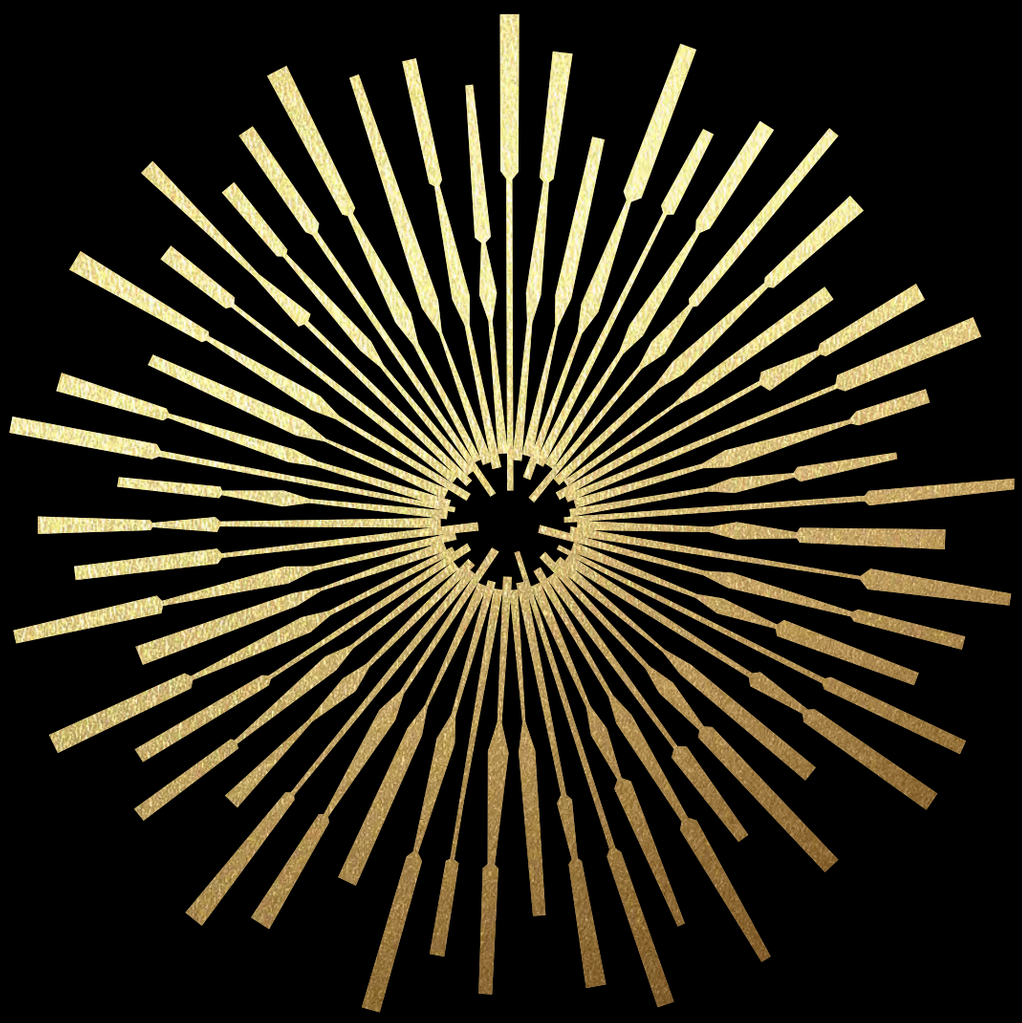
VICEROY BRICKELL

THE RESIDENCES



CHIC GLOBAL STYLE AT MIAMI'S
MOST COVETED ADDRESS

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 Arquitectonica, with carefully curated interiors by award-winning Meyer Davis Studio, Viceroy Brickell will be expertly managed by the Viceroy Hotel & Resorts hospitality team to ensure every wish of its residents is met and even surpassed.

VICEROY BRICKELL

THE RESIDENCES

ARTIST'S CONCEPTUAL RENDERING

ARTIST'S CONCEPTUAL RENDERING

IMPECCABLE STYLE, THOUGHTFUL DESIGN— FLAWLESSLY OVERSEEN BY THE VICEROY HOSPITALITY TEAM

BUILDING FEATURES & 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 staffed 24/7

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

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

AN ARTFUL GATHERING PLACE
TO MIX AND MINGLE

BUILDING FEATURES & AMENITIES

Stunning high ceiling lobby with elegant lounge area for residents and guests

Screening room with cutting-edge audio-visual quality equipment

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

Virtual gourmet market

Business center including conference room and private work spaces

Private dining served from the on-site catering facilities

THE PRESTIGE OF A PRIVATE CLUB,
THE SERVICE OF A 5-STAR HOTEL

BUILDING FEATURES & AMENITIES

Full service lobby bar managed by Viceroy Hotels & Resorts F&B staff

Resident club rooms with bar, billiards, humidors, and multimedia facilities on the 14th level

Wine cellar and tasting room

Six high-speed key activated elevators

24-hour valet, concierge, and security service

Electrical vehicle charging stations

Bike storage

ARTIST'S CONCEPTUAL RENDERING

RESORT LIFE IN THE HEART OF BRICKELL

BUILDING FEATURES & AMENITIES

Elevated 14th level resort amenities deck, featuring a heated swimming pool, outdoor spa, and poolside cabanas

Full-service café and outdoor lounging areas all surrounded by lush landscaping

Summer kitchen and outdoor covered dining area

Bocce ball court

Pet-friendly community with lushly landscaped walkways

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

VICEROY

THE BRAND

VICEROY

Since Viceroy Hotel first opened over two decades ago, it has stood above and apart—defined by creativity, comfort, and service, with guests' needs thoughtfully anticipated and graciously accommodated. Viceroy's blend of the indispensable and unexpected makes each hotel and residence a destination unto itself—and has earned the brand countless accolades in Condé Nast Traveler, Travel + Leisure, New York Times, Vogue, and Departures, among others.

WHERE STANDARDS ARE RAISED, AND SERVICE IS UNRIVALED

Becoming a Viceroy resident opens a world of privileges in destinations across the globe.

VICEROY RESIDENTIAL SERVICES

Viceroy culture concierge with extensive local network and deep knowledge of local culture

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*

*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.

DISCOVERY Loyalty Program: Enjoy elite status with Viceroy. 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.

SPACES DESIGNED FOR
OPEN ENTERTAINING

ARTIST'S CONCEPTUAL RENDERING

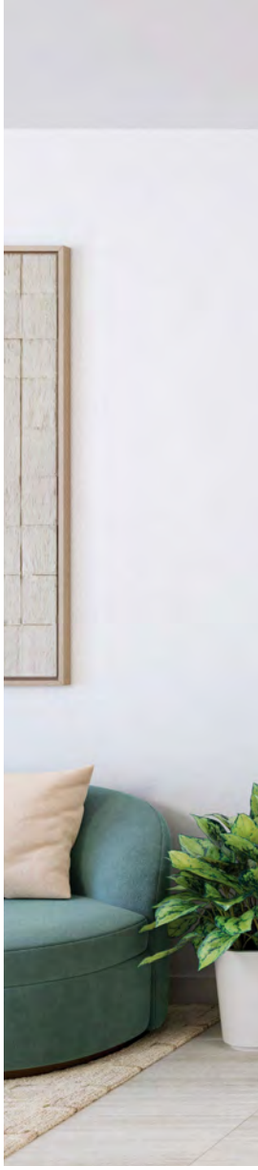
THE RESIDENCES

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

Imported travertine porcelain flooring throughout the residences including bathrooms and balconies



DESIGNED BY MEYER DAVIS, WITH THE WARMTH AND RESTRAINT OF MIAMI'S MODERN AESTHETIC

THE RESIDENCES

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 10 feet in the top penthouse levels

Smart keyless entry door system for ease of access through smart app

Meyer Davis Studio designed kitchens featuring Italian cabinetry with front-paneled appliances, imported quartz countertops and full porcelain 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 luxe gold-finished faucets and Italian cabinetry, all selected by Meyer Davis Studio

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

Walk-in closets in most residences

Sprinkler fire protection system

High-efficiency central air conditioning and heating systems

VICEROY BRICKELL
THE RESIDENCES
BACCARAT
FUTURE TOWER
06
05
04
03
02
01
15
07
08
09
10
11
12
13
14

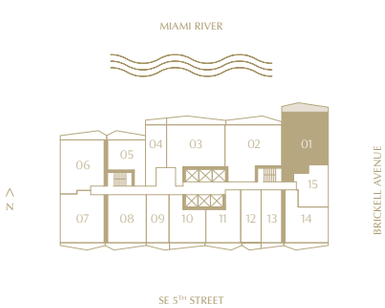
Residence 01

2 BEDROOMS | 2 BATHROOMS
LEVELS 15 TO 42
NORTHEAST EXPOSURE

INTERIOR
1,217 SF | 113.06 M²

TERRACE
141 SF | 13.10 M²

TOTAL
1,358 SF | 126.16 M²



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 Viceroy®. The Developer is permitted to use the name and logo of The Related Group® and Viceroy® pursuant to license agreements which are valid unless terminated or expired; neither The Related Group nor Viceroy 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.

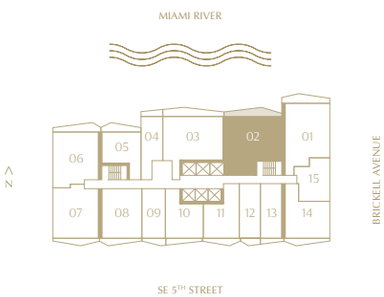
Residence 02

2 BEDROOMS I 2 BATHROOMS
LEVELS 15 TO 42
NORTH EXPOSURE

INTERIOR
1,286 SF I 119.47 M²

TERRACE
161 SF I 14.96M²

TOTAL
1,447 SF I 134.43 M²



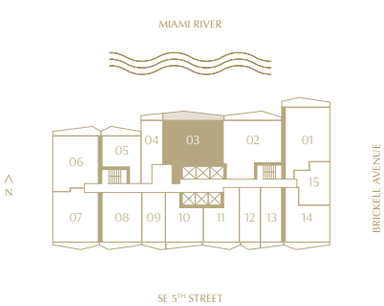
Residence 03

2 BEDROOMS I 2 BATHROOMS
LEVELS 15 TO 42
NORTH EXPOSURE

INTERIOR
1,235 SF I 114.74 M²

TERRACE
187 SF I 17.37 M²

TOTAL
1,422 SF I 132.11 M²



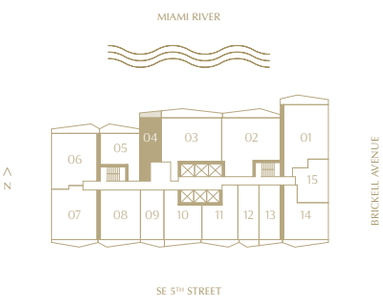
Residence 04

STUDIO | 1 BATHROOM
LEVELS 15 TO 42
NORTH EXPOSURE

INTERIOR
519 SF | 48.22 M²

TERRACE
57 SF | 5.30 M²

TOTAL
576 SF | 53.52 M²



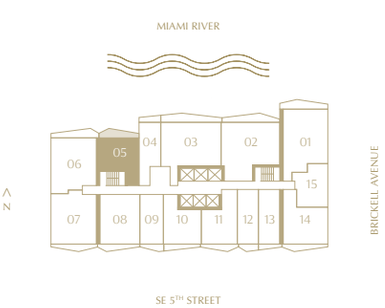
Residence 05

1 BEDROOM | 1 BATHROOM
LEVELS 15 TO 42
NORTH EXPOSURE

INTERIOR
670 SF | 62.25 M²

TERRACE
117 SF | 10.87 M²

TOTAL
787 SF | 73.12 M²



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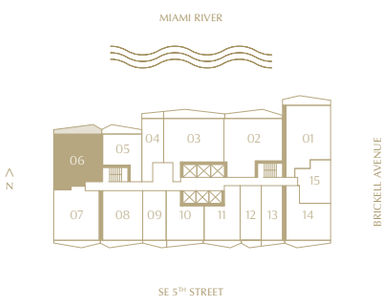
Residence 06

2 BEDROOMS I 2 BATHROOMS
LEVELS 15 TO 42
NORTHWEST EXPOSURE

INTERIOR
1,041 SF I 96.71 M²

TERRACE
138 SF I 12.82 M²

TOTAL
1,179 SF I 109.53 M²



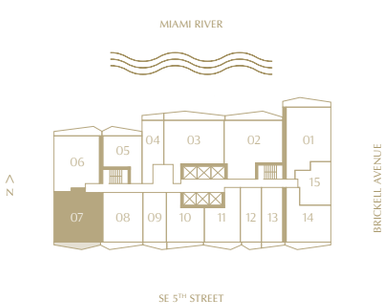
Residence 07

2 BEDROOMS I 2 BATHROOMS
LEVELS 15 TO 42
SOUTHWEST EXPOSURE

INTERIOR
1,030 SF I 95.69 M²

TERRACE
104 SF I 9.66 M²

TOTAL
1,134 SF I 105.35 M²



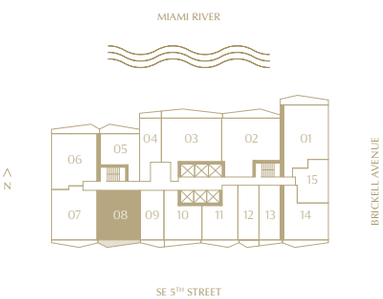
Residence 08

1 BEDROOM I 1 BATHROOM
LEVELS 15 TO 42
SOUTH EXPOSURE

INTERIOR
862 SF I 80.08 M²

TERRACE
96 SF I 8.92 M²

TOTAL
958 SF I 89 M²



Residence 09

STUDIO I 1 BATHROOM
LEVELS 15 TO 42
SOUTH EXPOSURE

INTERIOR
485 SF I 45.06 M²

TERRACE
57 SF I 5.30 M²

TOTAL
542 SF I 50.36 M²

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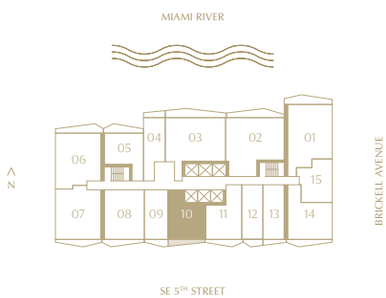
Residence 10

1 BEDROOM I 1 BATHROOM
LEVELS 15 TO 42
SOUTH EXPOSURE

INTERIOR
686 SF I 63.73 M²

TERRACE
78 SF I 7.25 M²

TOTAL
764 SF I 70.98 M²



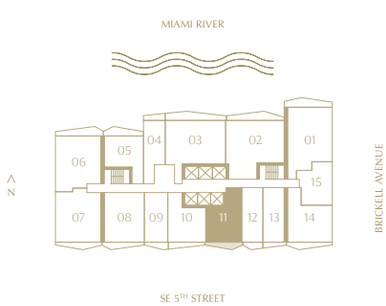
Residence 11

1 BEDROOM I 1 BATHROOM
LEVELS 15 TO 42
SOUTH EXPOSURE

INTERIOR
699 SF I 64.94 M²

TERRACE
85 SF I 7.90 M²

TOTAL
784 SF I 72.84 M²



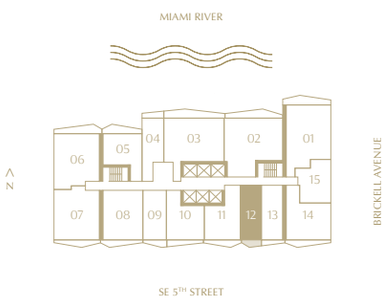
Residence 12

STUDIO I 1 BATHROOM
LEVELS 15 TO 42
SOUTH EXPOSURE

INTERIOR
489 SF I 45.43 M²

TERRACE
53 SF I 4.92 M²

TOTAL
542 SF I 50.35 M²



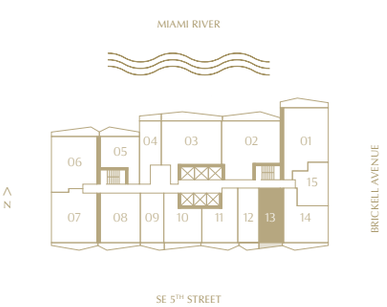
Residence 13

STUDIO I 1 BATHROOM
LEVELS 15 TO 42
SOUTH EXPOSURE

INTERIOR
539 SF I 50.07 M²

TERRACE
45 SF I 4.18 M²

TOTAL
584 SF I 54.25 M²



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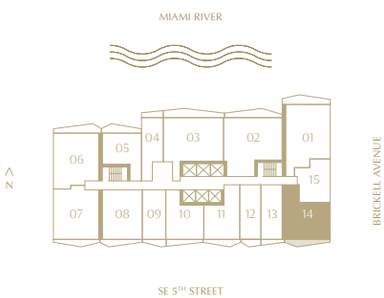
Residence 14

1 BEDROOM I 1 BATHROOM
LEVELS 15 TO 42
SOUTHEAST EXPOSURE

INTERIOR
833 SF I 77.39 M²

TERRACE
102 SF I 9.48 M²

TOTAL
935 SF I 86.87 M²



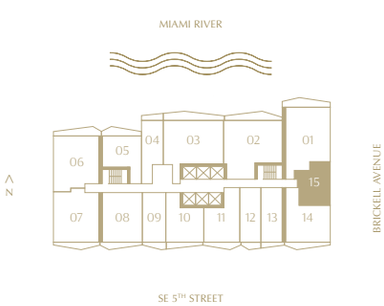
Residence 15

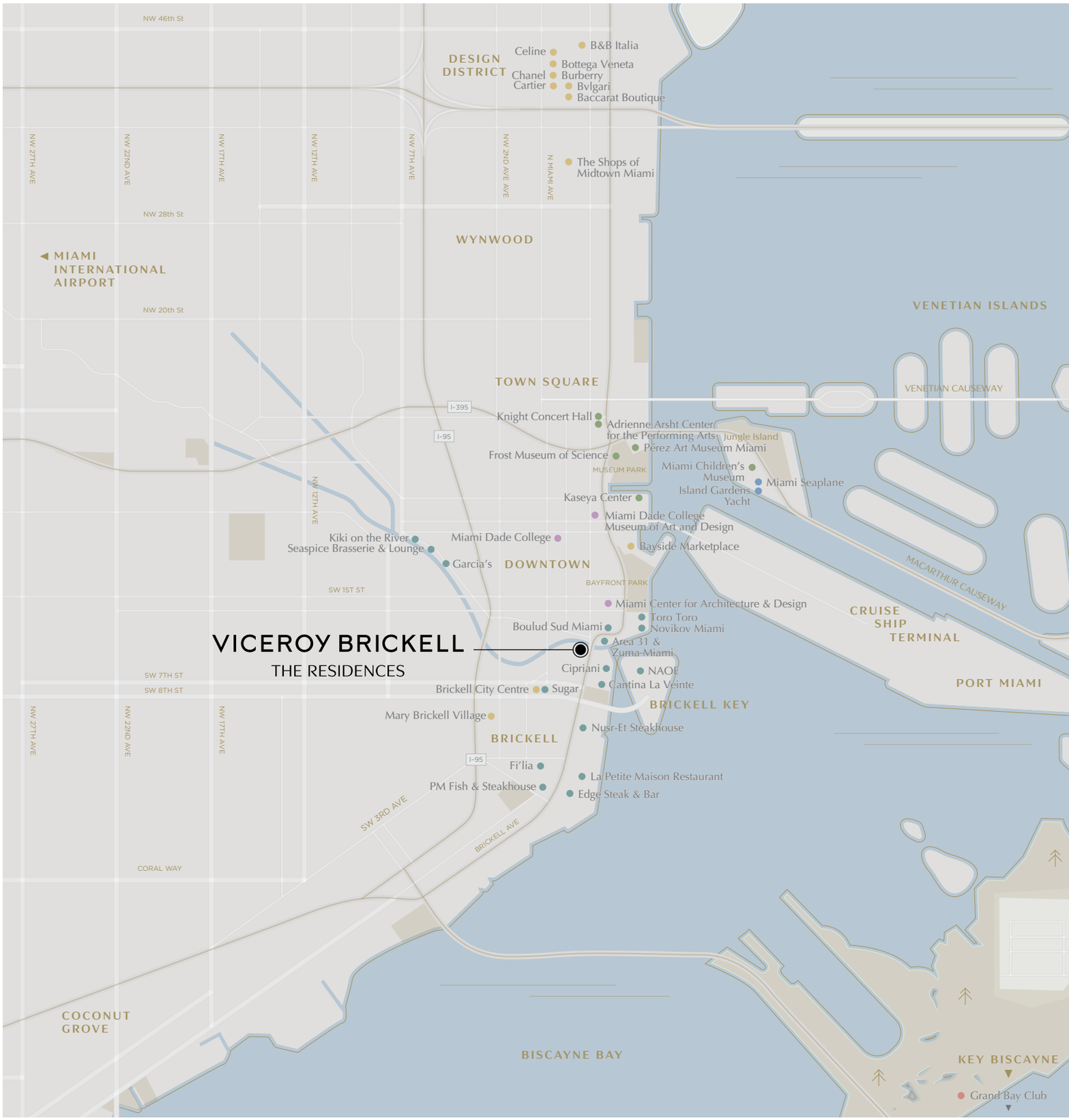
1 BEDROOM I 1 BATHROOM
LEVELS 15 TO 42
EAST EXPOSURE

INTERIOR
551 SF I 51.19 M²

TERRACE
10 SF I 0.92 M²

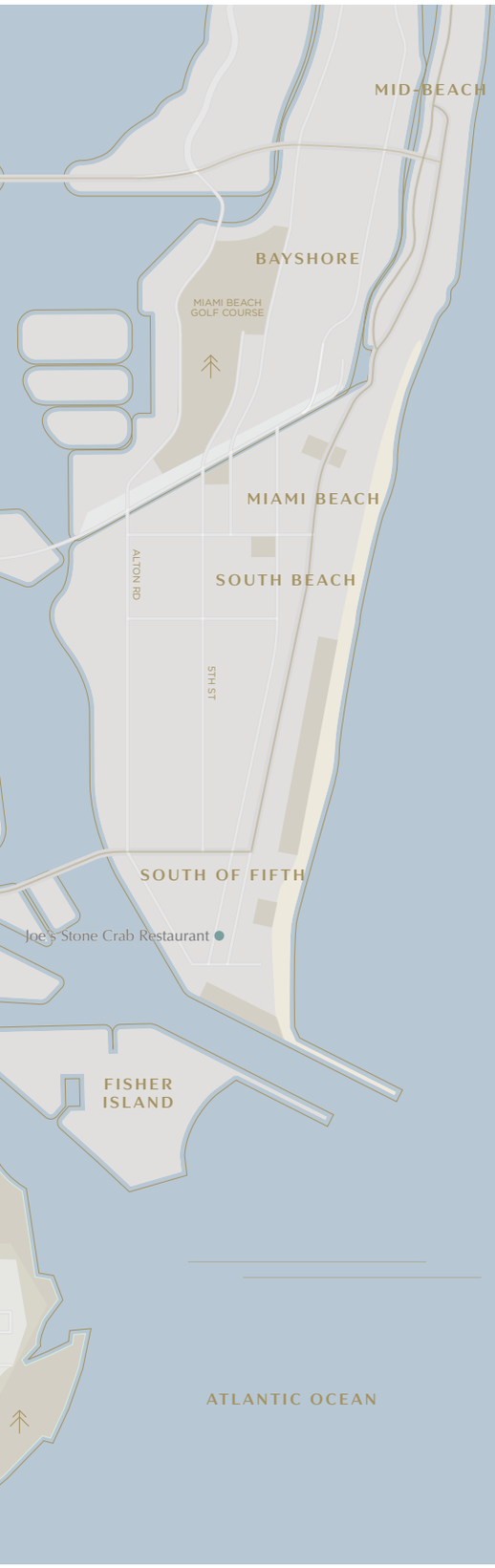
TOTAL
561 SF I 52.11 M²





"With its banks, gleaming skyscrapers, high-rise hotels, walkability, and wide range of restaurants, Brickell [feels] more to me like a mini-NYC than the Miami of popular imagination—except that it's all a stone's throw away from beautiful Biscayne Bay, with its sparkling waters spotted with boats and lined with palm trees."

– Financial Times



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
Pérez 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 PortMiami
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

REMEMBER TO LIVE™

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESETATIONS, MAKE REFERENCE TO THIS BROCHURE AND THE DOCUMENTS REQUIRED BY SECTION 718.503, 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 license agreements, has a right to use the trade names, marks, and logos of The Related Group and VICEROY BRANDS, LLC. The use of the names and marks of Viceroy® shall only continue for so long as the license agreement with VICEROY BRANDS, LLC is in effect. Architectural design elements may vary from concept to actual construction. All depictions of views, waterfront or water access, finishes, fixtures, design, and amenities are conceptual. The furnishings, décor, and interior design depicted are conceptual and not included in the Unit purchase. 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