



# VICEROY BRICKELL

THE RESIDENCES

RESIDENTIAL FLOOR PLANS



VICEROY BRICKELL  
THE RESIDENCES



# Team

## WORLD CLASS DEVELOPMENT TEAM

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### 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.



# 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.



A wide-angle photograph of a tropical resort. In the foreground, a large, clear blue swimming pool is visible, reflecting the bright sunlight. Several white lounge chairs with light-colored towels are arranged around the pool. The background features a sandy beach leading to the ocean, with several tall palm trees standing prominently. The sky is a clear, bright blue with a few wispy white clouds.

VICEROY HOTELS & RESORTS

## 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.

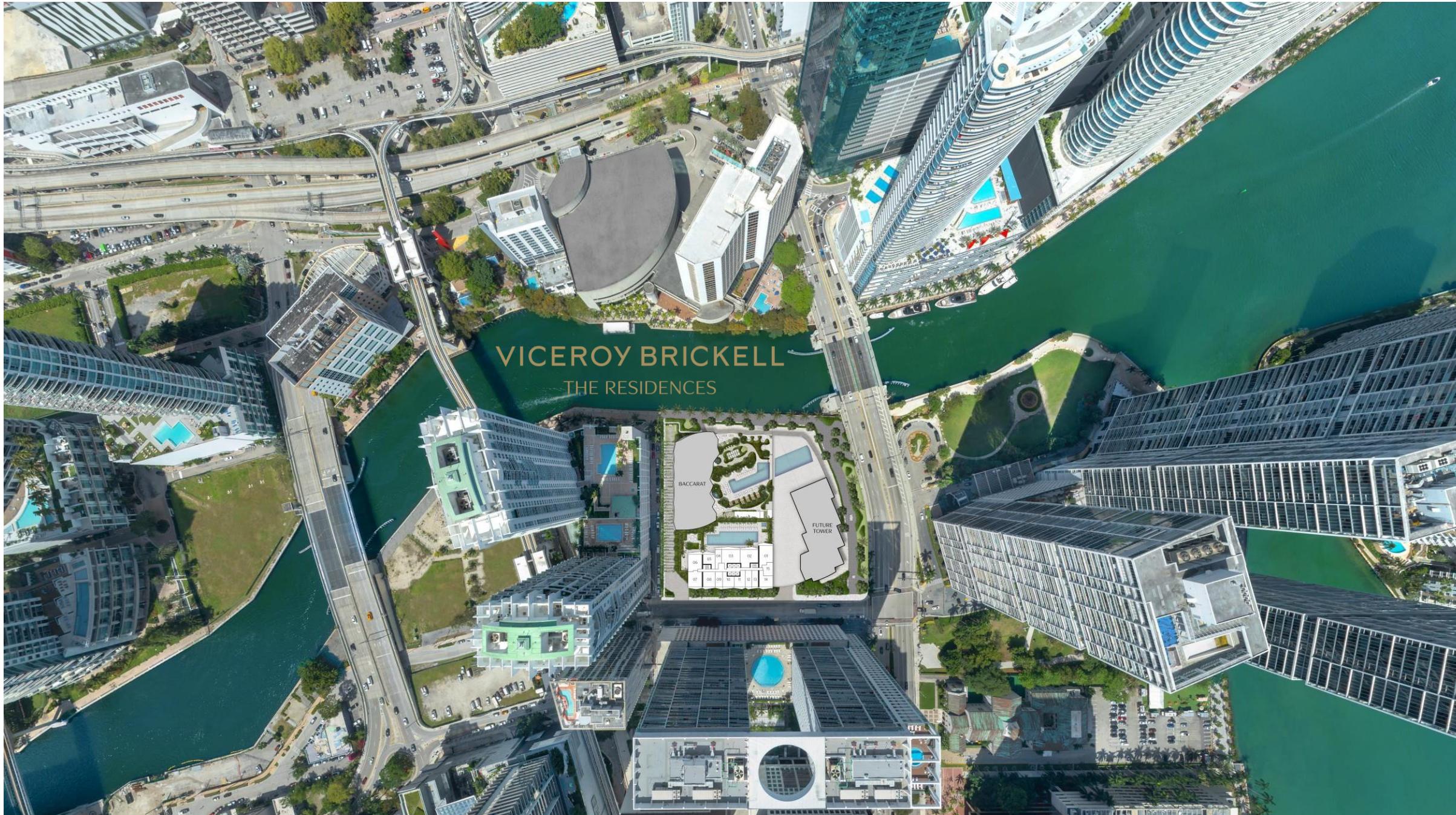
**Complimentary Room Upgrades:** If you're staying at a Viceroy Hotels & Resorts outside of your home property, you'll automatically be extended a one-category room upgrade.

**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









Artist's Conceptual Rendering









Artist's Conceptual Rendering

LOCATION





#### SALES GALLERY

444 Brickell Ave, Miami, FL 33131

T 305.676.2040

[VICEROYBRICKELLRESIDENCES.COM](http://VICEROYBRICKELLRESIDENCES.COM)

Exclusive Sales by Fortune Development Sales



VICEROY

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND THE DOCUMENTS REQUIRED BY SECTION 78.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This condominium, marketed as Viceroy Brickell The Residences (the "Condominium"), is developed by 444 BRICKELL TWO, LLC ("Developer") and this offering is made only by the Developer's Prospectus for the Condominium. No statement should be relied upon if not made in the Developer's Prospectus. VICEROY BRANDS, LLC owns the mark and name Viceroy®. Developer, pursuant to the terms of the Condominium Declaration, has registered the mark and name Viceroy® with the Florida Department of State.

# Brickell Today

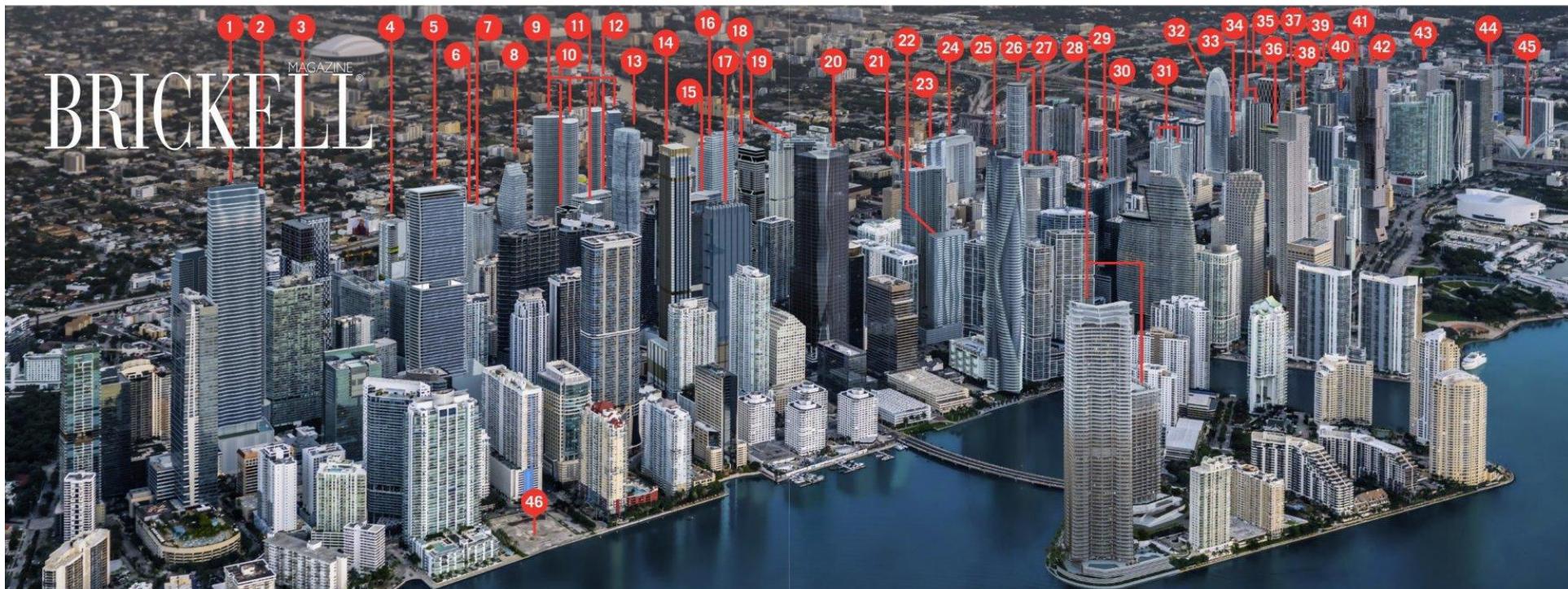


# Brickell 2030



# Brickell 2030

<b>1</b> 1428 Brickell 70 Stories 189 Units	<b>7</b> Westpine 43 Stories 328 Units	<b>13</b> 18 @ 8th 78 Stories 400 Units	<b>19</b> One River Point Two Towers 60 Stories Each 404 Units	<b>25</b> 609 Brickell 80 Stories	<b>30</b> District 225 37 Stories 347 Units	<b>36</b> 501 First 40 Stories 448 Units	<b>42</b> Waldorf Astoria Residences Miami 100 Stories 360 Units
<b>2</b> Cipriani Residences 80 Stories 397 Units	<b>8</b> Calle 8 57 Stories 464 Units	<b>14</b> 888 Brickell 90 Stories 259 Units	<b>20</b> One BCC 59 Stories 1,136,718 sq. ft. Office Space	<b>26</b> Miami Riverbridge 3 Towers 95 Stories / 61 Stories (2) 1,500 Units 615 Hotel Rooms 264 Branded Service Units	<b>31</b> Namdar Towers 2 Towers / 43 Stories Each 1,394 Units	<b>37</b> West Eleventh Residences 44 Stories 659 Residences	<b>43</b> JEM Private Residences 67 Stories 259 Units
<b>3</b> 1 Southside Park 64 Stories 1,195 Units 200 Hotel Rooms 165,000 sq. ft. Office	<b>9</b> The River District 4 Towers 4 million sq. ft. 1,600 Units	<b>15</b> Miami River Site 2 Towers	<b>21</b> Baccarat Residences Brickell 75 Stories 360 Units	<b>27</b> HUB Miami 41 Stories 306 Units	<b>32</b> Okan Tower 70 Stories 399 Units	<b>38</b> One Bayfront Plaza 92 Stories	<b>44</b> Casa Forma 39 Stories 588 Units
<b>4</b> Smart Brickell Luxe 23 Stories 127 Units	<b>10</b> Sentral Brickell 2 Towers 43 Stories / 31 Stories 803 Units	<b>16</b> Lofty Brickell 35 Stories 362 Units	<b>22</b> 444 Brickell Tower II 44 Stories 506 Units	<b>28</b> The Residences at Mandarin Oriental, Miami 2 Towers 66 Stories / 33 Stories 322 Units 121 Guest Rooms	<b>33</b> The Crosby Miami 31 Stories 451 Units	<b>39</b> E11even Residences 65 Stories 375 Unit	<b>45</b> Signature Bridge 6 Soaring Arches Est. Completion: 2027
<b>5</b> ORA by Casa Tua 76 Stories 540 Units	<b>11</b> Brickell Gateway 61 Stories 504 Units	<b>17</b> 848 Brickell 51 Stories 704,000 sq. ft. Office	<b>23</b> M Tower 57 Stories 675 Units	<b>29</b> Clear Residences 52 Stories 545 Units	<b>40</b> Legacy Miami 55 Stories 310 Units 219 Hotel Rooms	<b>41</b> E11even Beyond 65 Stories 558 Units	<b>46</b> Citadel Site Coming soon
<b>6</b> Summit Brickell 69 Stories 500 Units	<b>12</b> Miami Starlite 39 Stories 517 Units	<b>18</b> Two Riverside 59 Stories 169 Units	<b>24</b> Modera Riverside 36 Stories 428 Units	<b>35</b> Miami World Towers 4 Towers 68 Stories (2) 53 Stories / 25 Stories 2,600 Units			



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









Artist's Conceptual Rendering

# 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

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.









ARTIST'S CONCEPTUAL RENDERING



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, 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

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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

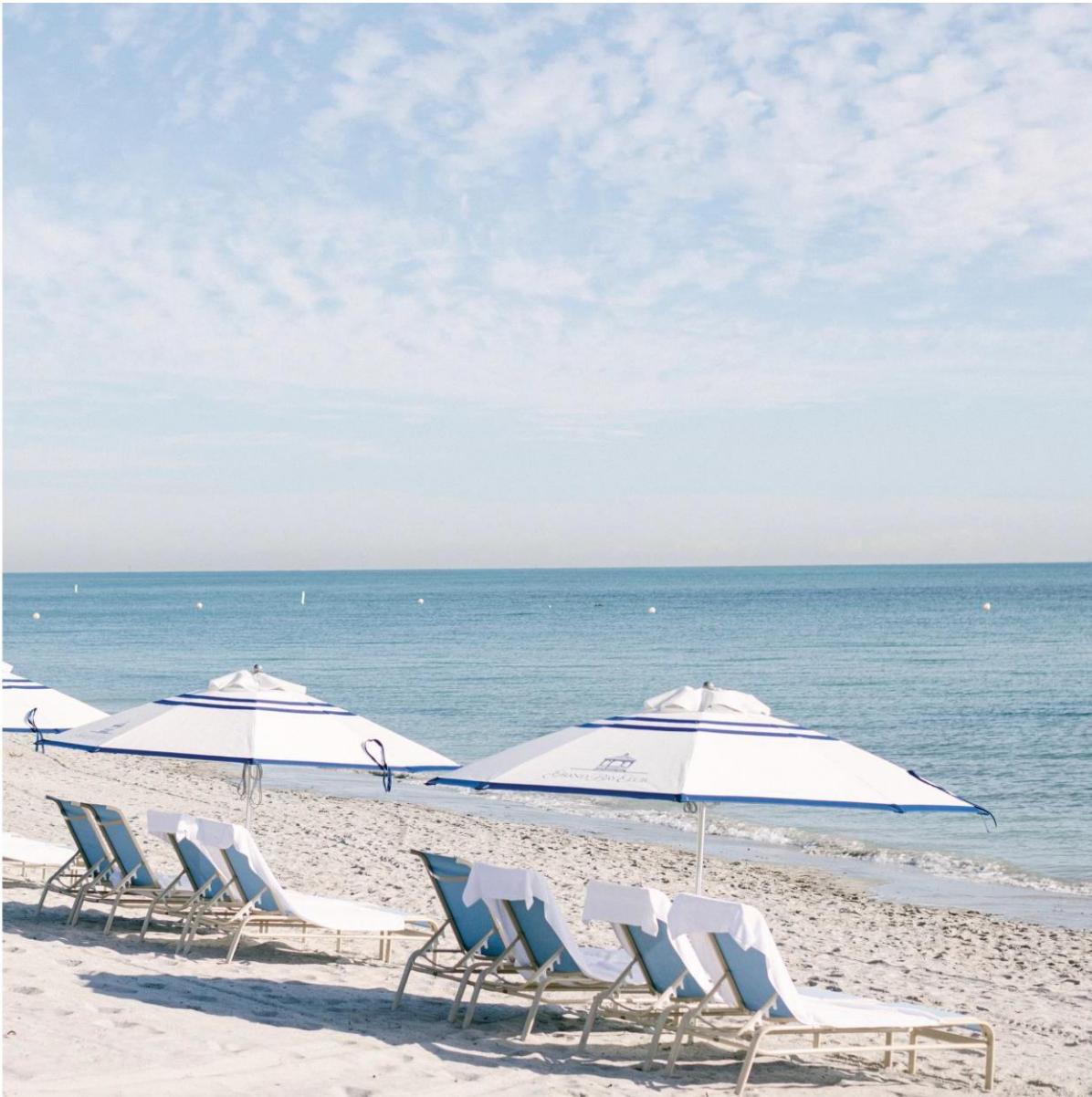
24-hour valet, concierge, and security service

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 cityscape, 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

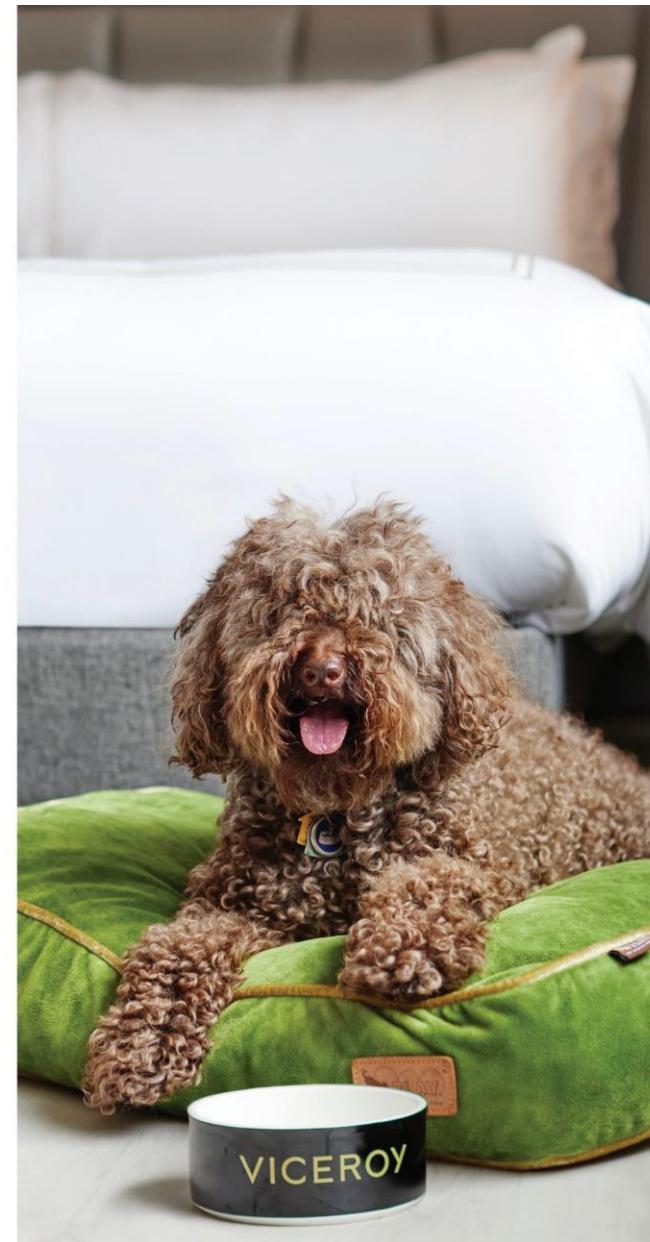
Bathrooms featuring frameless glass showers, Brizo lux gold finished faucets and Italian cabinetry, all selected by Meyer Davis Studio

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





Artist's Co





















## 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

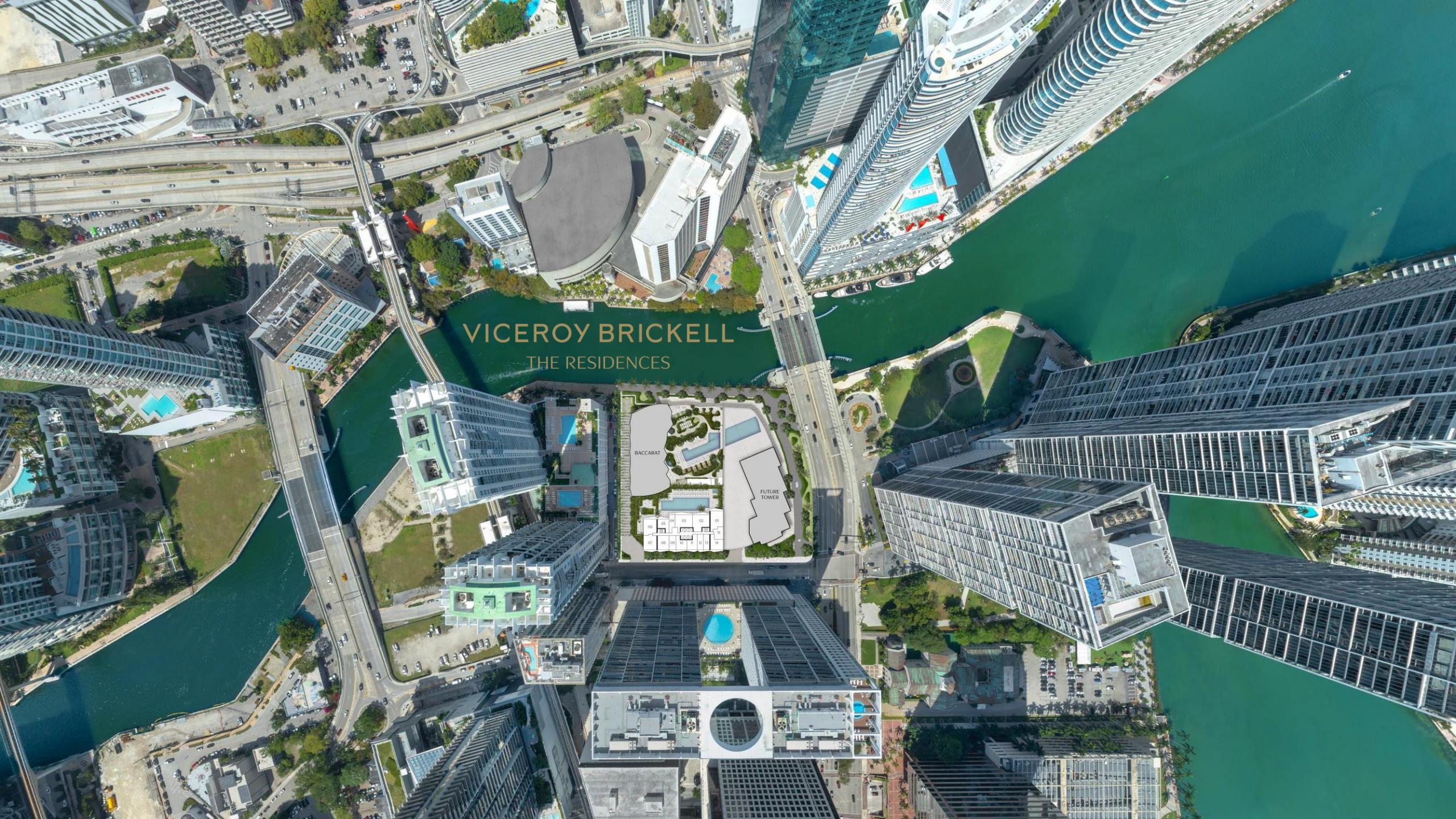
### **Q1 2025**

Tower Top Off at 45th level

### **Q1 2026**

Completion and Delivery of Units





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# Residence 01

2 BEDROOMS | 2 BATHROOMS

LEVELS 15 TO 42

NORTHEAST EXPOSURE

INTERIOR

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

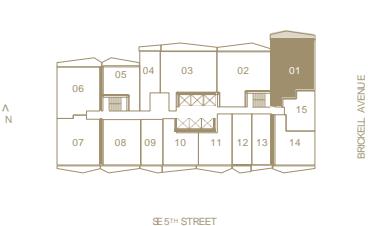
TERRACE

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

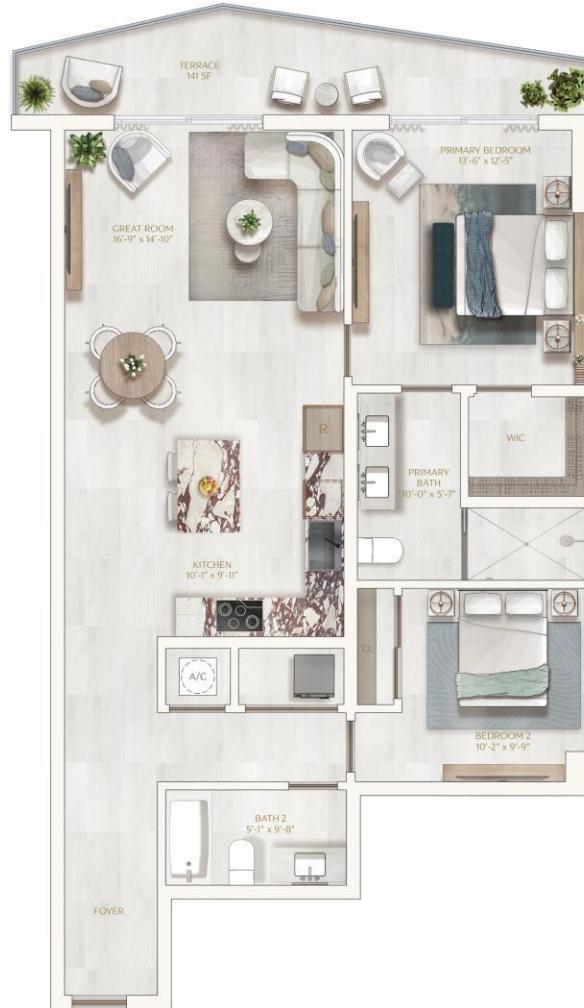
TOTAL

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

MIAMI RIVER



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 demising walls without deductions for cutouts, 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 "Unit" 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 BRANDS, LLC owns the mark and name Vicenyo®. The Developer is permitted to use the name and logo of The Related Group® and Vicenyo® pursuant to license agreements which are valid unless terminated or expired; neither The Related Group nor Vicenyo Brands, LLC are the Developer. Consult the Developer's prospectus to see in what is included with Unit purchase, and to understand Unit dimensions. 2024 © 444 BRICKELL TWO, LLC with all rights reserved.



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# Residence 02

2 BEDROOMS | 2 BATHROOMS

LEVELS 15 TO 42

NORTHEAST EXPOSURE

INTERIOR

1,286 SF | 119.47 M<sup>2</sup>

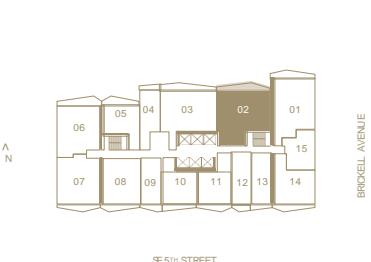
TERRACE

161 SF | 14.96 M<sup>2</sup>

TOTAL

1,447 SF | 134.43 M<sup>2</sup>

MIAMI RIVER



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THE RESIDENCES

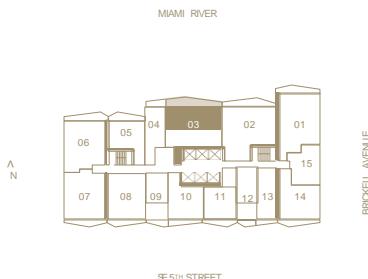
# Residence 03

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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THE RESIDENCES

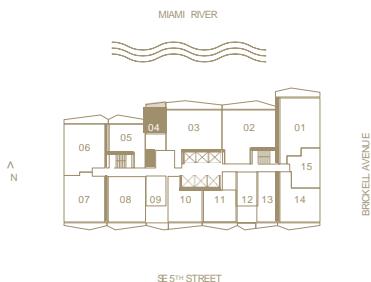
# Residence 04

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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THE RESIDENCES

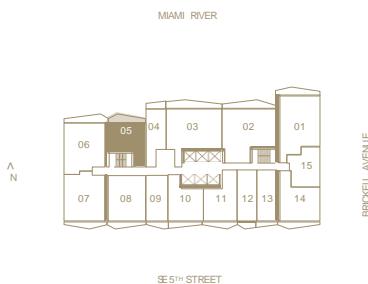
# Residence 05

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

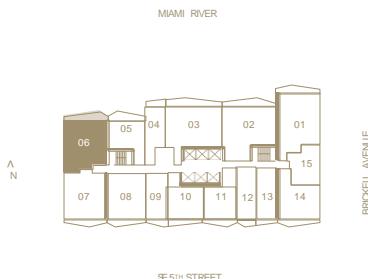
1,041 SQ. FT. | 96.71 SQM

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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# Residence 07

2 BEDROOMS | 2 BATHROOMS

LEVELS 15 TO 42

SOUTHWEST EXPOSURE

INTERIOR

1,030 SQ. FT. | 95.69 SQM

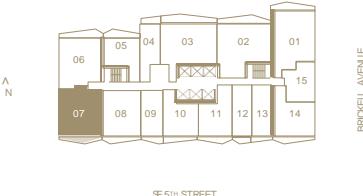
TERRACE

104 SQ. FT. | 9.66 SQM

TOTAL

1,134 SQ. FT. | 105.35 SQM

MIAMI RIVER



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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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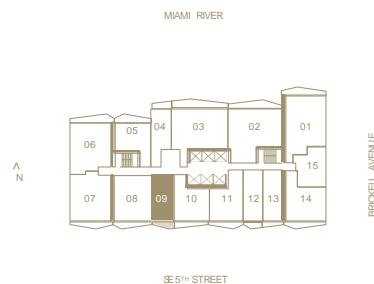
# Residence 09

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



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# Residence 11

1 BEDROOM | 1 BATHROOM

LEVELS 15 TO 42

SOUTH EXPOSURE

INTERIOR

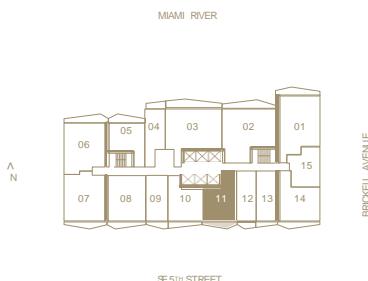
699 SQ. FT. | 64.94 SQM

TERRACE

85 SQ. FT. | 7.90 SQM

TOTAL

784 SQ. FT. | 72.84 SQM



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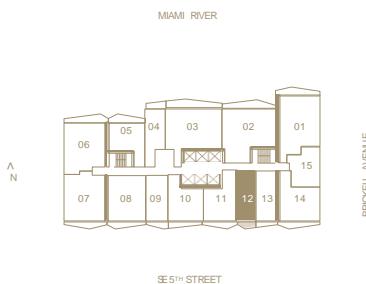
# Residence 12

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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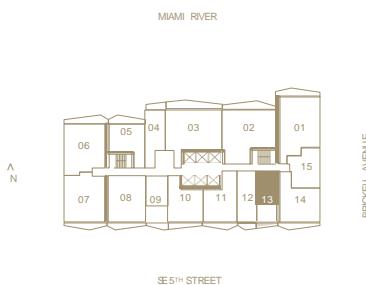
# Residence 13

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



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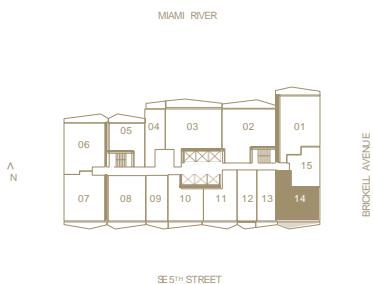
# Residence 14

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

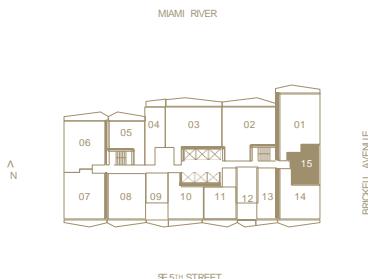
# Residence 15

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



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## EAST VIEWS



## EAST VIEWS





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