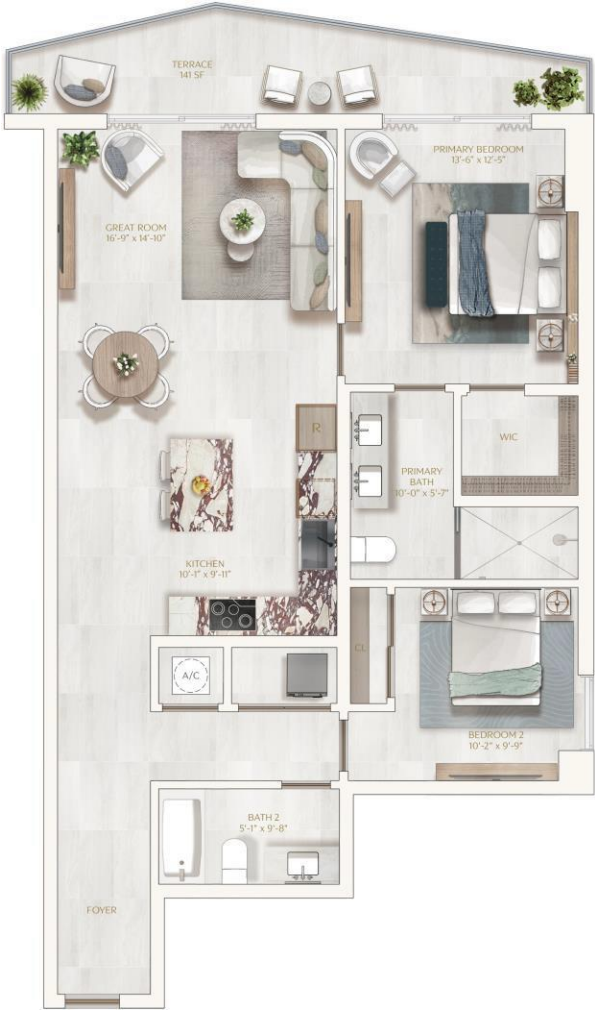
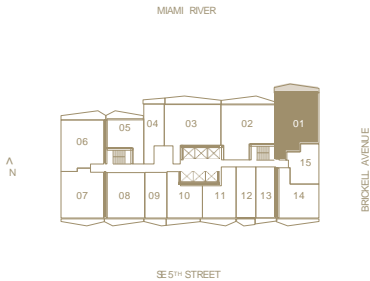
Residence 01

2 BEDROOMS | 2 BATHROOMS  
LEVELS 15 TO 42  
NORTHEAST EXPOSURE

INTERIOR  
1,217 SF | 113.06 M<sup>2</sup>

TERRACE  
141 SF | 13.10 M<sup>2</sup>

TOTAL  
1,358 SF | 113.06 M<sup>2</sup>



The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior dividing walls without deductions for closets, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "net" and the calculation method to be relied upon is set forth by 444 BRICKELL TWO, LLC, the "Developer" in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. VICEROY BRICKELL, LLC uses the mark and name Viceroyp. The Developer is permitted to use the name and logo of The Related Group and their affiliates pursuant to license agreements which are valid unless terminated or expired, neither The Related Group nor Viceroyp Brands, LLC are the Developer. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2024 © 444 BRICKELL TWO, LLC with all rights reserved.



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THE RESIDENCES

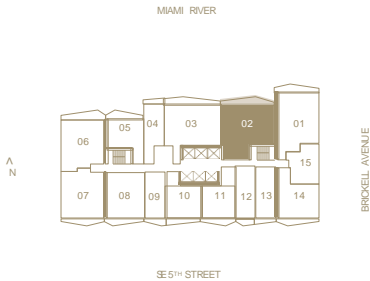
Residence 02

2 BEDROOMS | 2 BATHROOMS  
LEVELS 15 TO 42  
NORTHEAST EXPOSURE

INTERIOR  
1,286 SF | 119.47 M²

TERRACE  
161 SF | 14.96 M²

TOTAL  
1,447 SF | 134.43 M²



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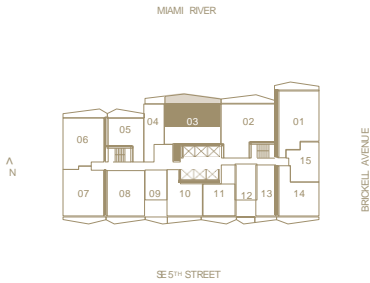
Residence 03

2 BEDROOMS | 2 BATHROOMS  
LEVELS 15 TO 42  
NORTH EXPOSURE

INTERIOR  
1,235 SQ. FT. | 114.74 SQM

TERRACE  
187 SQ. FT. | 17.37 SQM

TOTAL  
1,422 SQ. FT. | 132.11 SQM



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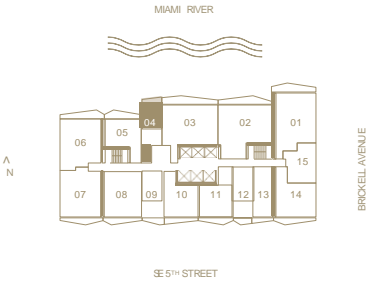
Residence 04

STUDIO | 1 BATHROOM  
LEVELS 15 TO 42  
NORTH EXPOSURE

INTERIOR  
519 SQ. FT. | 48.22 SQM

TERRACE  
57 SQ. FT. | 5.30 SQM

TOTAL  
576 SQ. FT. | 53.51 SQM



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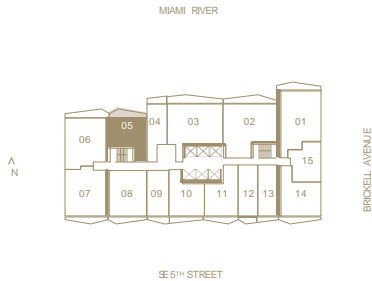
Residence 05

1 BEDROOM | 1 BATHROOM  
LEVELS 15 TO 42  
NORTH EXPOSURE

INTERIOR  
670 SQ. FT. | 62.25 SQM

TERRACE  
117 SQ. FT. | 10.87 SQM

TOTAL  
787 SQ. FT. | 73.25 SQM



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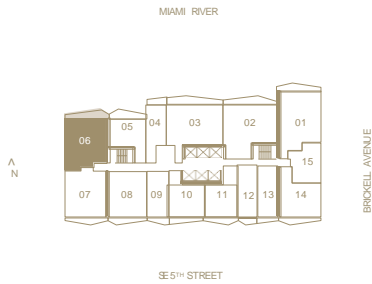
Residence 06

2 BEDROOMS | 2 BATHROOMS  
LEVELS 15 TO 42  
NORTHWEST EXPOSURE

INTERIOR  
1,041 SQ. FT. | 96.71 SQM

TERRACE  
138 SQ. FT. | 12.82 SQM

TOTAL  
1,179 SQ. FT. | 109.53 SQM



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## NORTH VIEWS





# NORTH VIEWS





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THE RESIDENCES

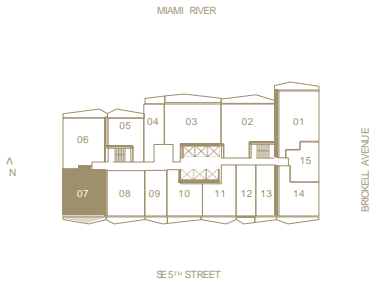
Residence 07

2 BEDROOMS | 2 BATHROOMS  
LEVELS 15 TO 42  
SOUTHWEST EXPOSURE

INTERIOR  
1,030 SQ. FT. | 95.69 SQM

TERRACE  
104 SQ. FT. | 9.66 SQM

TOTAL  
1,134 SQ. FT. | 105.35 SQM



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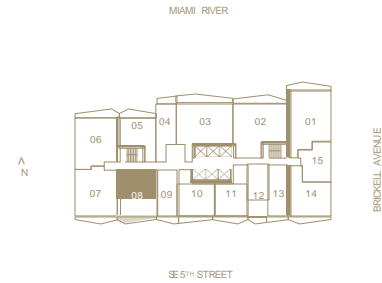
Residence 08

1 BEDROOM | 1 BATHROOM  
LEVELS 15 TO 42  
SOUTH EXPOSURE

INTERIOR  
862 SQ. FT. | 80.08 SQM

TERRACE  
96 SQ. FT. | 8.92 SQM

TOTAL  
958 SQ. FT. | 89 SQM



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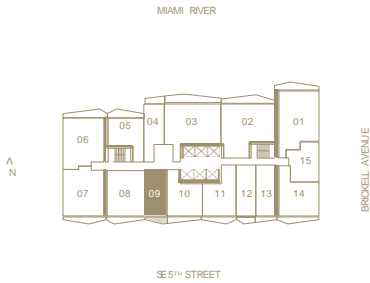
Residence 09

STUDIO | 1 BATHROOM  
LEVELS 15 TO 42  
SOUTH EXPOSURE

INTERIOR  
485 SQ. FT. | 45.06 SQM

TERRACE  
57 SQ. FT. | 5.30 SQM

TOTAL  
542 SQ. FT. | 50.35 SQM



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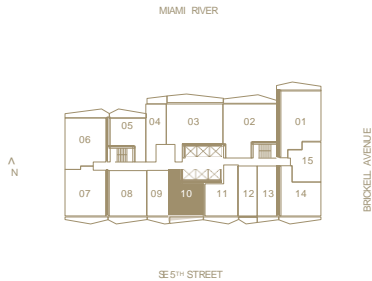
Residence 10

1 BEDROOM | 1 BATHROOM  
LEVELS 15 TO 42  
SOUTH EXPOSURE

INTERIOR  
686 SQ. FT. | 63.73 SQM

TERRACE  
78 SQ. FT. | 7.25 SQM

TOTAL  
764 SQ. FT. | 70.98 SQM



The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior dividing walls without deductions for closets, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "G.A." and the calculation method to be relied upon is set forth by 444 BRIDGE S.E. TWO, LLC, the "Developer" in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. VICEROY BRICKELL, LLC uses the mark and name Viceroyp. The Developer is permitted to use the name and logo of The Related Group and their affiliates pursuant to license agreements, which are valid unless terminated or expired, neither The Related Group nor Viceroyp Brands, LLC are the Developer. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2024 © 444 BRIDGE S.E. TWO, LLC with all rights reserved.



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THE RESIDENCES

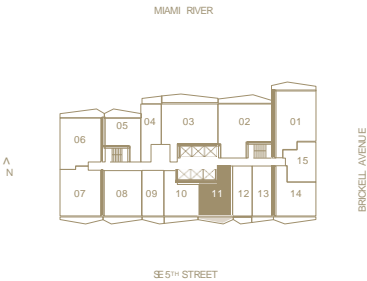
Residence 11

1 BEDROOM | 1 BATHROOM  
LEVELS 15 TO 42  
SOUTH EXPOSURE

INTERIOR  
699 SQ. FT. | 64.94 SQM

TERRACE  
85 SQ. FT. | 7.90 SQM

TOTAL  
784 SQ. FT. | 72.84 SQM



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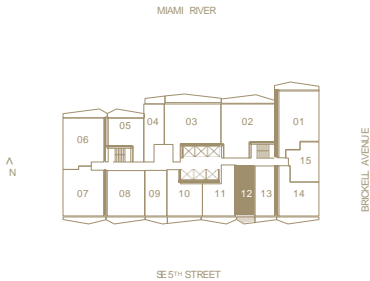
Residence 12

STUDIO | 1 BATHROOM  
LEVELS 15 TO 42  
SOUTH EXPOSURE

INTERIOR  
489 SQ. FT. | 45.43 SQM

TERRACE  
53 SQ. FT. | 4.92 SQM

TOTAL  
542 SQ. FT. | 50.35 SQM



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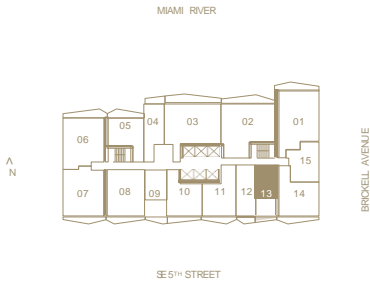
Residence 13

STUDIO | 1 BATHROOM  
LEVELS 15 TO 42  
SOUTH EXPOSURE

INTERIOR  
539 SQ. FT. | 50.07 SQM

TERRACE  
45 SQ. FT. | 4.18 SQM

TOTAL  
584 SQ. FT. | 54.26 SQM



The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior dividing walls without deductions for columns, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Gross" and the calculation method to be relied upon is set forth by 444 BRIDGE L.L.C. The Developer ("Developer") in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. VICEROY BRICKELL, L.L.C. uses the mark and name Viceroyp. The Developer is permitted to use the name and logo of The Related Group and their affiliates pursuant to license agreements, which are void unless terminated or expired, neither The Related Group nor Viceroyp Brands, L.L.C. are the Developer. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2024 © 444 BRIDGE L.L.C. with all rights reserved.



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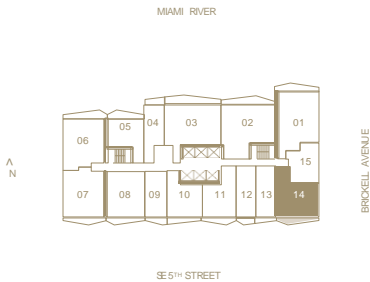
Residence 14

1 BEDROOM | 1 BATHROOM  
LEVELS 15 TO 42  
SOUTHEAST EXPOSURE

INTERIOR  
833 SQ. FT. | 77.39 SQM

TERRACE  
102 SQ. FT. | 9.48 SQM

TOTAL  
935 SQ. FT. | 86.86 SQM



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## SOUTH VIEWS





# SOUTH VIEWS





## SOUTH EAST VIEWS





# SOUTH EAST VIEWS





VICEROY BRICKELL  
THE RESIDENCES

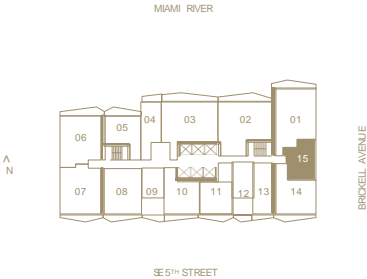
Residence 15

1 BEDROOM | 1 BATHROOM  
LEVELS 15 TO 42  
EAST EXPOSURE

INTERIOR  
551 SQ. FT. | 51.19 SQM

TERRACE  
10 SQ. FT. | 0.92 SQM

TOTAL  
561 SQ. FT. | 52.11 SQM



The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior dividing walls without deductions for closets, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "net" and the calculation method to be relied upon is set forth by 444 BRICKELL TWO, LLC, the "Developer" in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. VICEROY BRICKELL TWO, LLC uses the mark and name Viceroyp. The Developer is permitted to use the name and logo of The Related Group and their affiliates pursuant to license agreements, which are valid unless terminated or expired, neither The Related Group nor Viceroyp Brands, LLC are the Developer. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2024 © 444 BRICKELL TWO, LLC with all rights reserved.



## EAST VIEWS





# EAST VIEWS







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