

VICEROY

RESIDENCES

FORT LAUDERDALE

RESIDENCES 27-44 B

4 BEDROOMS
4.5 BATHROOMS

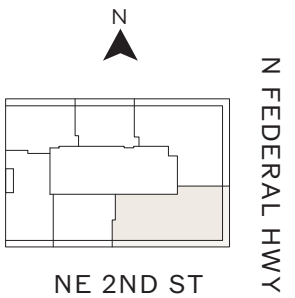
INTERIOR: 2,585 SF
TERRACE: 593 SF



0 2 4 8



SCALE: 9/64" = 1'



This is not intended to be an offer to sell, or solicitation to buy, Condominium Units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the Condominium, and no statement should be relied upon if not made in the prospectus. The legal name of the Condominium is THE 201 NORTH FEDERAL HIGHWAY CONDOMINIUM. Stated interior square footage shown on the floor plans is measured to the exterior face of exterior walls and to the centerline of interior demising walls, or to the exterior face of walls adjoining corridors or other common elements or shared facilities, without excluding areas that may be occupied by columns or other structural components. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the definition of the Unit set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes structural components). For reference, the area of the Unit, determined in accordance with the Unit boundaries set forth in the Declaration, is set forth in Exhibit "3" to the Declaration. All dimensions are approximate and may vary with actual construction. Balcony sizes may vary, and for a correct depiction of the size of each balcony appurtenant to a Unit, see Exhibit "2" to the Declaration. All floor plans and development plans are subject to change. The Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. All depictions of furnishings, appliances, built-ins, counters and other matters of detail are conceptual only and are not necessarily included in each Unit. Consult your prospectus and Purchase Agreement. The plans, specifications, services, design techniques, design features, materials, amenities, terms, conditions and statements contained in this floorplan are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. The Developer further reserves the right to modify, change or replace any members of the design team, and buyer has not relied upon the participation of any particular design professional. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same, and modifications may be made throughout the approvals process and construction. The building is not yet constructed and as such all depictions are renderings and are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the building, residences, amenity areas or building designs or materials. Materials described herein are reflective of the design vision, but are not representations of actual materials selected or to be utilized. The size and configuration of the cooktop shown herein, including the configuration and number of burners/zones, may vary per Unit. Please consult with the Developer regarding the specifications of the cooktop for the Unit. The Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. Views vary from each Unit and there is no assurance of the views from any particular Unit. Services provided may be offered on an a la carte basis, with charges for use required. Offering and then continuation of services is not assured and should not be relied upon. The Condominium is part of a larger mixed-use building and certain amenities and/or features may be shared with other owners and/or occupants of the larger mixed-use community (and not be exclusive to the Condominium). The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited. © 2024 201 N FEDERAL HIGHWAY CONDO LLC

VICEROY

RESIDENCES

FORT LAUDERDALE

RESIDENCES 27-44 D

3 BEDROOMS
3 BATHROOMS

INTERIOR: 1,844 SF
TERRACE: 241 SF

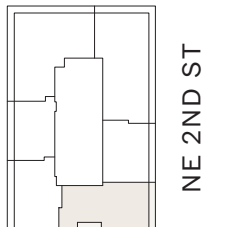


0 2 4 8



SCALE: 5/32" = 1'

N
N FEDERAL HWY



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VICEROY

RESIDENCES

FORT LAUDERDALE

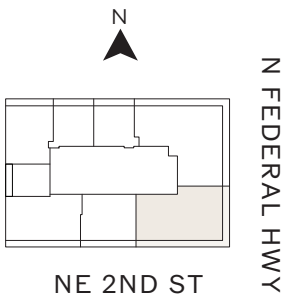
RESIDENCES 18-26 B

3 BEDROOMS
3.5 BATHROOMS
INTERIOR: 2,070 SF
TERRACE: 510 SF



0 2 4 8

SCALE: 11/64" = 1'



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VICEROY

RESIDENCES

FORT LAUDERDALE

RESIDENCES 18-26 A

3 BEDROOMS

3.5 BATHROOMS

INTERIOR: 2,540 SF

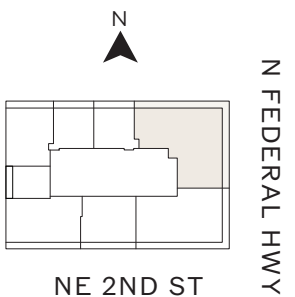
TERRACE: 608 SF



0 2 4 8



SCALE: 1/8" = 1'



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VICEROY

RESIDENCES

FORT LAUDERDALE

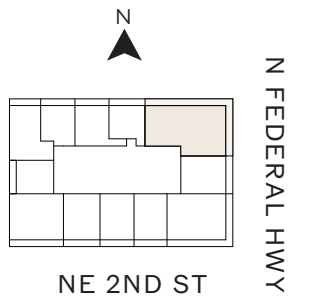
RESIDENCES 14-17 A

3 BEDROOMS
3 BATHROOMS

INTERIOR: 1,649 SF
TERRACE: 449 SF



SCALE: 3/16" = 1'



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VICEROY

RESIDENCES

FORT LAUDERDALE

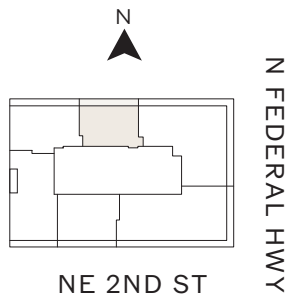
RESIDENCES 27-44 F

2 BEDROOMS
2 BATHROOMS

INTERIOR: 1,162 SF
TERRACE: 204 SF



0 2 4 8
SCALE: 13/64" = 1'



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VICEROY

RESIDENCES

FORT LAUDERDALE

RESIDENCES 27-44 C

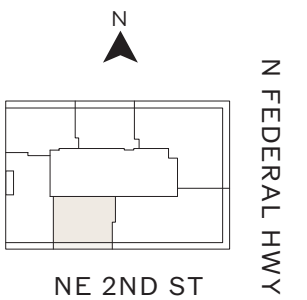
2 BEDROOMS
2.5 BATHROOMS

INTERIOR: 1,357 SF
TERRACE: 203 SF



0 2 4 8

SCALE: 13/64" = 1'



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VICEROY

RESIDENCES

FORT LAUDERDALE

RESIDENCES 27-44 E

2 BEDROOMS
2 BATHROOMS

INTERIOR: 1,514 SF
TERRACE: 231 SF



0 2 4 8

SCALE: 13/64" = 1'

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VICEROY

RESIDENCES

FORT LAUDERDALE

RESIDENCES 27-44 A

3 BEDROOMS
3.5 BATHROOMS

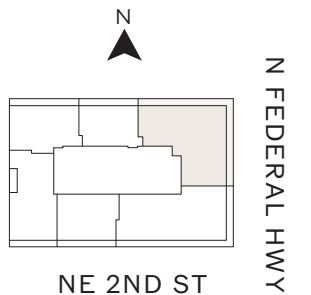
INTERIOR: 2,540 SF
TERRACE: 608 SF



0 2 4 8



SCALE: 1/8" = 1'



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VICEROY

RESIDENCES

FORT LAUDERDALE

RESIDENCES 18-26 F

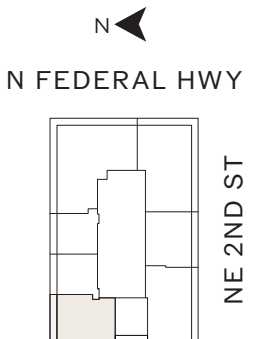
2 BEDROOMS
2 BATHROOMS

INTERIOR: 1,315 SF
TERRACE: 157 SF



0 2 4 8

SCALE: 7/32" = 1'



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VICEROY

RESIDENCES

FORT LAUDERDALE

RESIDENCES 18-26 D

2 BEDROOMS
2.5 BATHROOMS

INTERIOR: 1,633 SF
TERRACE: 251 SF



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VICEROY

RESIDENCES

FORT LAUDERDALE

RESIDENCES 18-26 C

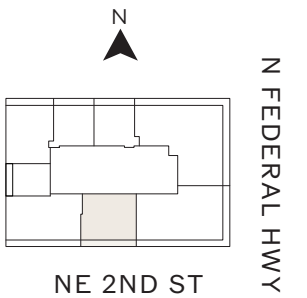
2 BEDROOMS
2 BATHROOMS

INTERIOR: 1,222 SF
TERRACE: 190 SF



0 2 4 8

SCALE: 13/64" = 1'



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VICEROY

RESIDENCES

FORT LAUDERDALE

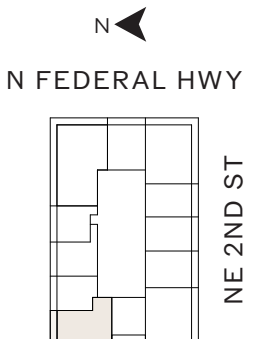
RESIDENCES 14-17 I

2 BEDROOMS
2 BATHROOMS

INTERIOR: 1,064 SF
TERRACE: 108 SF



SCALE: 15/64" = 1'



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VICEROY

RESIDENCES

FORT LAUDERDALE

RESIDENCES 14-17 G

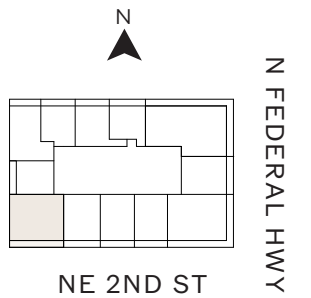
2 BEDROOMS
2 BATHROOMS

INTERIOR: 1,224 SF
TERRACE: 187 SF



0 2 4 8

SCALE: 7/32" = 1'



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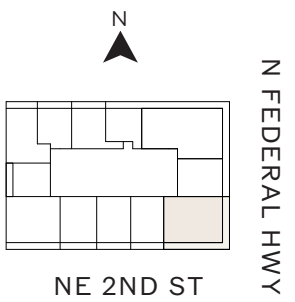
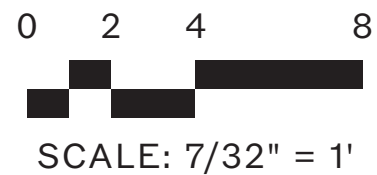
RESIDENCES

FORT LAUDERDALE

RESIDENCES 14-17 C

2 BEDROOMS
2 BATHROOMS

INTERIOR: 1,268 SF
TERRACE: 382 SF



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VICEROY

RESIDENCES

FORT LAUDERDALE

RESIDENCES 4-10 C

2 BEDROOMS
2.5 BATHROOMS

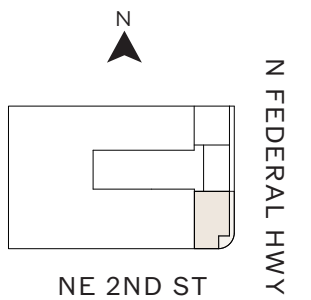
INTERIOR: 1,419 SF
TERRACE: 285 SF



0 2 4 8



SCALE: 3/16" = 1'



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VICEROY

RESIDENCES

FORT LAUDERDALE

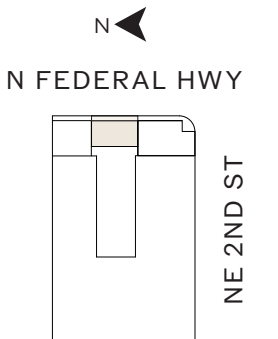
RESIDENCES 4-10 B

2 BEDROOMS
2 BATHROOMS

INTERIOR: 976 SF
TERRACE: 200 SF



SCALE: 1/4" = 1'



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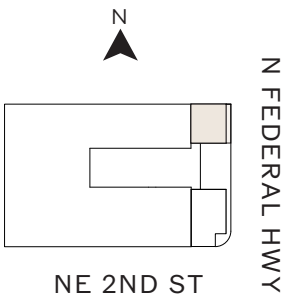
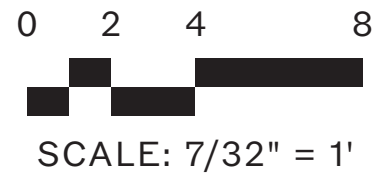
RESIDENCES

FORT LAUDERDALE

RESIDENCES 4-10 A

2 BEDROOMS
2 BATHROOMS

INTERIOR: 1,229 SF
TERRACE: 190 SF



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VICEROY

RESIDENCES

FORT LAUDERDALE

RESIDENCES 14-17 F

1 BEDROOM + DEN

1 BATHROOM

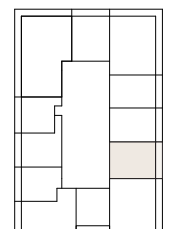
INTERIOR: 834 SF

TERRACE: 126 SF



SCALE: 9/32" = 1'

N
N FEDERAL HWY



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VICEROY

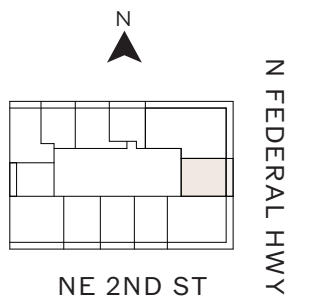
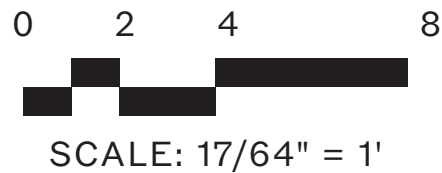
RESIDENCES

FORT LAUDERDALE

RESIDENCES 14-17 B

1 BEDROOM + DEN
1 BATHROOM

INTERIOR: 912 SF
TERRACE: 146 SF



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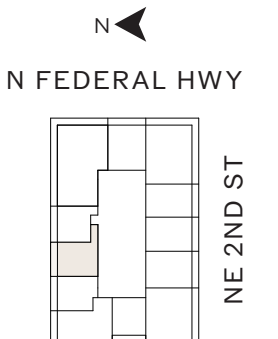
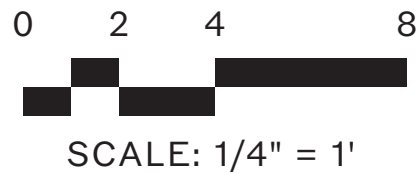
RESIDENCES

FORT LAUDERDALE

RESIDENCES 14-17 K

1 BEDROOM
1 BATHROOM

INTERIOR: 755 SF
TERRACE: 121 SF



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VICEROY

RESIDENCES

FORT LAUDERDALE

RESIDENCES 14-17 J

1 BEDROOM

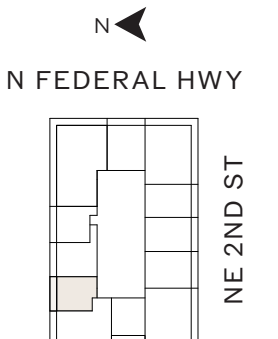
1 BATHROOM

INTERIOR: 679 SF

TERRACE: 118 SF



SCALE: 5/16" = 1'



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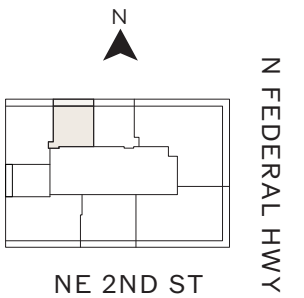
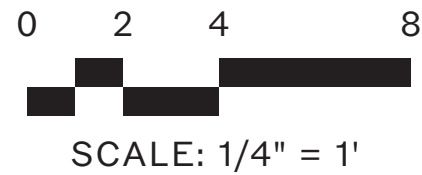
RESIDENCES

FORT LAUDERDALE

RESIDENCES 18-26 G

1 BEDROOM
1 BATHROOM

INTERIOR: 792 SF
TERRACE: 139 SF



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VICEROY

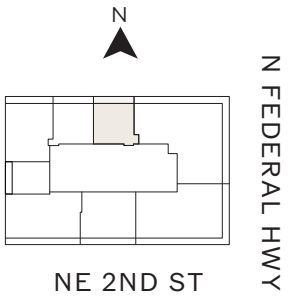
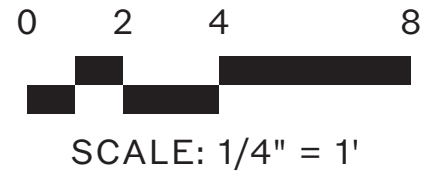
RESIDENCES

FORT LAUDERDALE

RESIDENCES 18-26 H

1 BEDROOM
1 BATHROOM

INTERIOR: 810 SF
TERRACE: 140 SF



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VICEROY

RESIDENCES

FORT LAUDERDALE

RESIDENCES 14-17 E

1 BEDROOM
1 BATHROOM

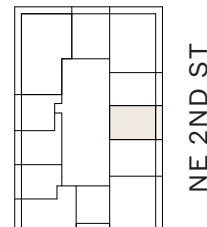
INTERIOR: 732 SF
TERRACE: 111 SF



0 2 4 8

SCALE: 9/32" = 1'

N
N FEDERAL HWY



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VICEROY

RESIDENCES

FORT LAUDERDALE

RESIDENCES 14-17 D

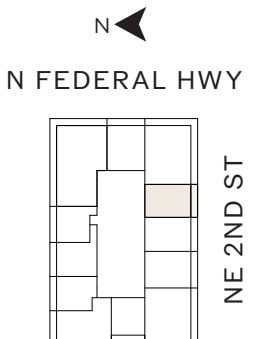
1 BEDROOM
1 BATHROOM

INTERIOR: 732 SF
TERRACE: 111 SF



0 2 4 8

SCALE: 9/32" = 1'



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VICEROY

RESIDENCES

FORT LAUDERDALE

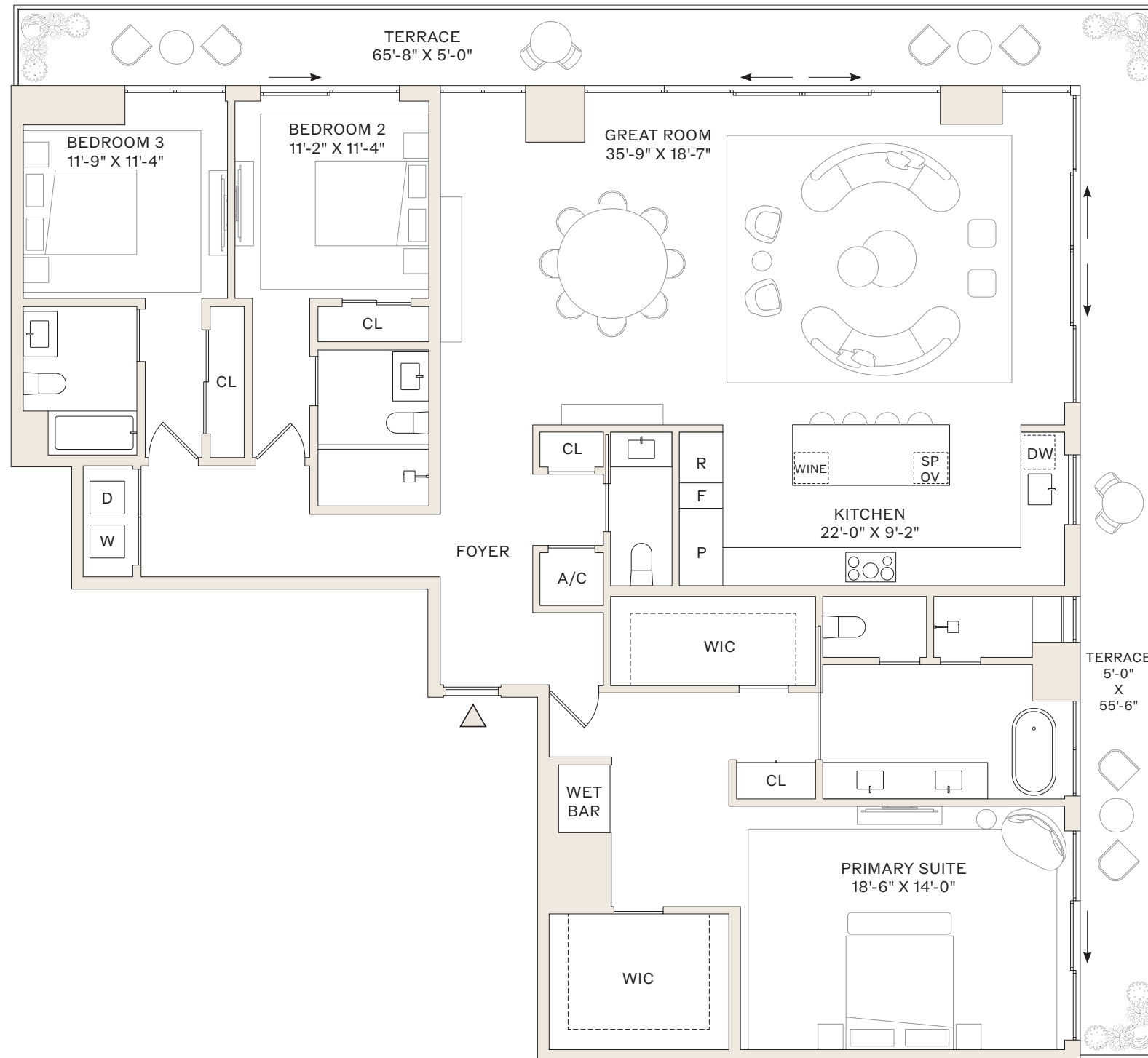
RESIDENCES 18-26 A

3 BEDROOMS

3.5 BATHROOMS

INTERIOR: 2,540 SF

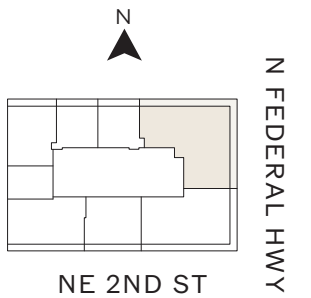
TERRACE: 608 SF



0 2 4 8



SCALE: 1/8" = 1'



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VICEROY

RESIDENCES

FORT LAUDERDALE

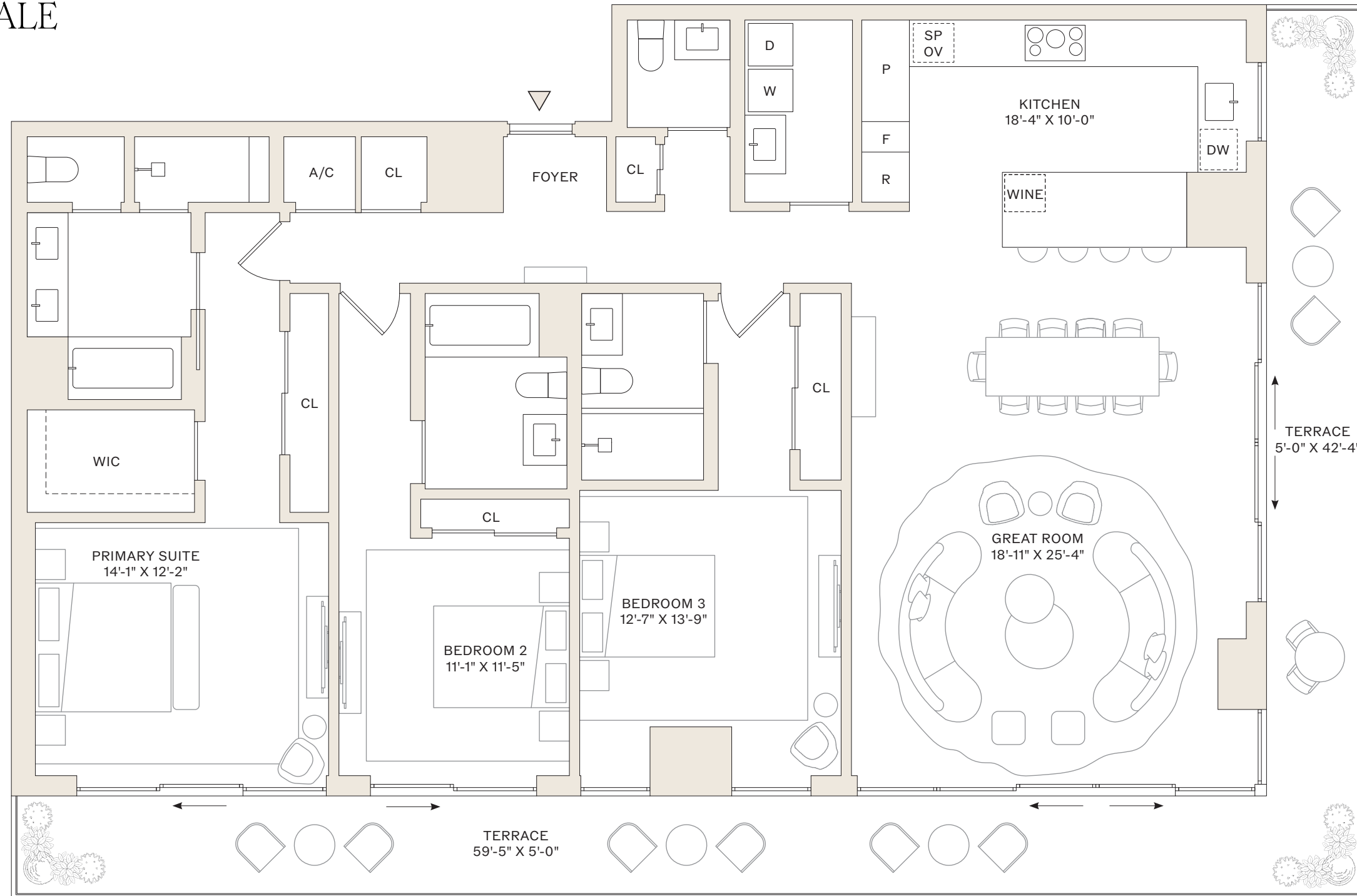
RESIDENCES 18-26 B

3 BEDROOMS

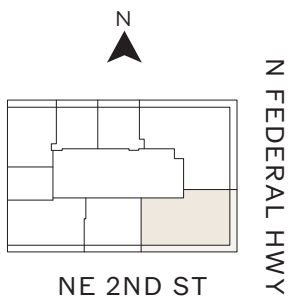
3.5 BATHROOMS

INTERIOR: 2,070 SF

TERRACE: 510 SF



SCALE: 11/64" = 1'



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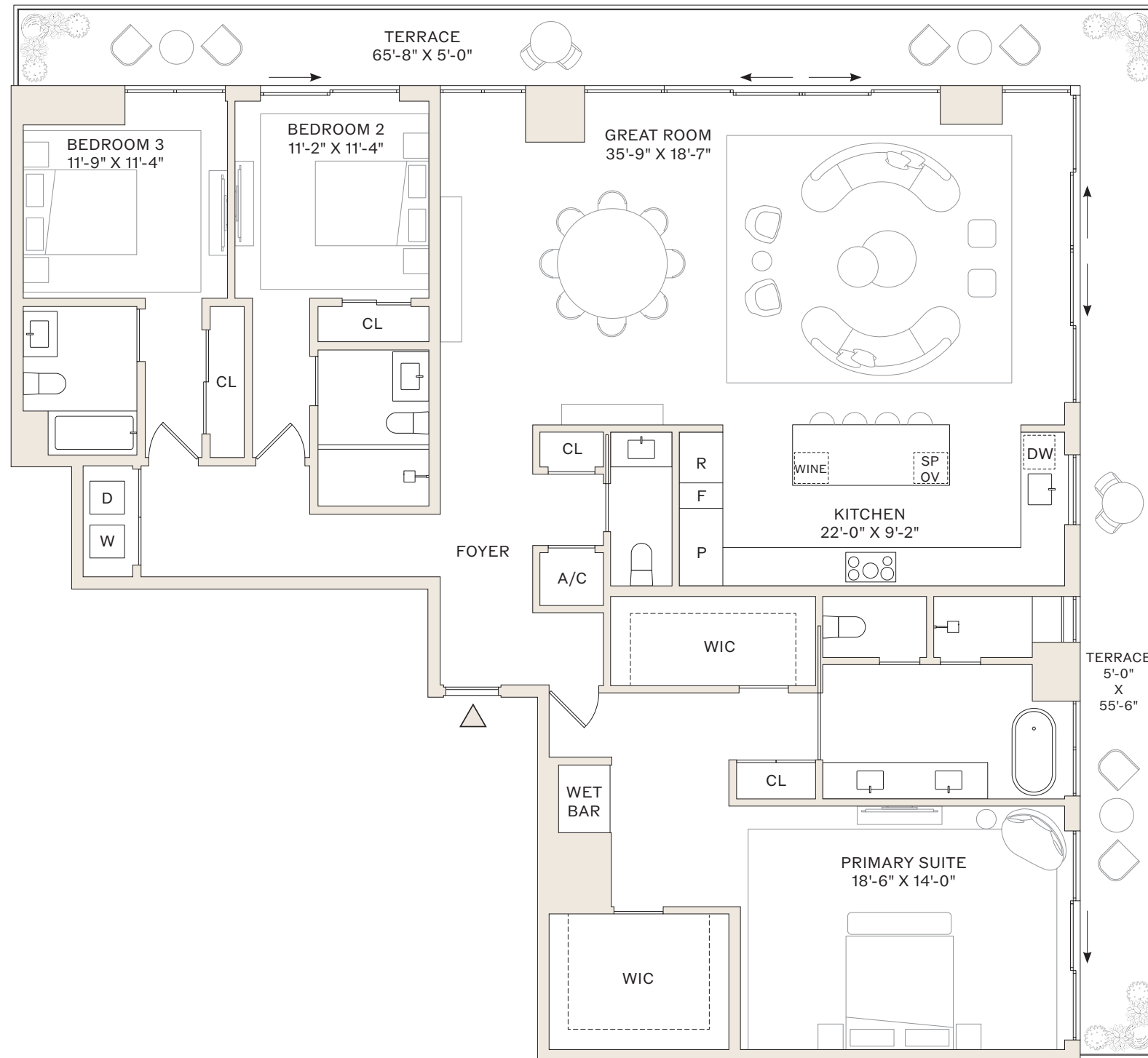
VICEROY

RESIDENCES

FORT LAUDERDALE

RESIDENCES 27-44 A

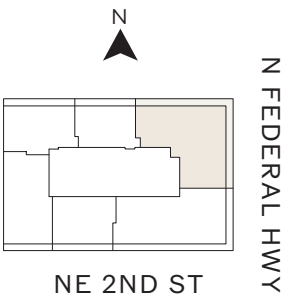
3 BEDROOMS
3.5 BATHROOMS
INTERIOR: 2,540 SF
TERRACE: 608 SF



0 2 4 8



SCALE: 1/8" = 1'



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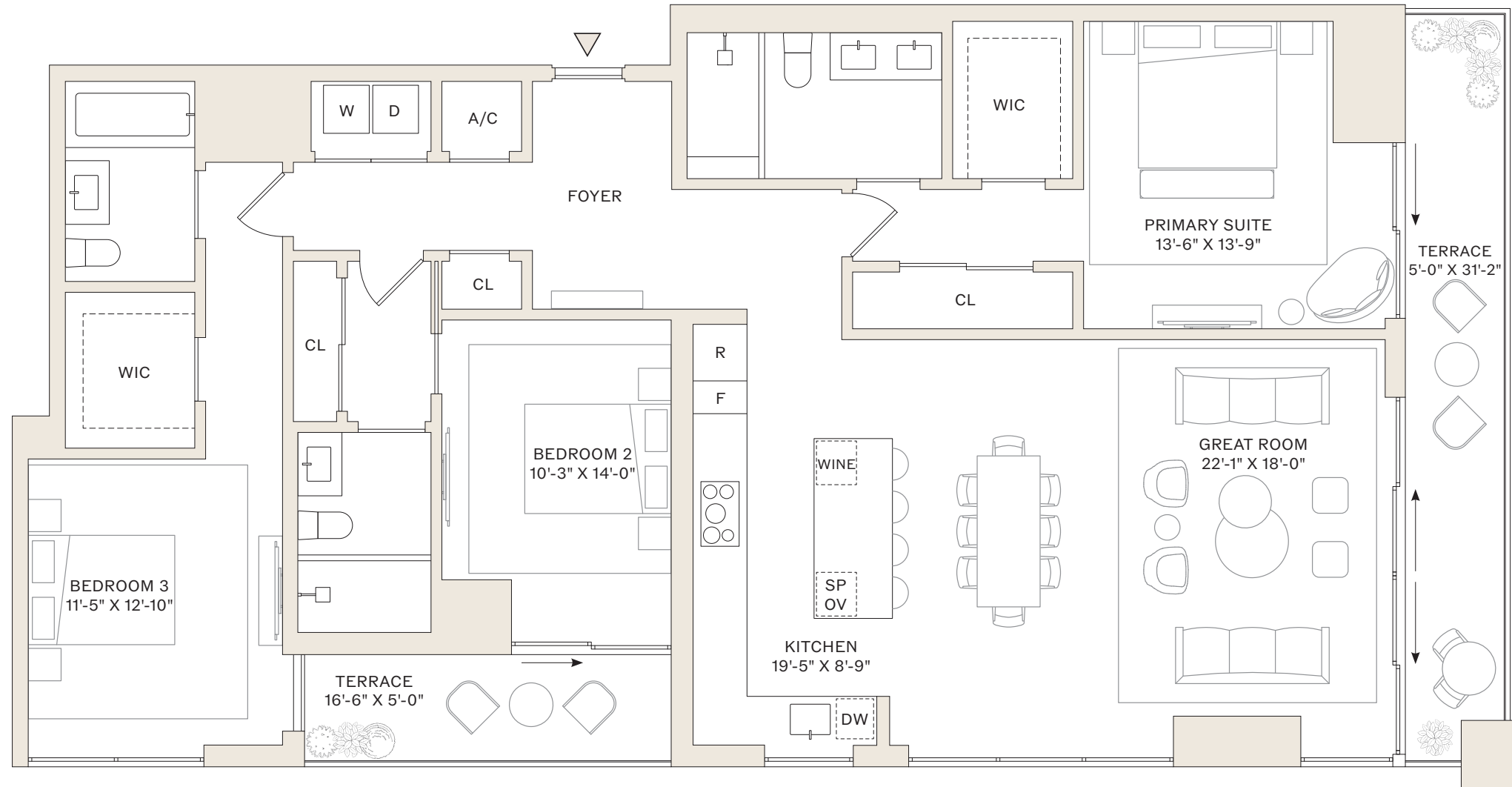
RESIDENCES

FORT LAUDERDALE

RESIDENCES 27-44 D

3 BEDROOMS
3 BATHROOMS

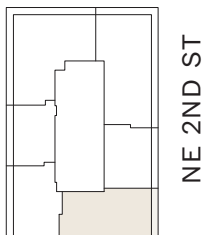
INTERIOR: 1,844 SF
TERRACE: 241 SF



0 2 4 8



SCALE: 5/32" = 1'



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VICEROY

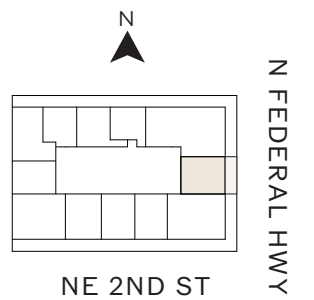
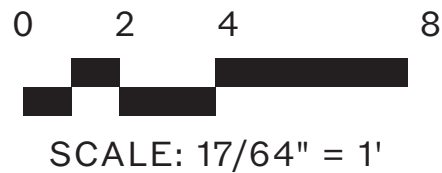
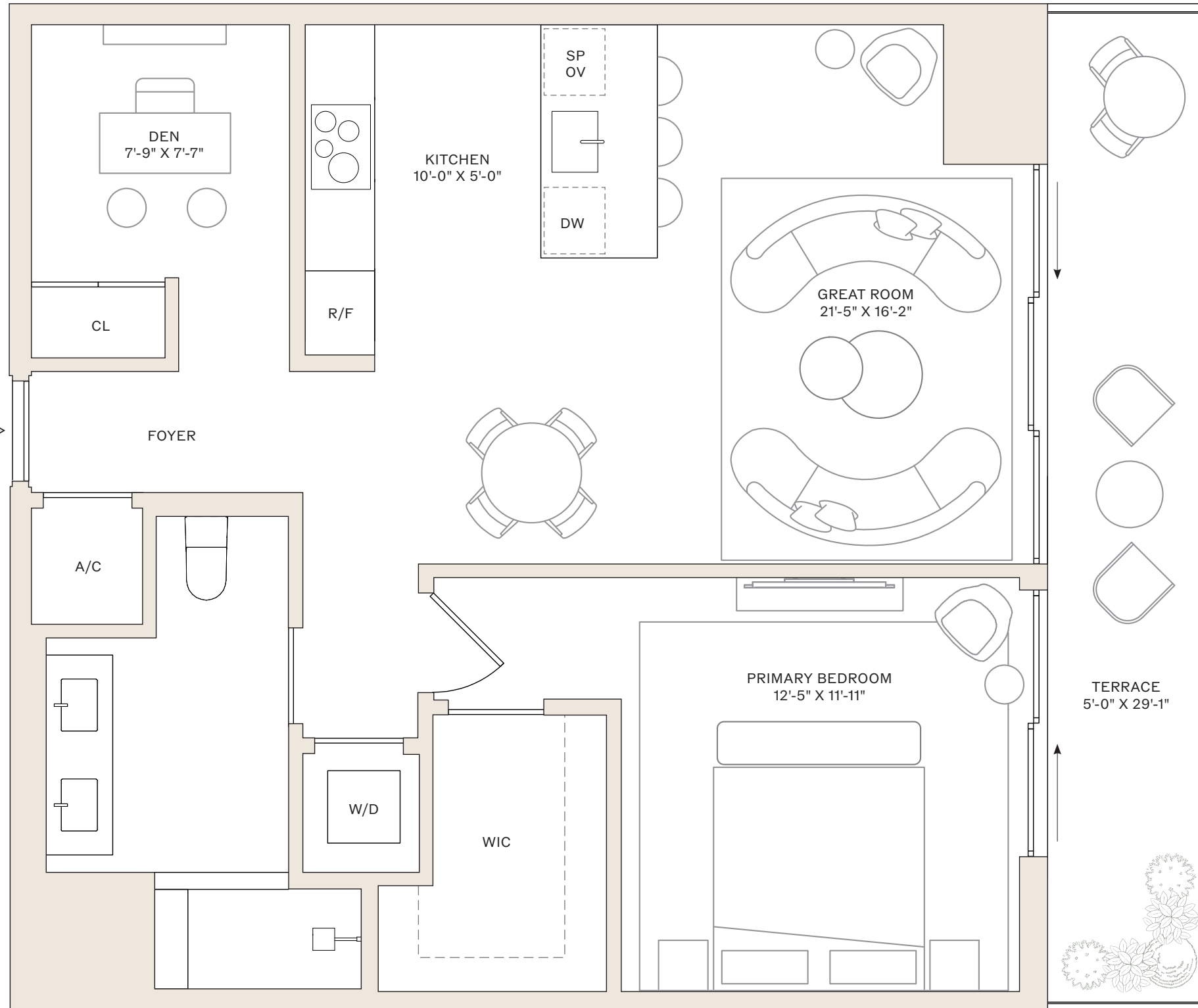
RESIDENCES

FORT LAUDERDALE

RESIDENCES 14-17 B

1 BEDROOM + DEN
1 BATHROOM

INTERIOR: 912 SF
TERRACE: 146 SF



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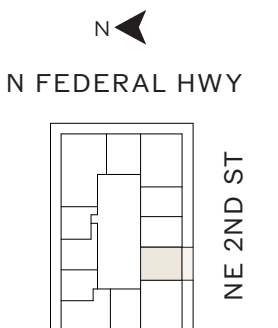
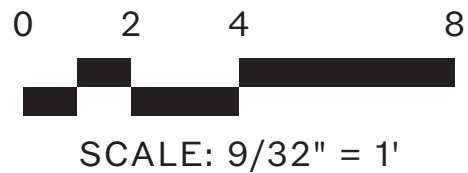
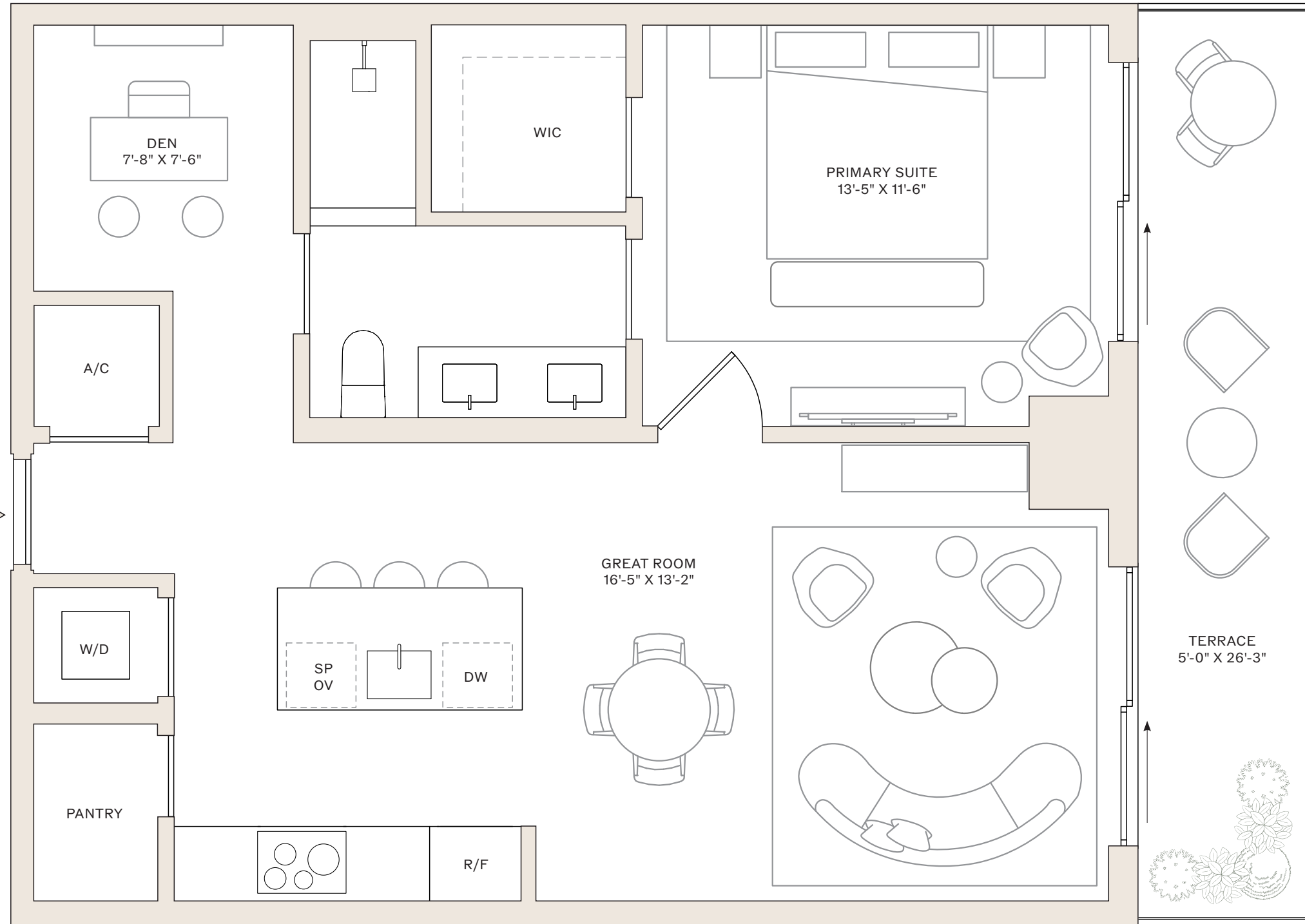
RESIDENCES

FORT LAUDERDALE

RESIDENCES 14-17 F

1 BEDROOM + DEN
1 BATHROOM

INTERIOR: 834 SF
TERRACE: 126 SF



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VICEROY

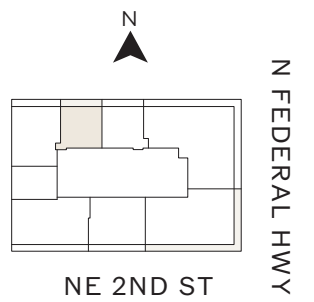
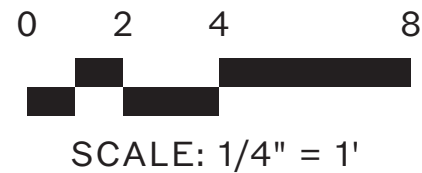
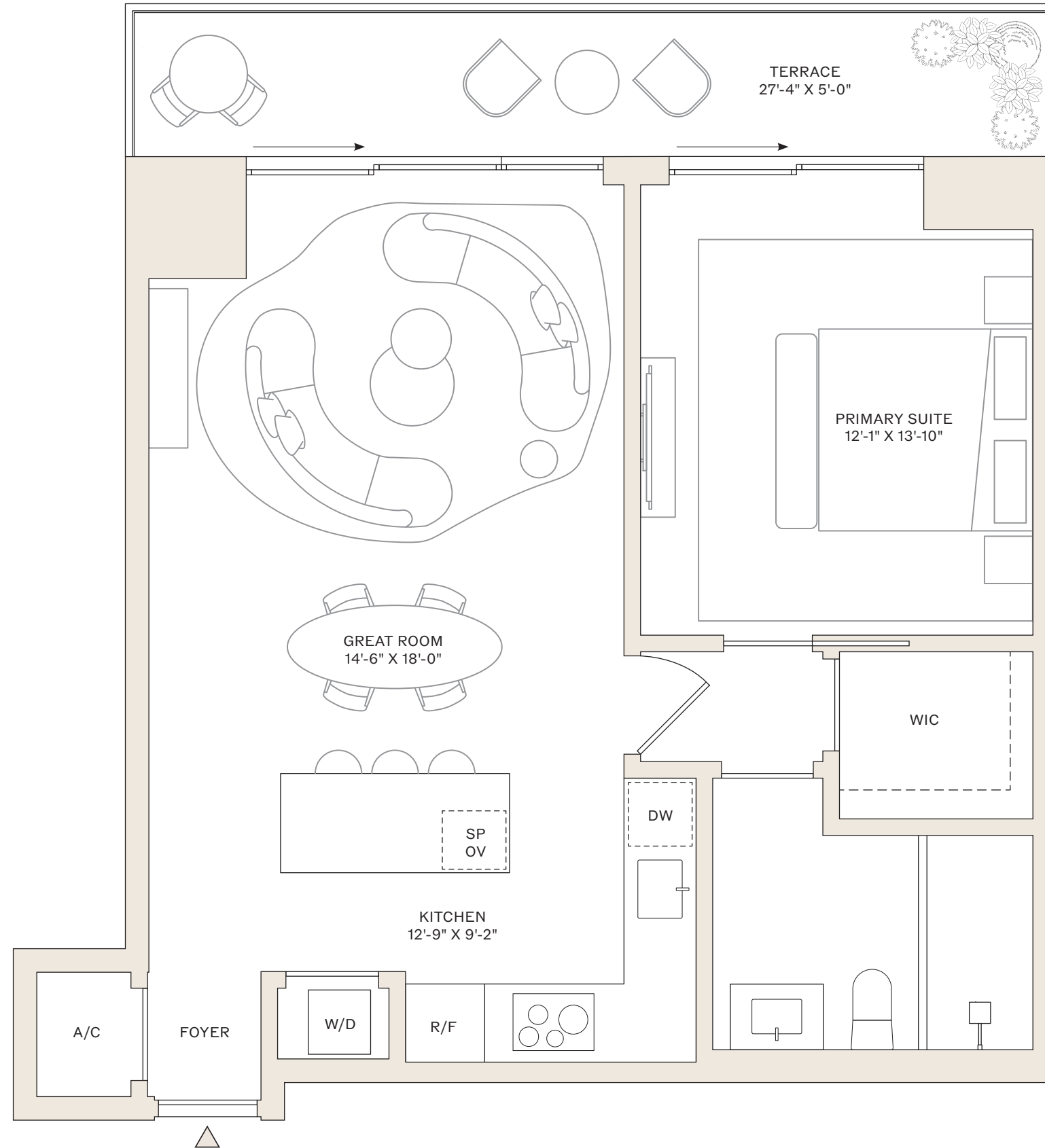
RESIDENCES

FORT LAUDERDALE

RESIDENCES 18-26 G

1 BEDROOM
1 BATHROOM

INTERIOR: 792 SF
TERRACE: 139 SF



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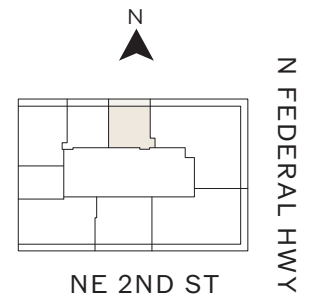
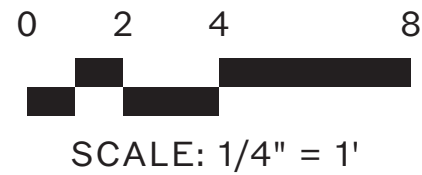
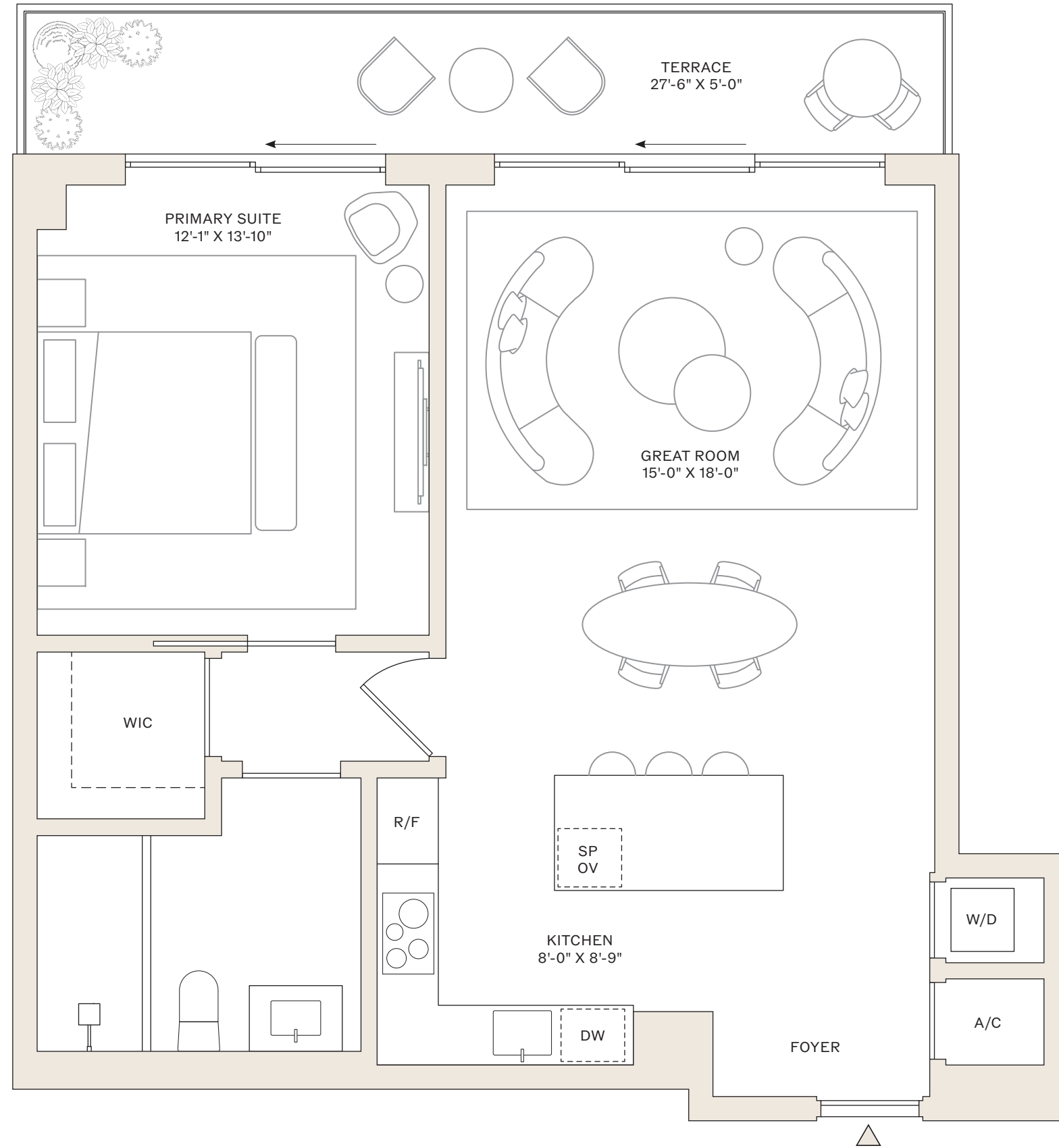
RESIDENCES

FORT LAUDERDALE

RESIDENCES 18-26 H

1 BEDROOM
1 BATHROOM

INTERIOR: 810 SF
TERRACE: 140 SF



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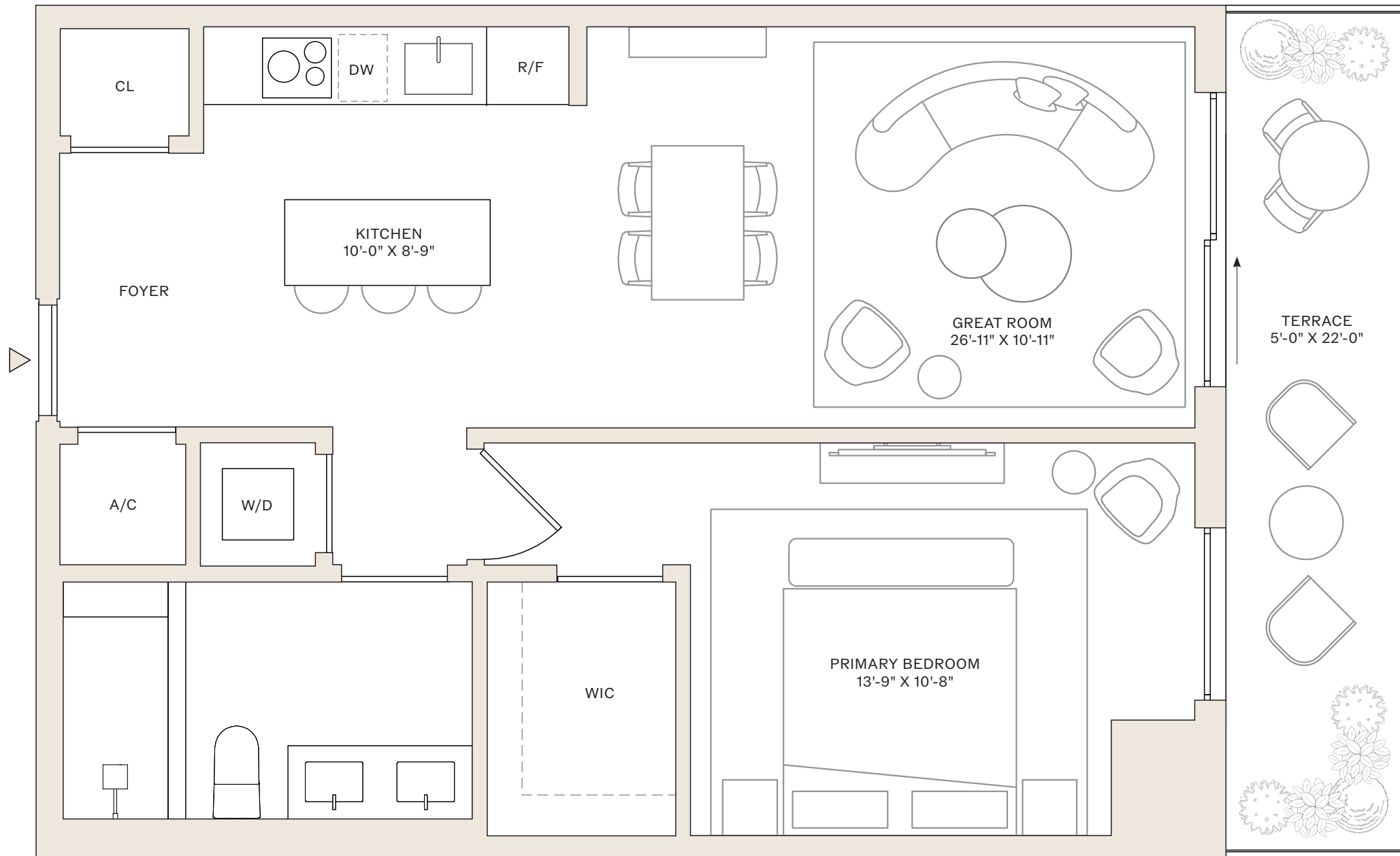
RESIDENCES

FORT LAUDERDALE

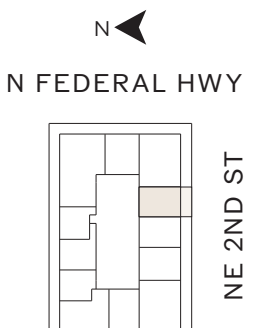
RESIDENCES 14-17 D

1 BEDROOM
1 BATHROOM

INTERIOR: 732 SF
TERRACE: 111 SF



SCALE: 9/32" = 1'



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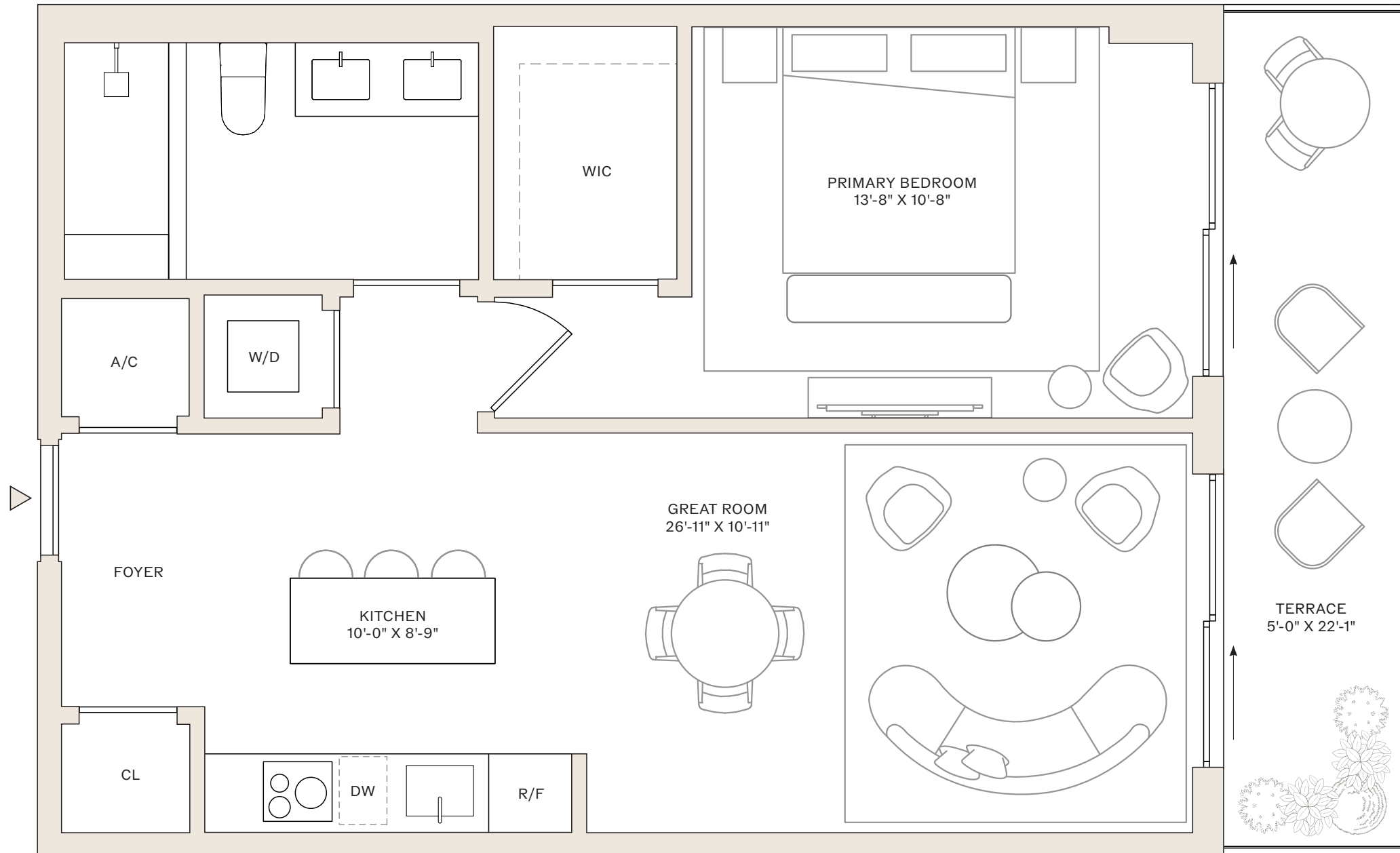
RESIDENCES

FORT LAUDERDALE

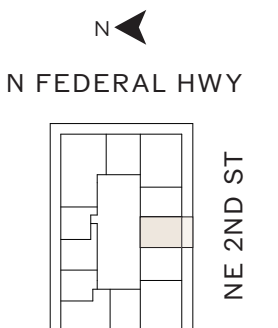
RESIDENCES 14-17 E

1 BEDROOM
1 BATHROOM

INTERIOR: 732 SF
TERRACE: 111 SF



SCALE: 9/32" = 1'



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VICEROY

RESIDENCES

FORT LAUDERDALE

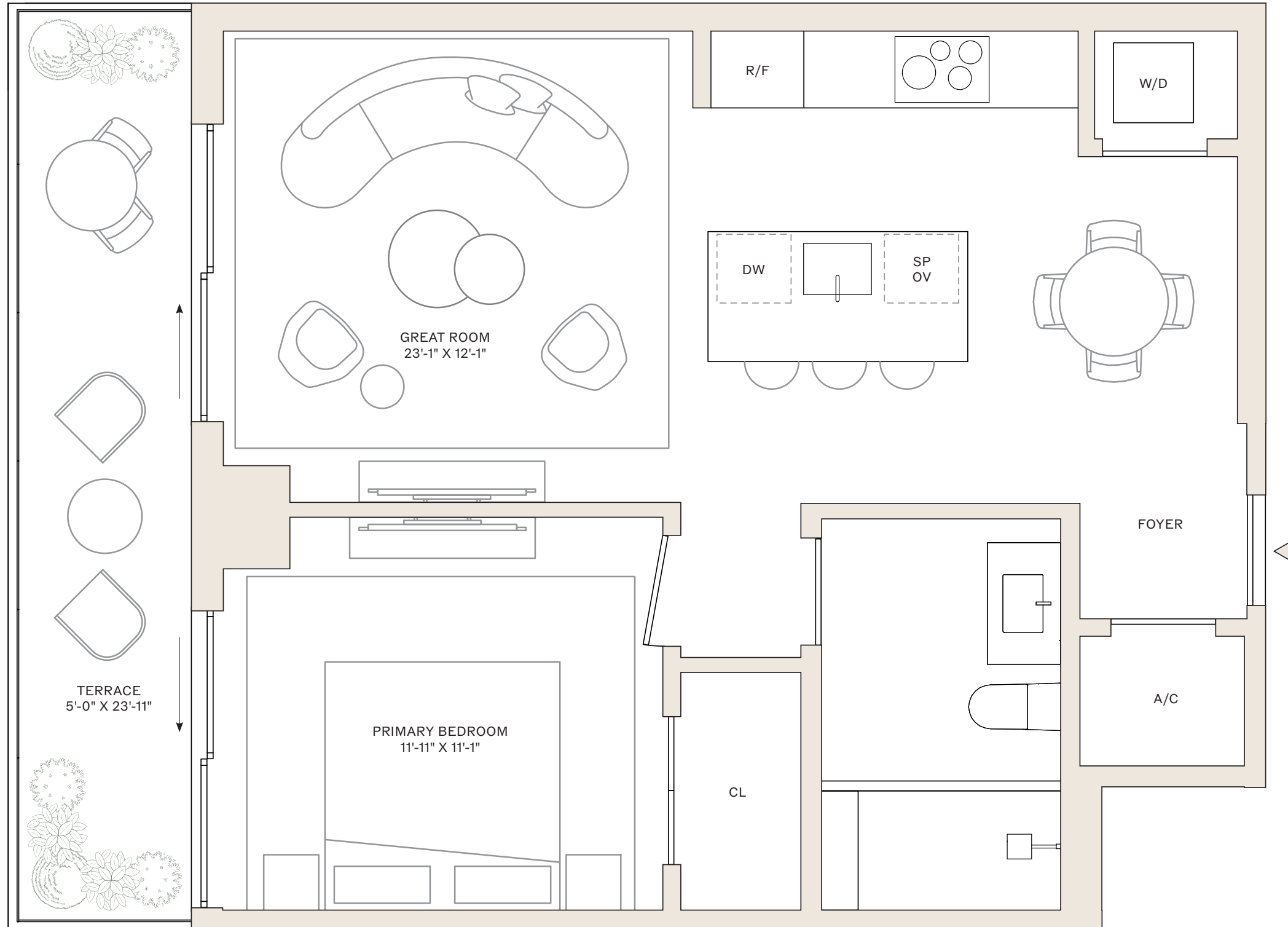
RESIDENCES 14-17 J

1 BEDROOM

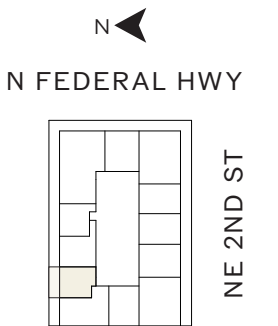
1 BATHROOM

INTERIOR: 679 SF

TERRACE: 118 SF



SCALE: 5/16" = 1'



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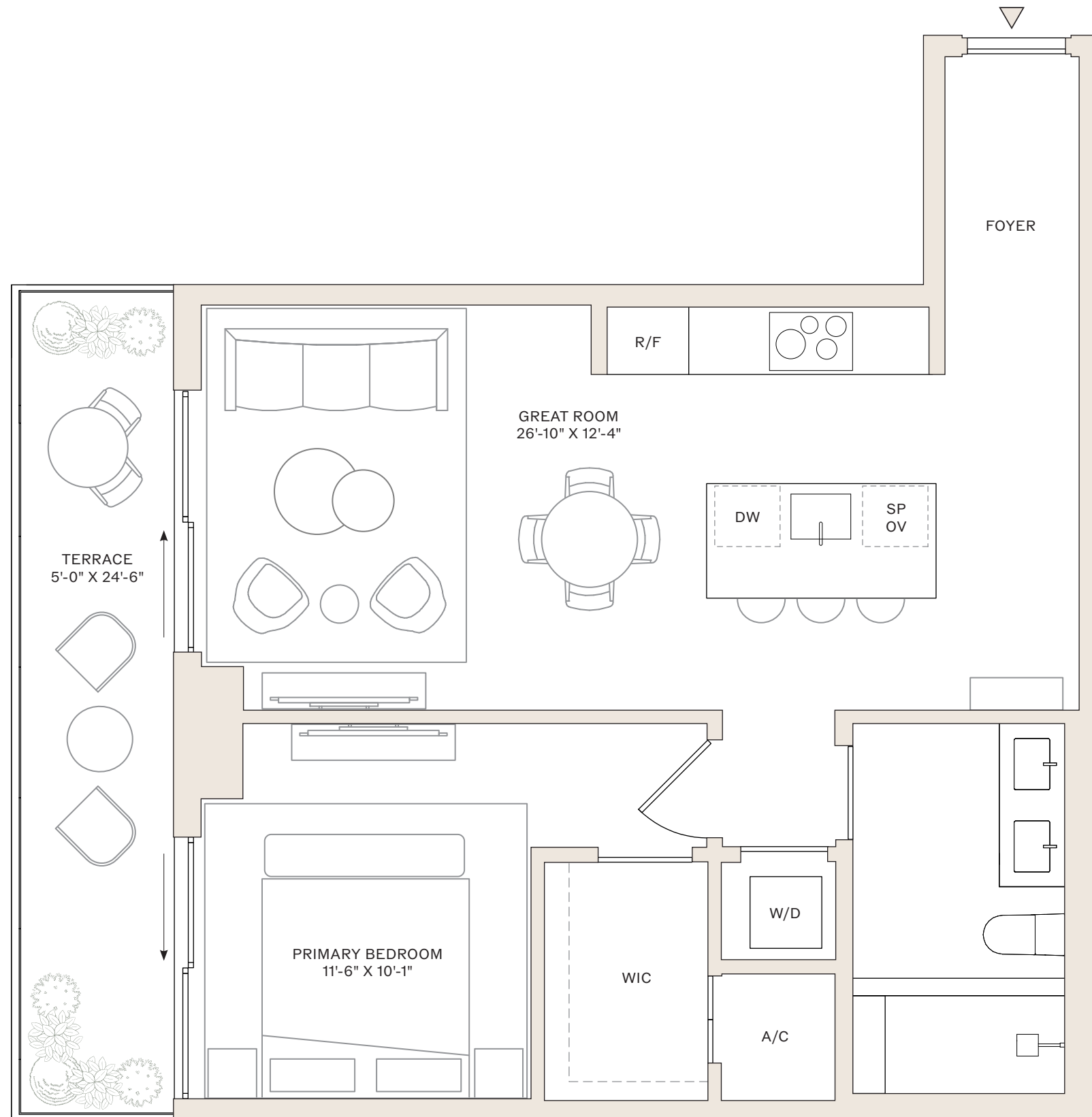
RESIDENCES

FORT LAUDERDALE

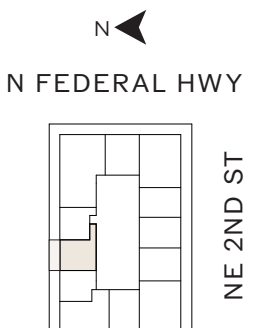
RESIDENCES 14-17 K

1 BEDROOM
1 BATHROOM

INTERIOR: 755 SF
TERRACE: 121 SF



SCALE: 1/4" = 1'



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VICEROY

RESIDENCES

FORT LAUDERDALE

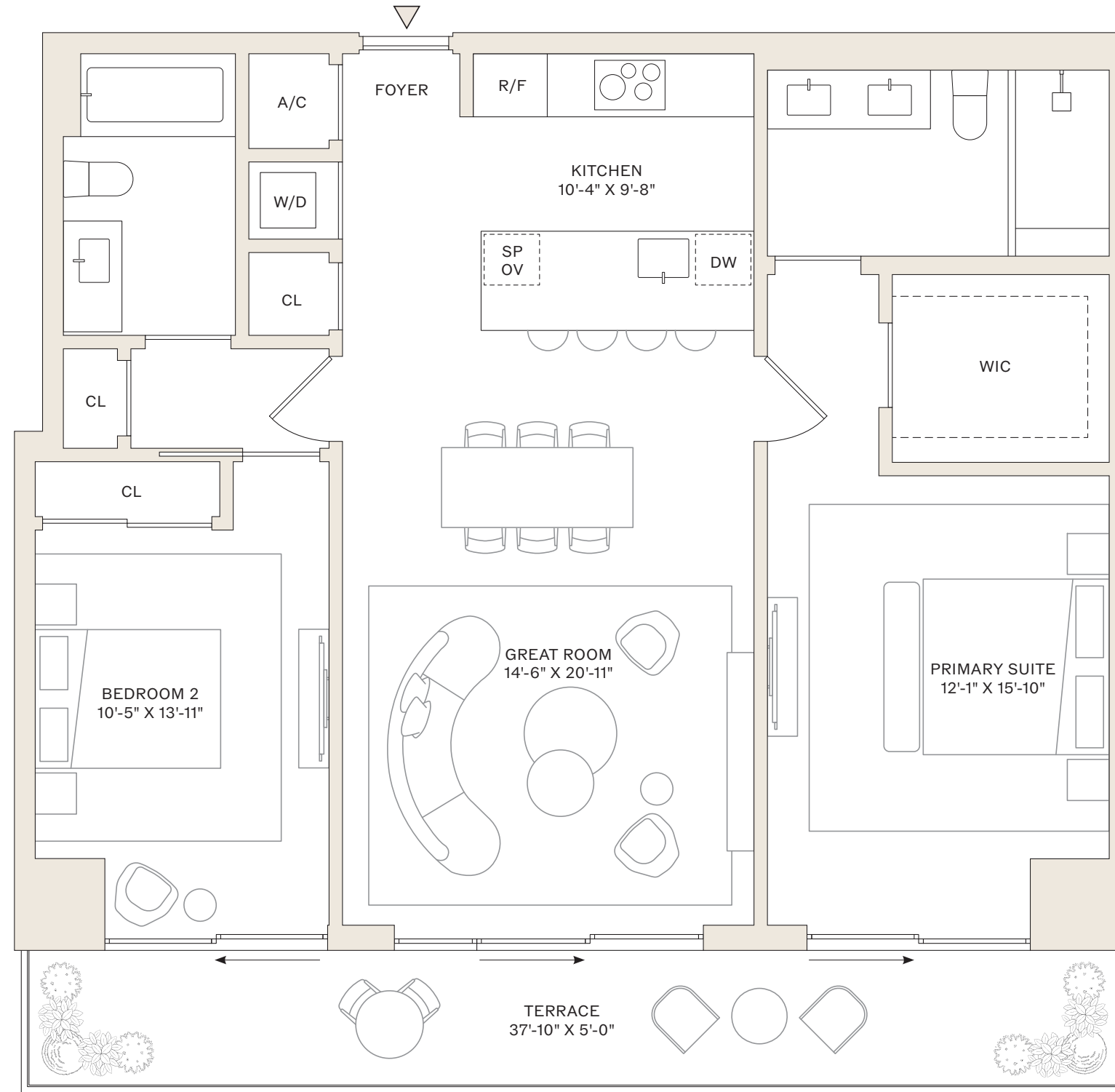
RESIDENCES 18-26 C

2 BEDROOMS

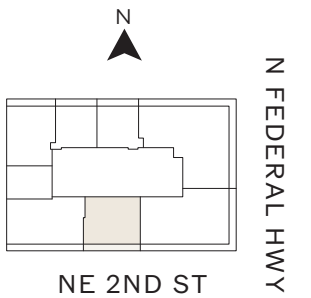
2 BATHROOMS

INTERIOR: 1,222 SF

TERRACE: 190 SF



SCALE: 13/64" = 1'



N FEDERAL HWY

NE 2ND ST

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VICEROY

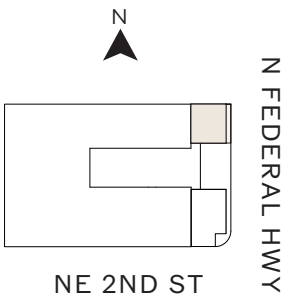
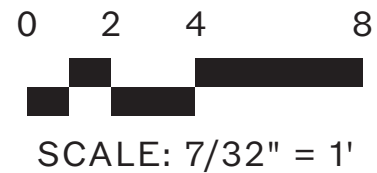
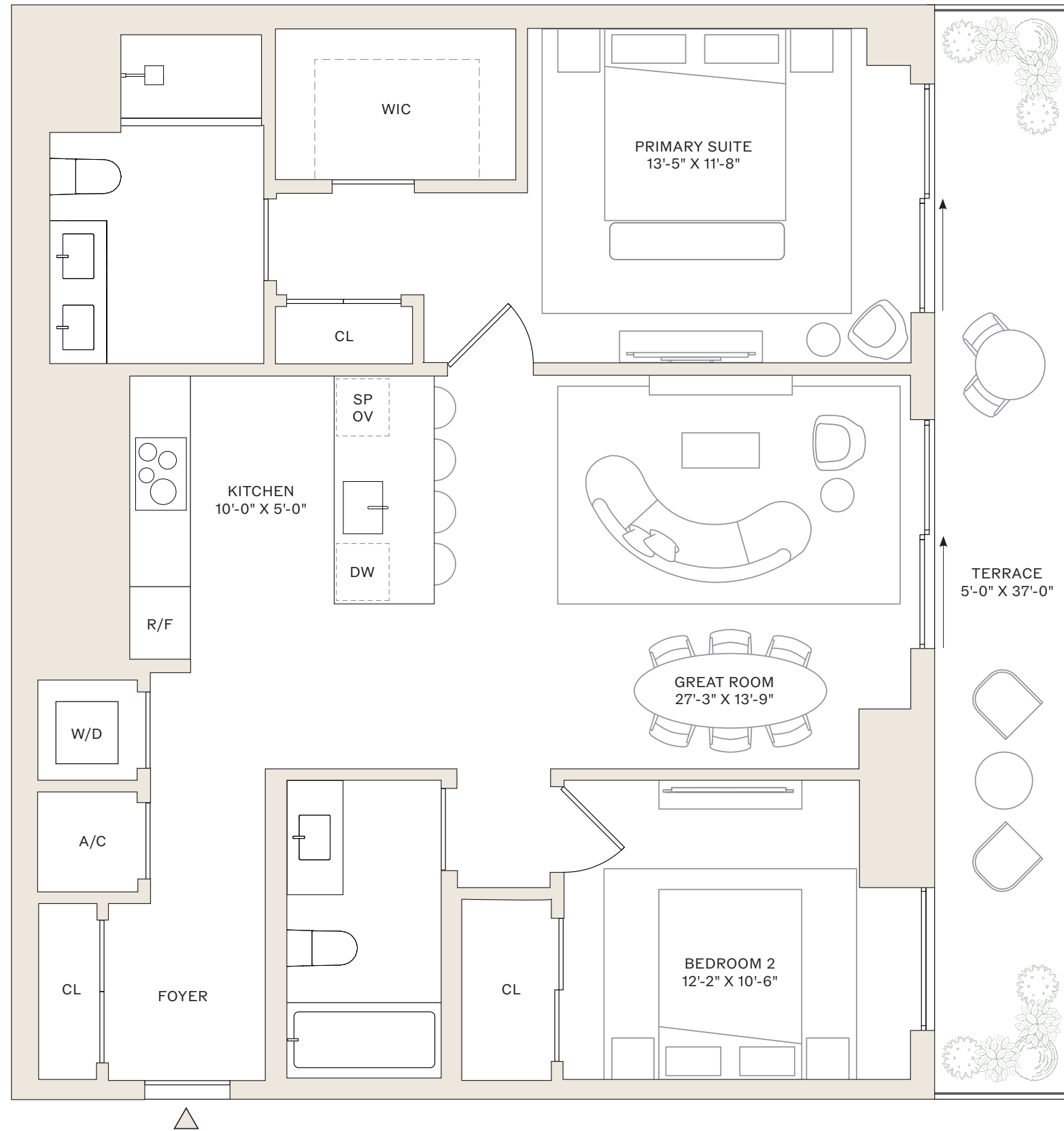
RESIDENCES

FORT LAUDERDALE

RESIDENCES 4-10 A

2 BEDROOMS
2 BATHROOMS

INTERIOR: 1,229 SF
TERRACE: 190 SF



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VICEROY

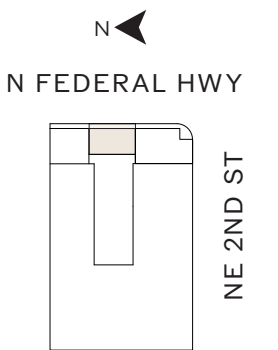
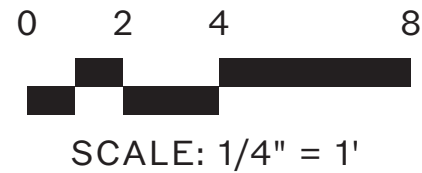
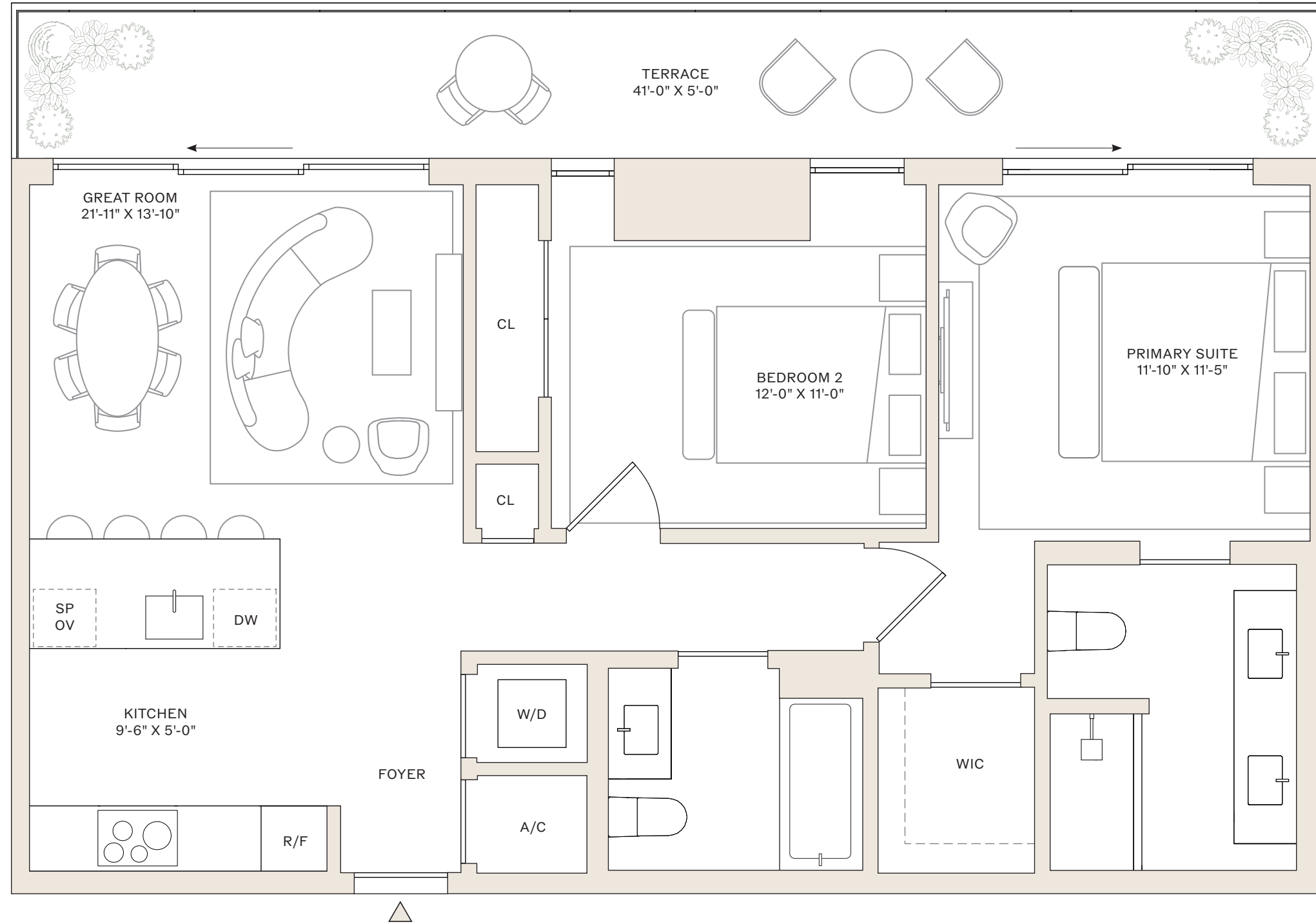
RESIDENCES

FORT LAUDERDALE

RESIDENCES 4-10 B

2 BEDROOMS
2 BATHROOMS

INTERIOR: 976 SF
TERRACE: 200 SF



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VICEROY

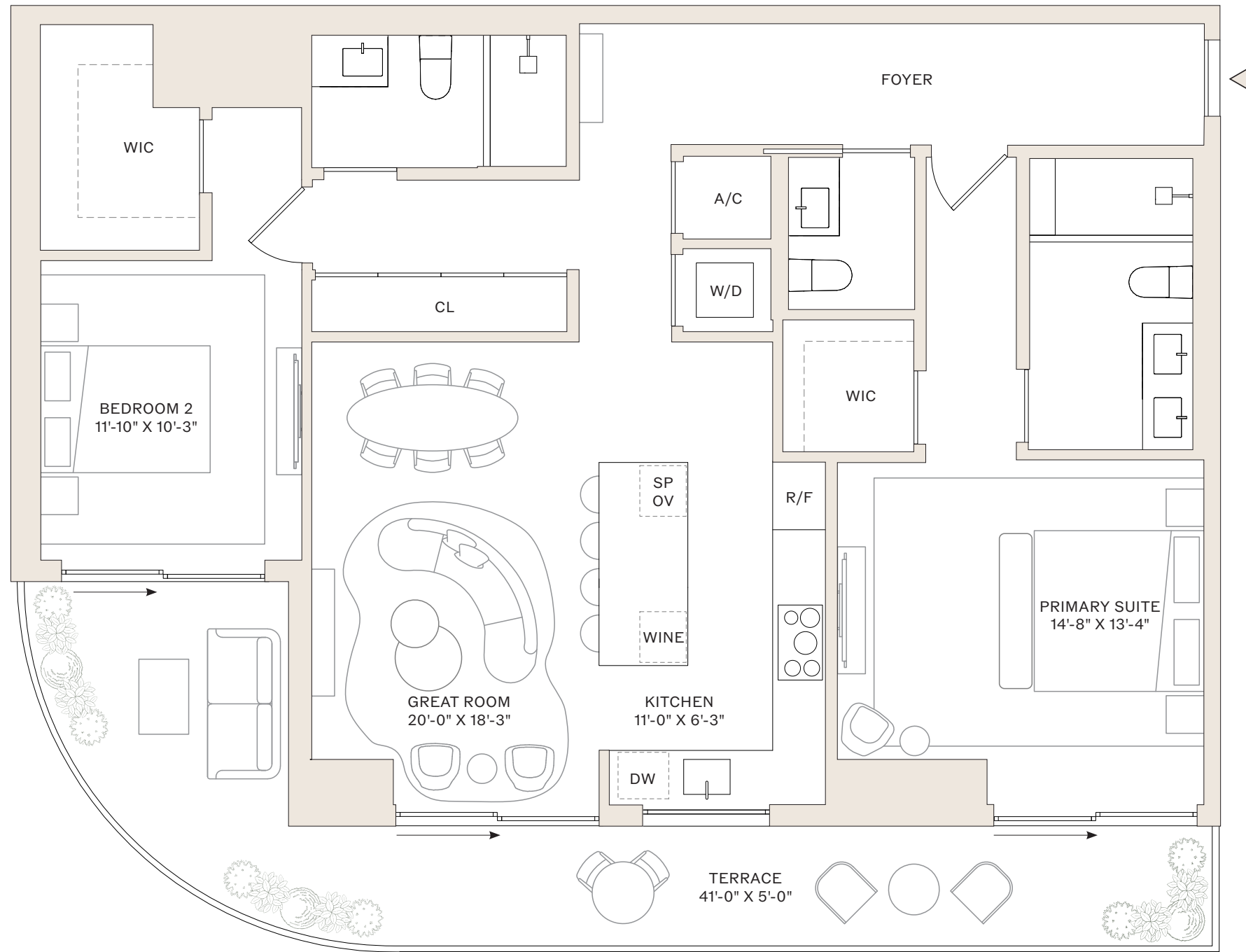
RESIDENCES

FORT LAUDERDALE

RESIDENCES 4-10 C

2 BEDROOMS
2.5 BATHROOMS

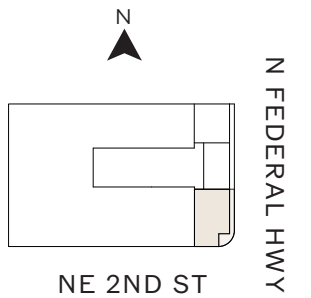
INTERIOR: 1,419 SF
TERRACE: 285 SF



0 2 4 8



SCALE: 3/16" = 1'



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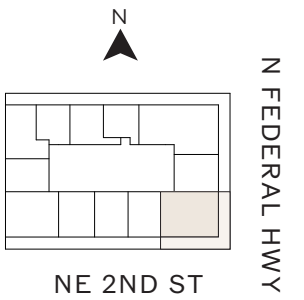
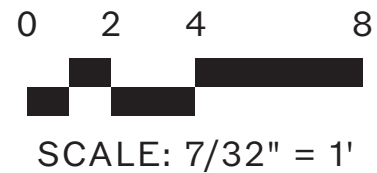
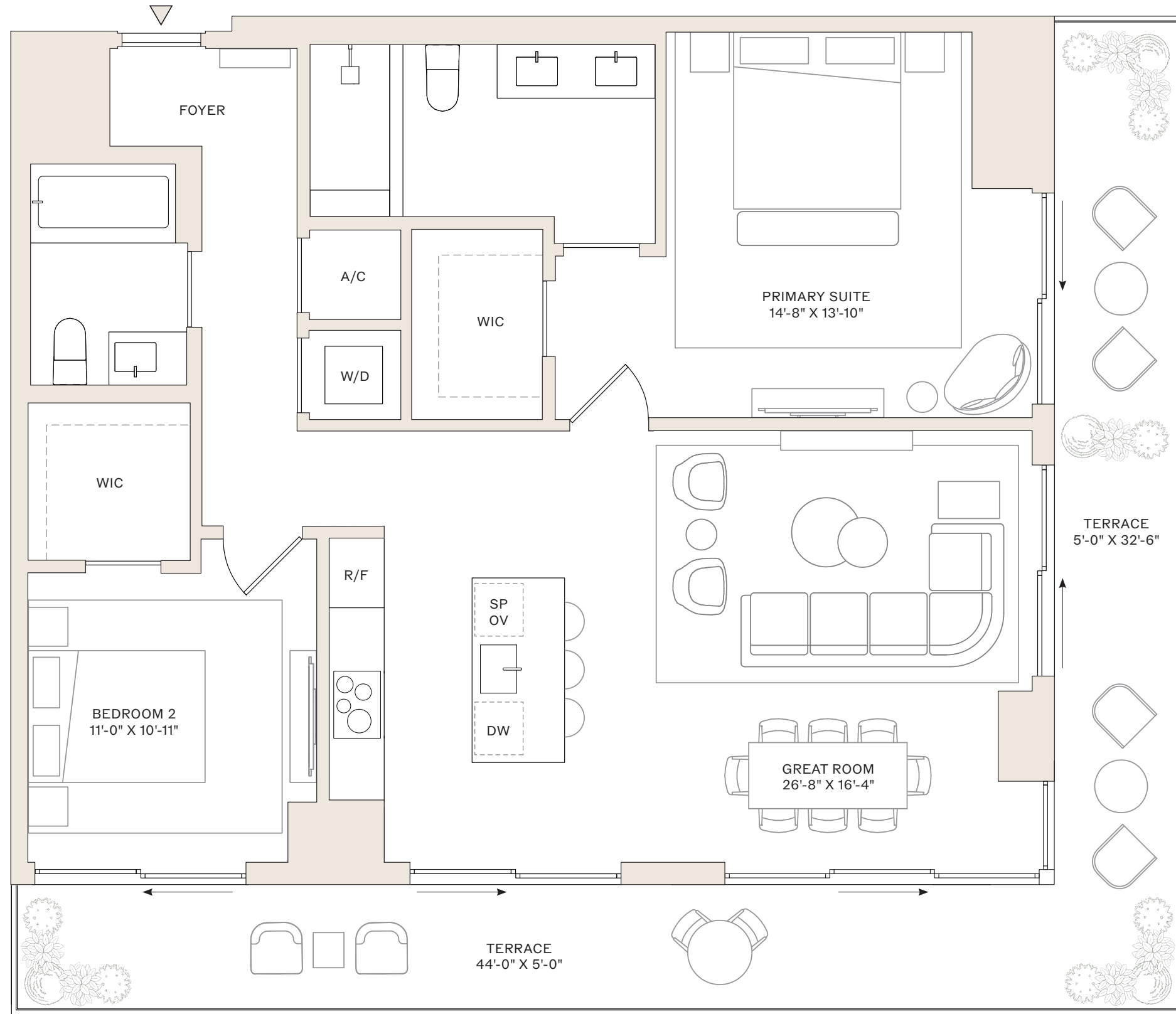
VICEROY

RESIDENCES

FORT LAUDERDALE

RESIDENCES 14-17 C

2 BEDROOMS
2 BATHROOMS
INTERIOR: 1,268 SF
TERRACE: 382 SF



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VICEROY

RESIDENCES

FORT LAUDERDALE

RESIDENCES 14-17 G

2 BEDROOMS

2 BATHROOMS

INTERIOR: 1,224 SF

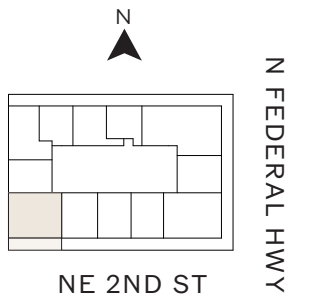
TERRACE: 187 SF



0 2 4 8



SCALE: 7/32" = 1'



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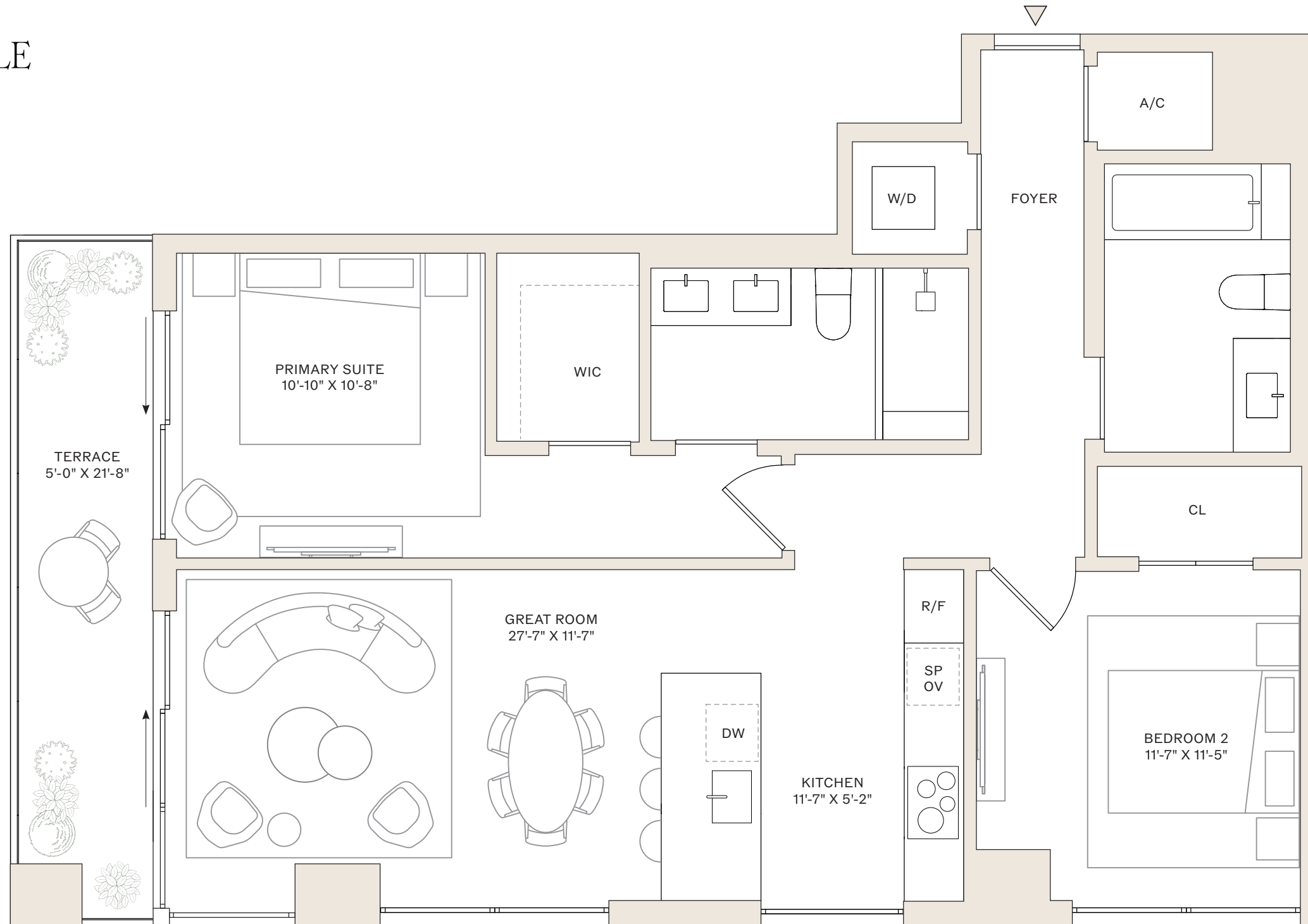
RESIDENCES

FORT LAUDERDALE

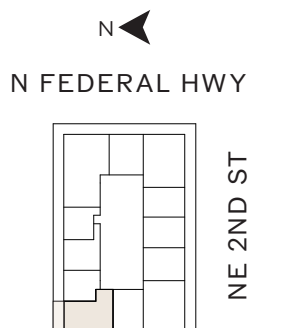
RESIDENCES 14-17 I

2 BEDROOMS
2 BATHROOMS

INTERIOR: 1,064 SF
TERRACE: 108 SF



SCALE: 15/64" = 1'



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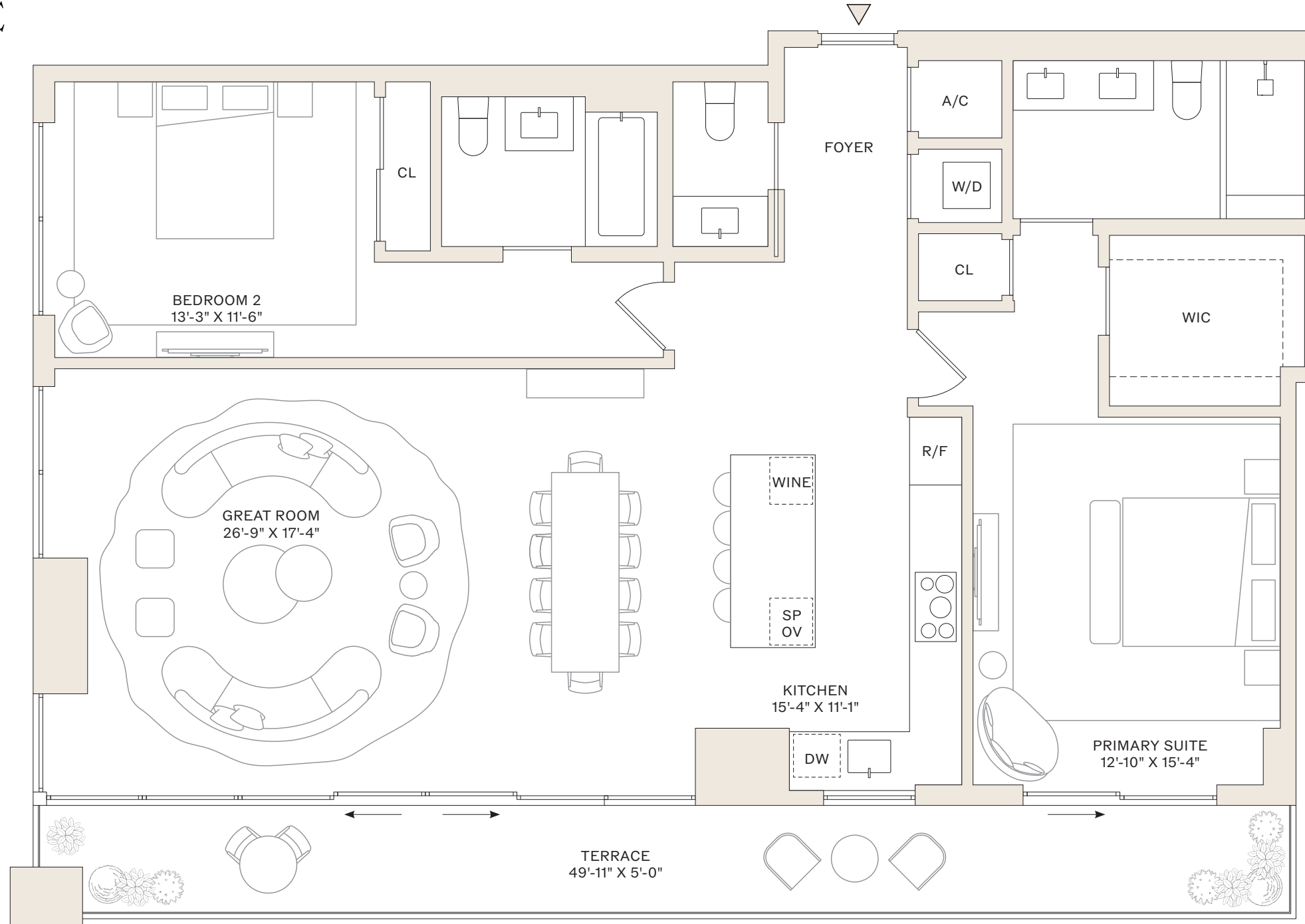
RESIDENCES

FORT LAUDERDALE

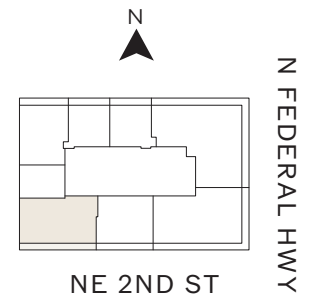
RESIDENCES 18-26 D

2 BEDROOMS
2.5 BATHROOMS

INTERIOR: 1,633 SF
TERRACE: 251 SF



SCALE: 3/16" = 1'



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VICEROY

RESIDENCES

FORT LAUDERDALE

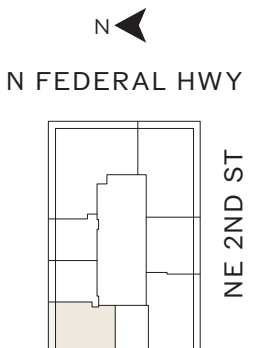
RESIDENCES 18-26 F

2 BEDROOMS
2 BATHROOMS

INTERIOR: 1,315 SF
TERRACE: 157 SF



SCALE: 7/32" = 1'



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VICEROY

RESIDENCES

FORT LAUDERDALE

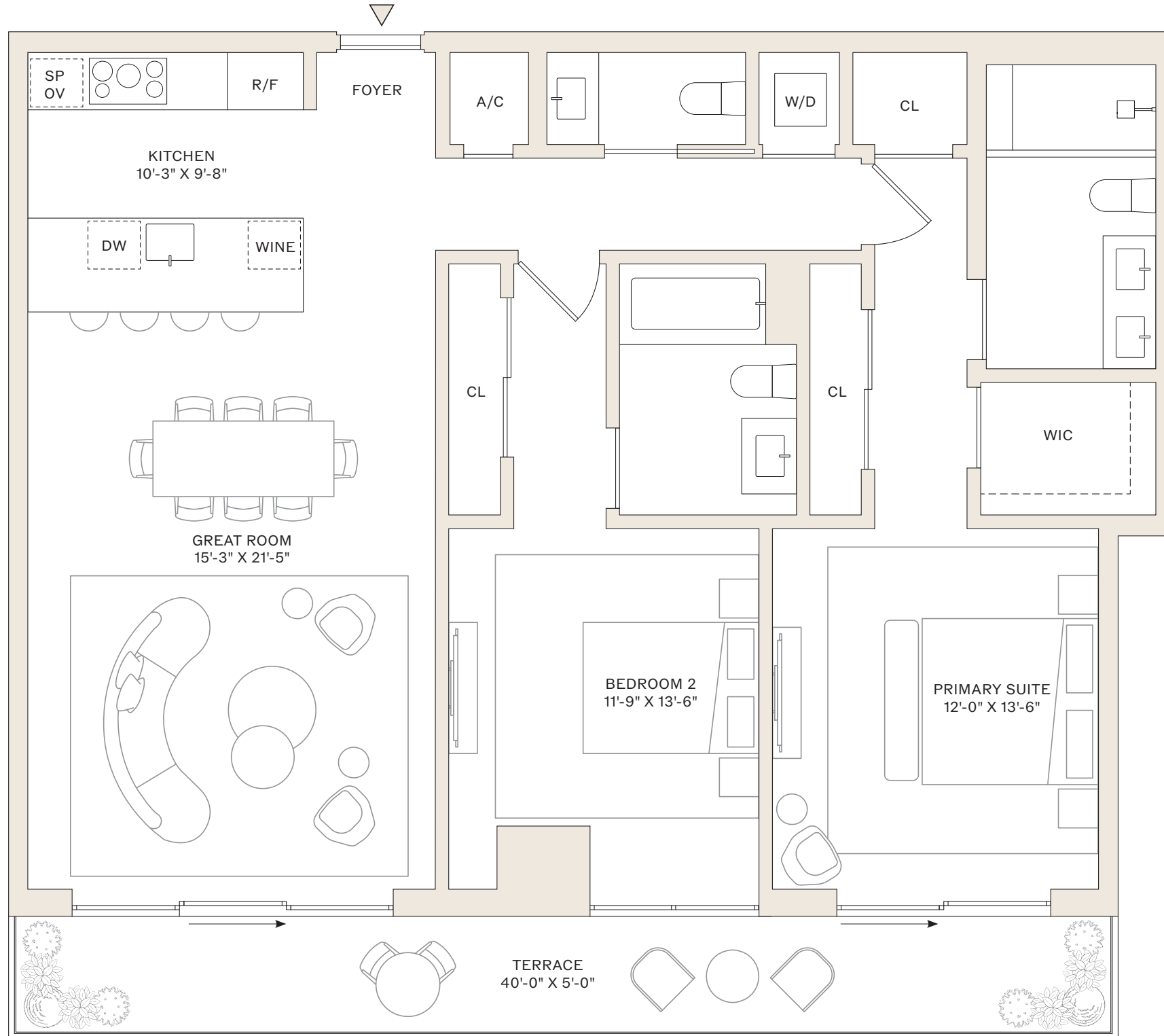
RESIDENCES 27-44 C

2 BEDROOMS

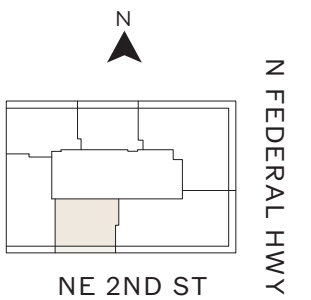
2.5 BATHROOMS

INTERIOR: 1,357 SF

TERRACE: 203 SF



SCALE: 13/64" = 1'



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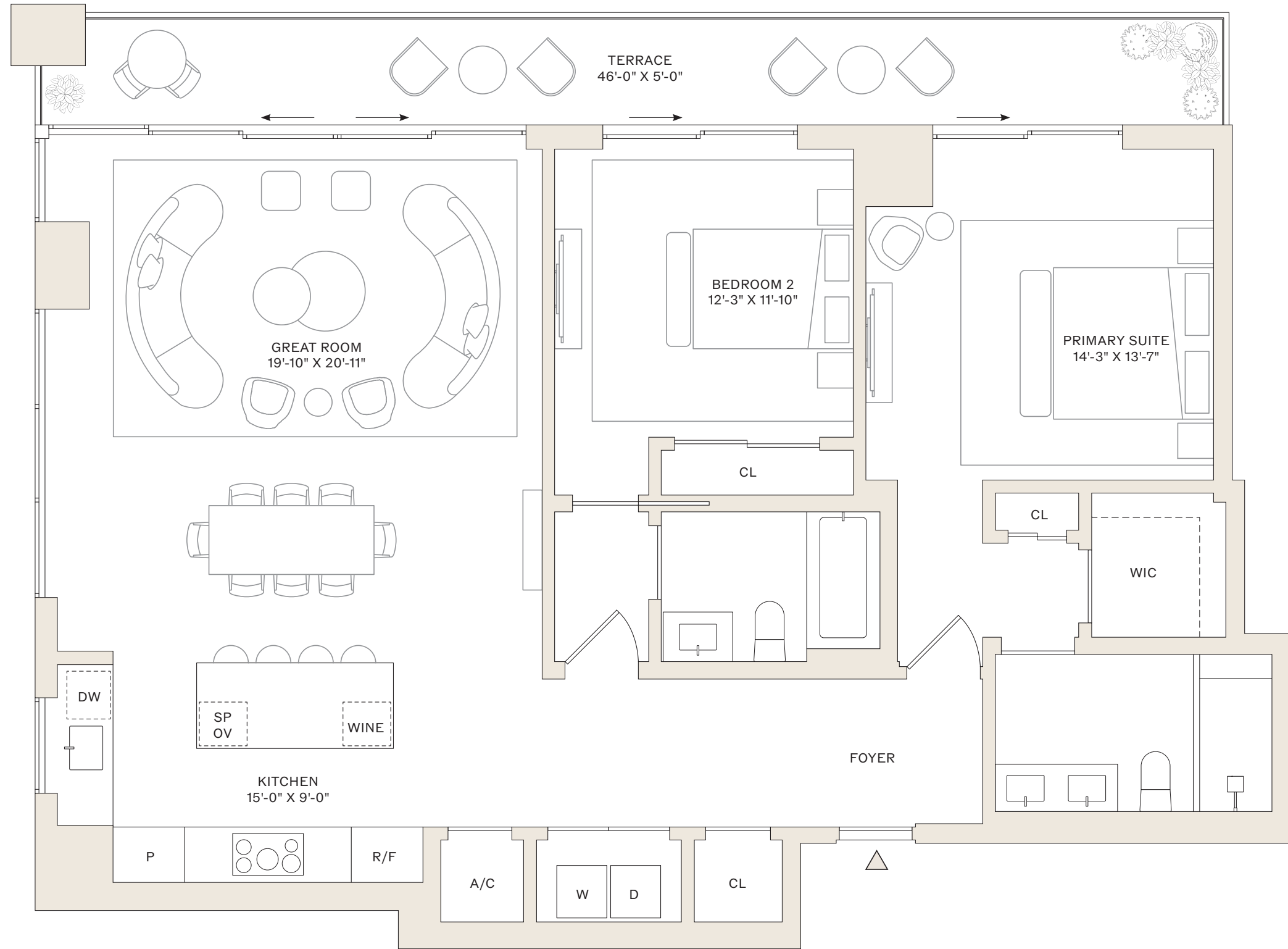
RESIDENCES

FORT LAUDERDALE

RESIDENCES 27-44 E

2 BEDROOMS
2 BATHROOMS

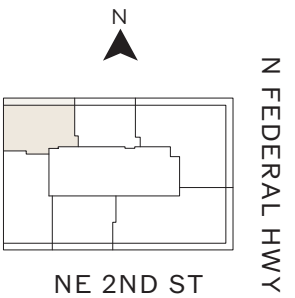
INTERIOR: 1,514 SF
TERRACE: 231 SF



0 2 4 8



SCALE: 13/64" = 1'



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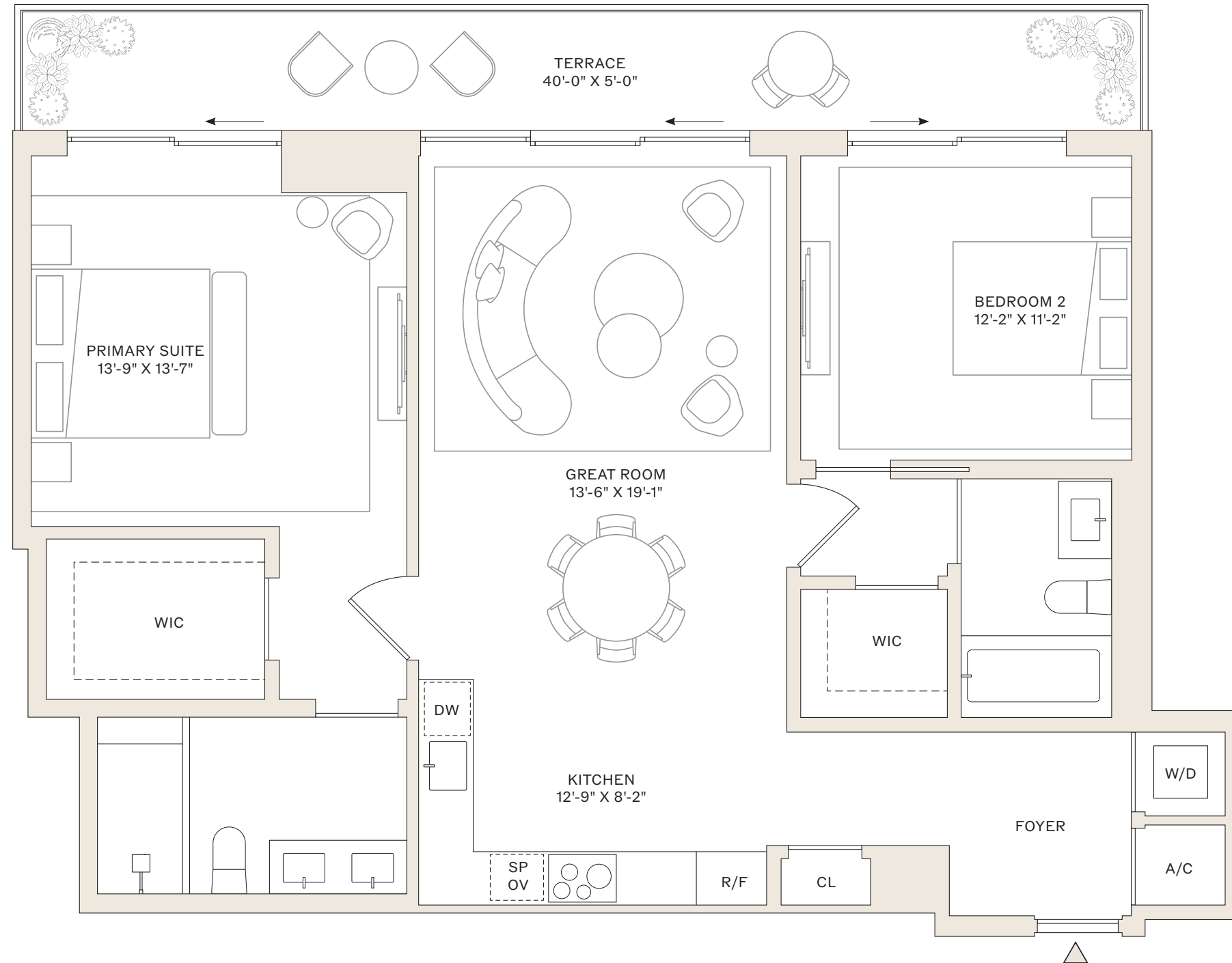
RESIDENCES

FORT LAUDERDALE

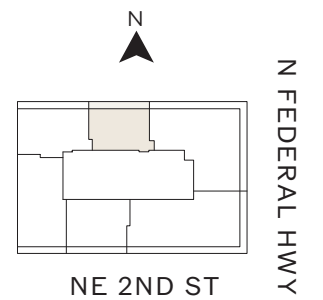
RESIDENCES 27-44 F

2 BEDROOMS
2 BATHROOMS

INTERIOR: 1,162 SF
TERRACE: 204 SF



SCALE: 13/64" = 1'



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VICEROY

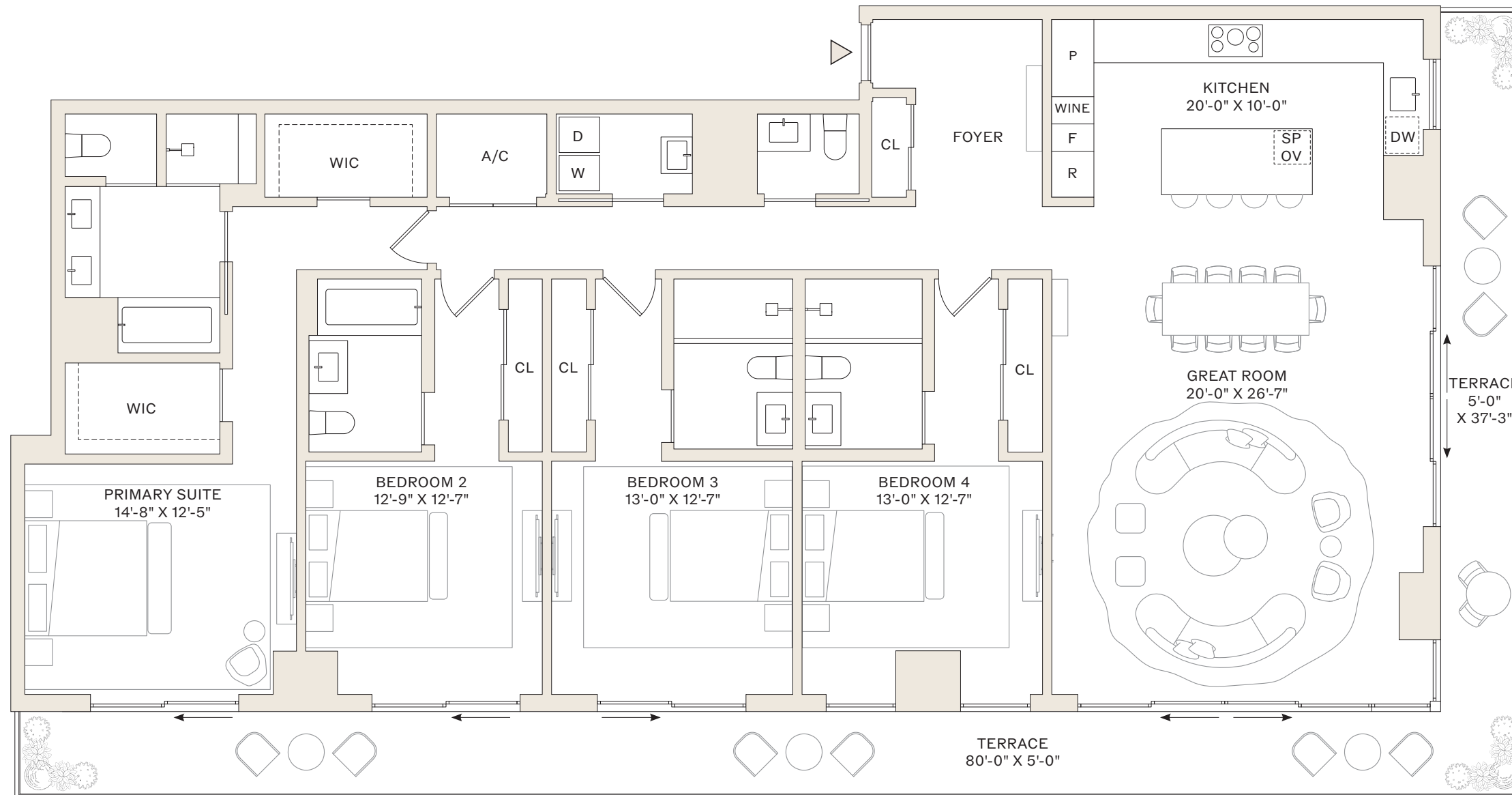
RESIDENCES

FORT LAUDERDALE

RESIDENCES 27-44 B

4 BEDROOMS
4.5 BATHROOMS

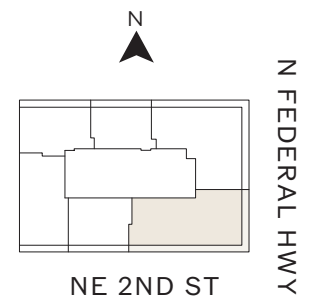
INTERIOR: 2,585 SF
TERRACE: 593 SF



0 2 4 8

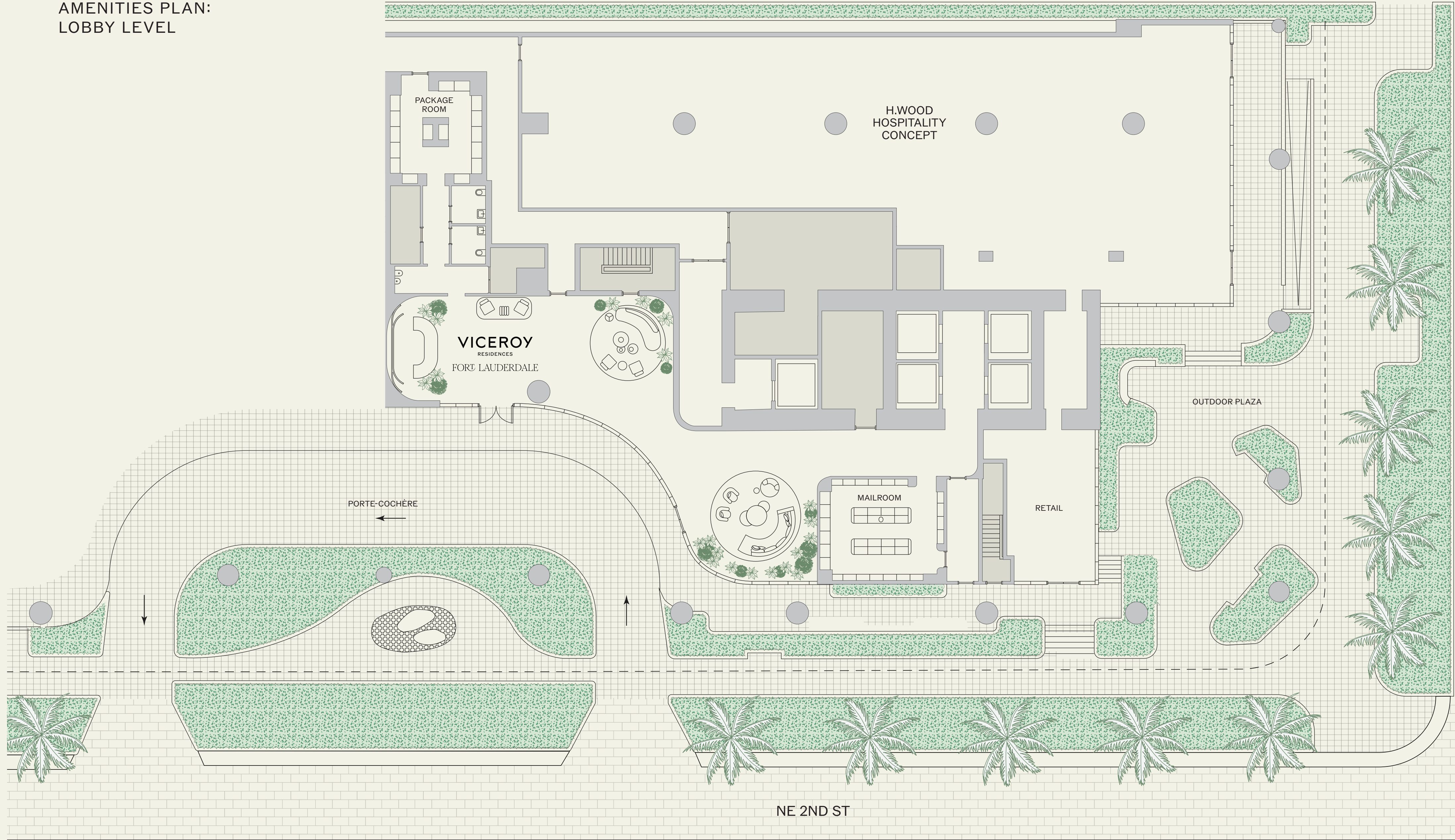


SCALE: 9/64" = 1'

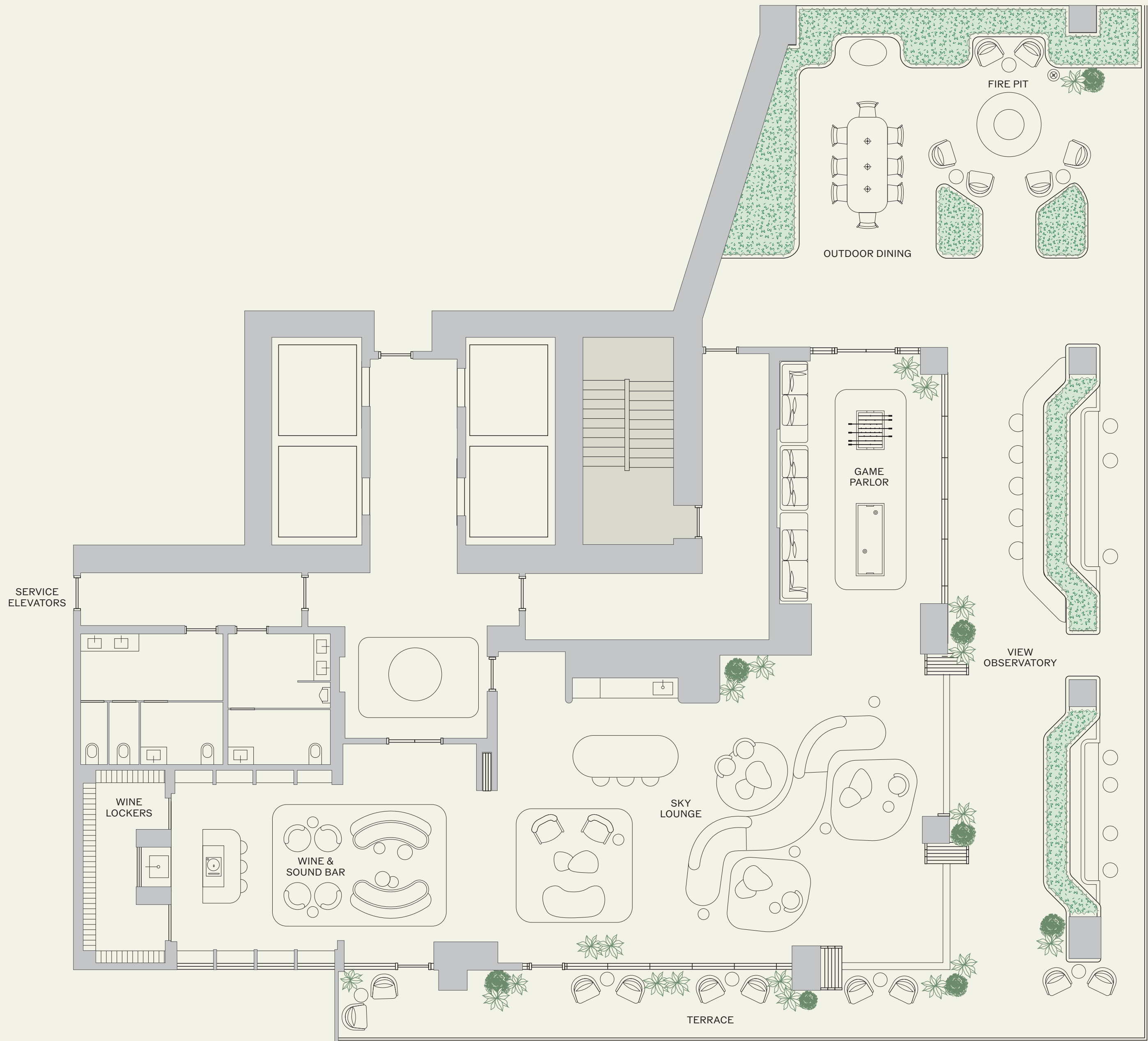


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AMENITIES PLAN:
LOBBY LEVEL



AMENITIES PLAN:
SKY CLUB



ROOFTOP ENTERTAINMENT

- » Rooftop sunset lounge with thoughtfully arranged seating, dining, firepit & incredible sunset views
- » Game parlor with foosball, air hockey, darts, & lounge seating
- » Sky lounge with a wet bar, perfect for entertaining
- » Sound bar and listening room with turntable
- » Private wine lockers, available for purchase