VICEROY BRICKELL

THE RESIDENCES

Brickell Avenue, Miami's epicenter of finance, culture, art, and cuisine. Dynamic energy surrounded by natural beauty. A globally connected lifestyle on the waterfront.

Set in the heart of Brickell, Viceroy Residences are defined by a distinctive combination of refined style, individual character, and renowned Viceroy Brand's five-star services and amenities.


ELLS FARGO



Artist's Conceptual Rendering


VICEROY BRICKELL
THE RESIDENCES
Artist's Conceptual Rendering

CITY LIVING
At Its Finest

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 residential-only 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.


Forever on Miami Time


A Vibrant Skyline
Light From Every Angle
Waterfront Views
Intuitive Design



Sugar Beach, A Viceroy Resort

VICEROY

A NEW *Chapter*

With five-star hotels and residences in Los Cabos, Riviera Maya, Snowmass, St. Lucia, Santa Monica, Chicago, Washington, D.C., Kopaonik in Serbia, and Ombria Algarve in Portugal, Viceroy brings a fresh perspective to hospitality, focused on the richness of experience and genuine connection to the locale and community. For over two decades, Viceroy 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, The New York Times, Vogue, and Departures, among others.

WICKER
NOT IN KANSAS ANYMORE

GHA DISCOVERY

BECOMING A VICEROY RESIDENT *Opens a World of New Doors*

GHA Discovery, the world's largest alliance of independent hotel brands, offers unique and exclusive benefits and experiences across its global portfolio. As members of GHA Discovery, Viceroy Brickell owners gain access to a global collection of 45 hotel brands and 850 properties across 100 countries.

In the Spirit of Place

Every Viceroy hotel and residence is unique to its locale, weaving the brand's impeccable style and exacting service into the natural and cultural landscape of each destination.



VICEROY RESIDENTS' GLOBAL PERKS

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.

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.

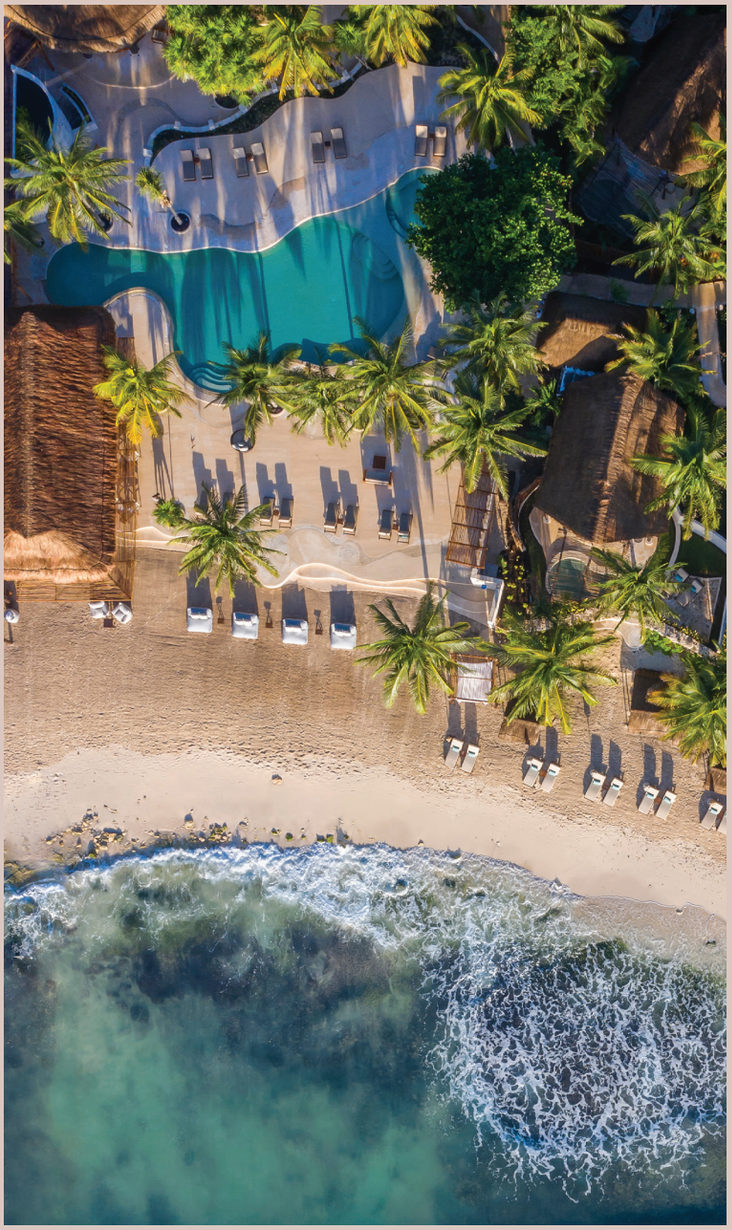
20% Discount on Spa Treatments and Products: During your stays at Viceroy Hotels & Resorts, pamper yourself with a 20% discount on all spa treatments and retail products. The resort will also extend priority reservations to residence owners for all spa treatments.

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

VICEROY DISCOVERY

Viceroy owners gain Elite Status within GHA Discovery's global collection of 45 hotel brands and 850 properties across 100 countries. GHA Discovery, the world's largest alliance of independent hotel brands, offers unique exclusive benefits and experiences across its global portfolio.

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.



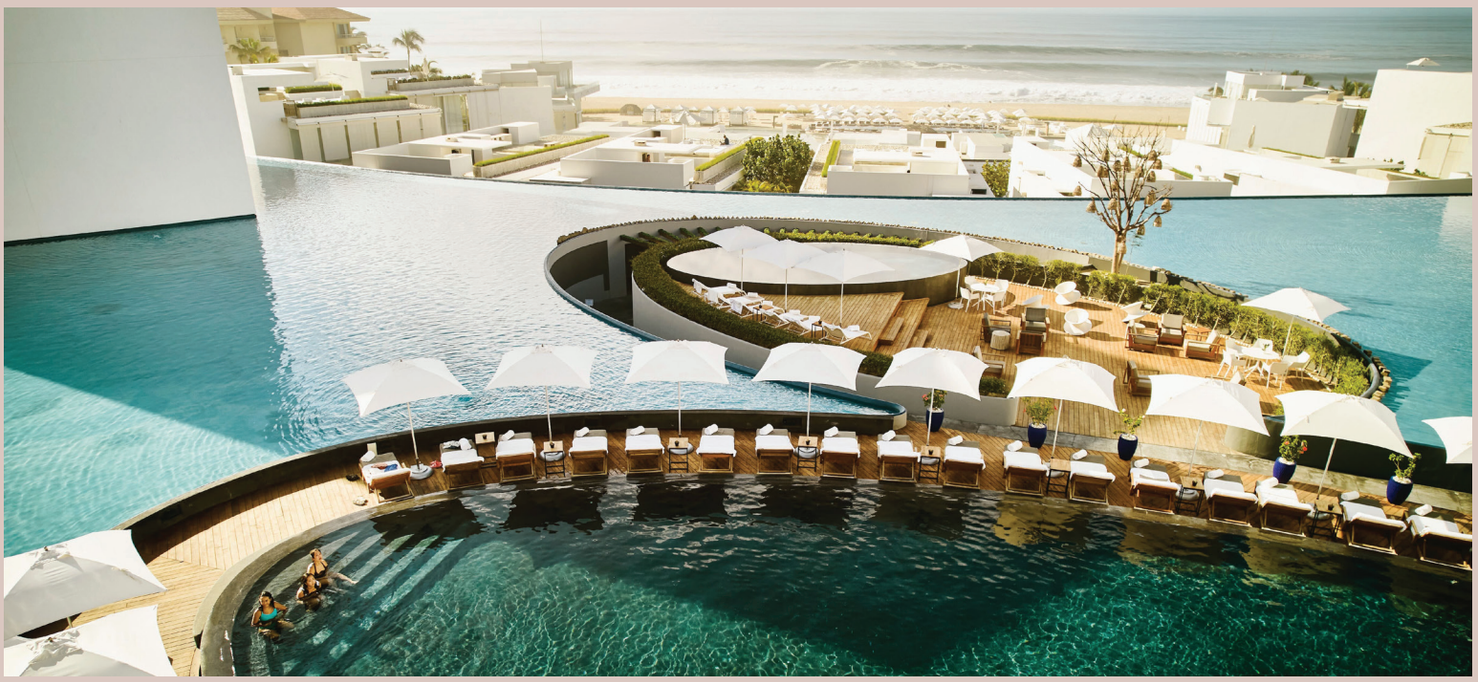
Viceroy Riviera Maya



Viceroy Snowmass



Sugar Beach, a Viceroy Resort



Viceroy Los Cabos



To own a Viceroy Residence is to be a part of the Viceroy story, one that invites you to discover the world through new eyes.

VICEROY RESIDENTIAL SERVICES

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

Viceroy culture concierge with extensive local network

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

Custom in-residence aromatherapy

In-residence botanical care and garden maintenance*

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

Mail/Parcel delivery

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

24-hour valet parking

*Subject to availability. Additional fees may apply.



Artist's Conceptual Rendering

VICEROY BRICKELL THE RESIDENCES

THE BRICKELL *Waterfront*

Viceroy Residences stand at the center of Brickell—minutes from MICHELIN-starred restaurants, world-class museums, luxury shopping, five-star hotels, and renowned art galleries—with Miami's turquoise waters and dynamic skyline as your backdrop.



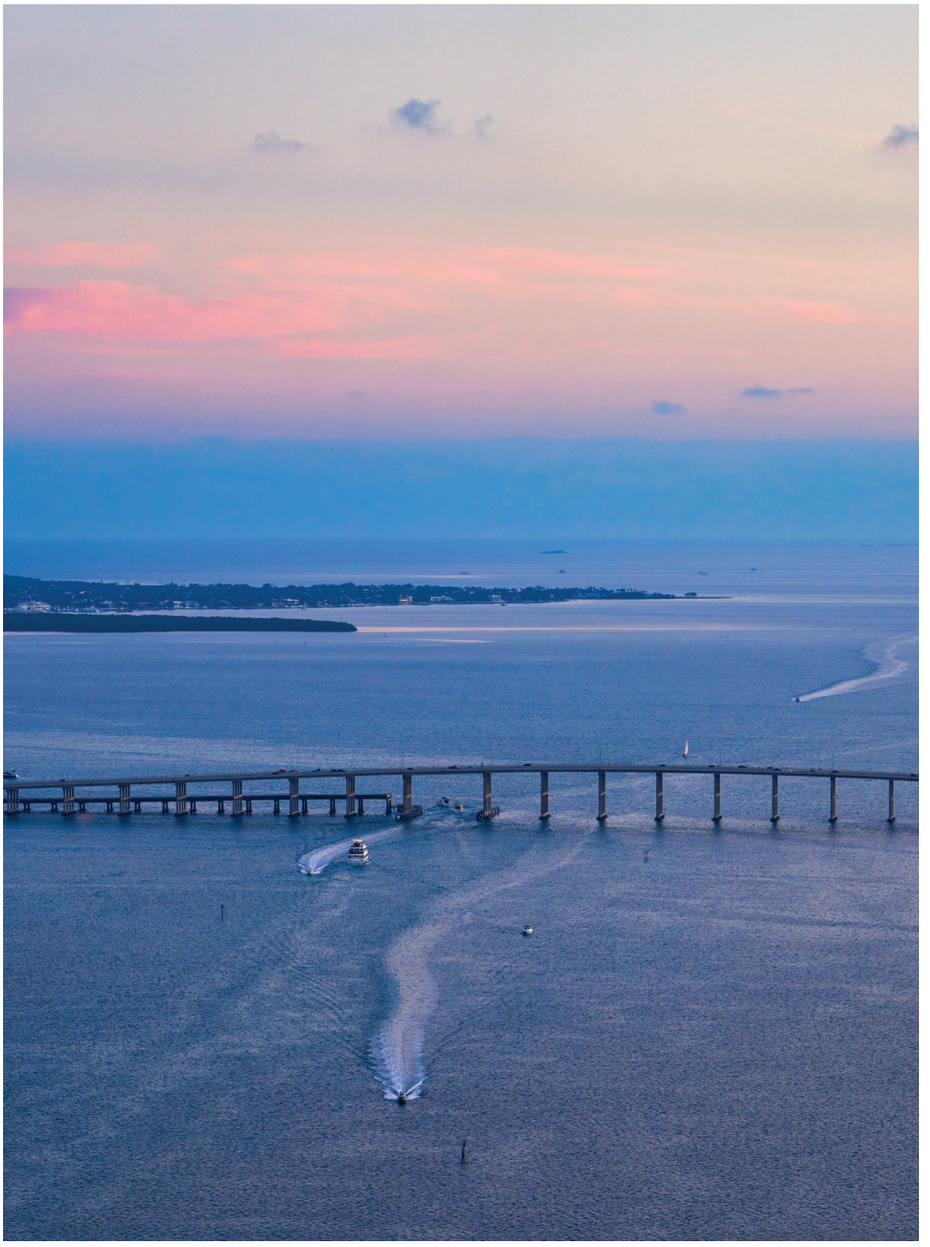
Artist's Conceptual Rendering





The World at Your Doorstep

Living in Brickell puts residents at the center of Miami's global community—an exhilarating environment filled with a diverse group of people and perspectives. The city's greatest experiences—all with unique waterfront access to the Miami River.



While Brickell is Miami's most exclusive and dynamic neighborhood, it is also among the city's most naturally beautiful, with the history and charm of the Miami River, access to boating, riverfront dining, countless landscaped parks, walking paths, and the glittering blues of Biscayne Bay.




Veuve Clicquot



Dining out in Brickell is an experience unto itself, spanning best-kept-secret bistros to intimate meals on the water to numerous MICHELIN-starred restaurants, alongside a diverse collection of cocktail bars and lounges.



World-class shopping, global brands, and luxury designers bring locals and visitors to the center of Brickell's 24-7 energy.


CHANEL
Validate your parking

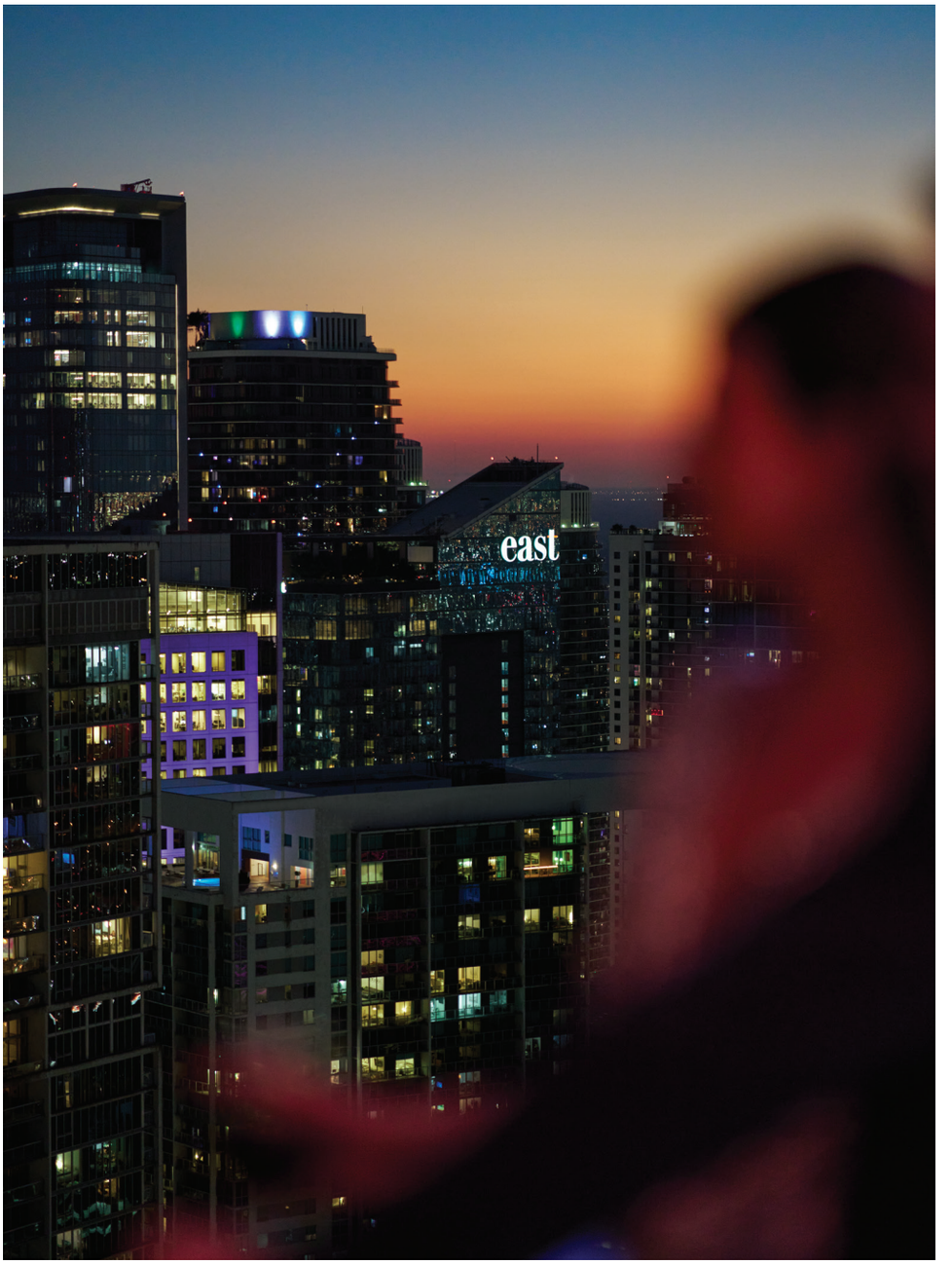






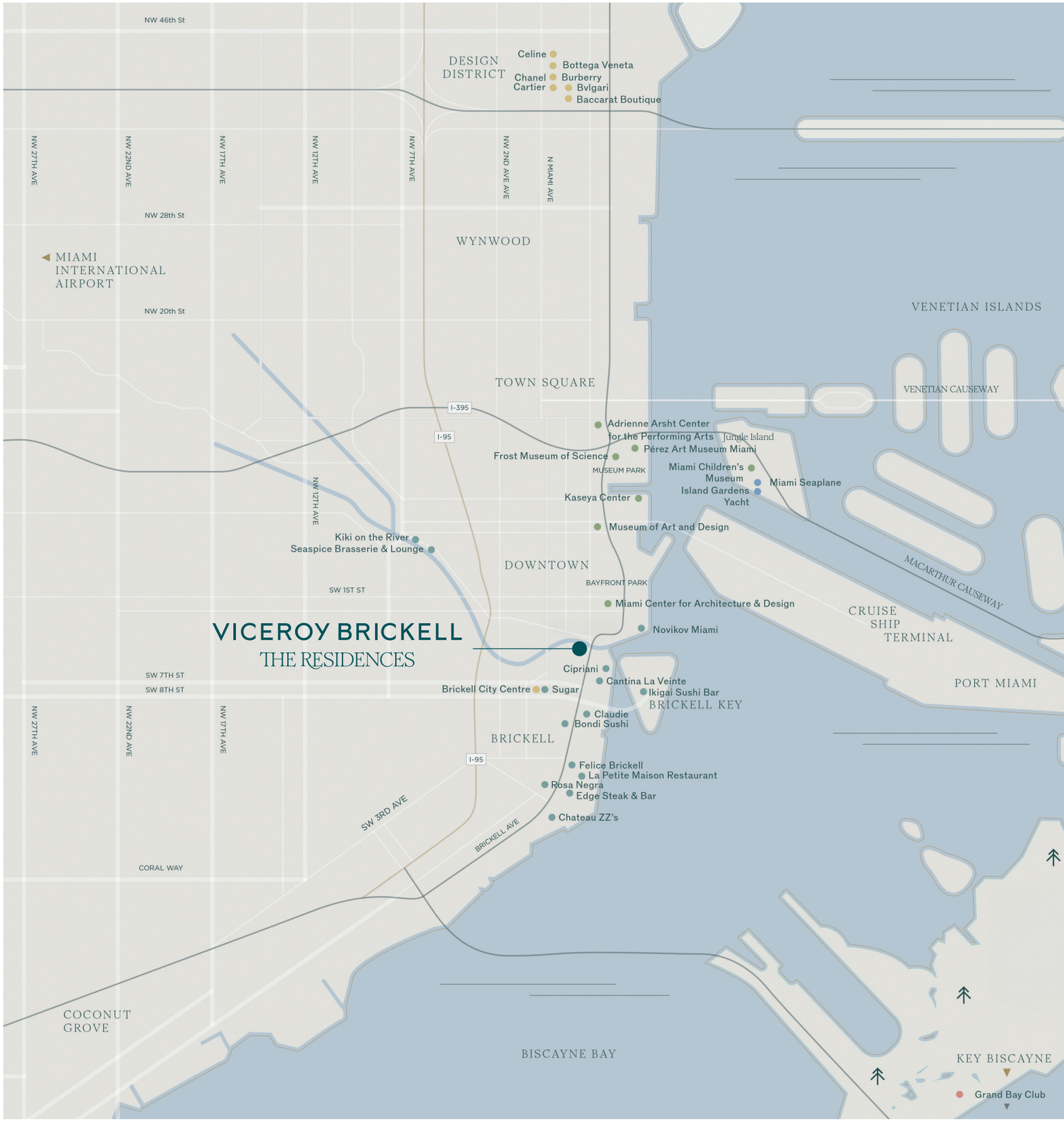
At Home in a Global Epicenter

A global hub of finance, Brickell is connected and inspired—home to abundant green spaces, scenic bayfront parks, endless activities and the exciting energy unique to life on the water.



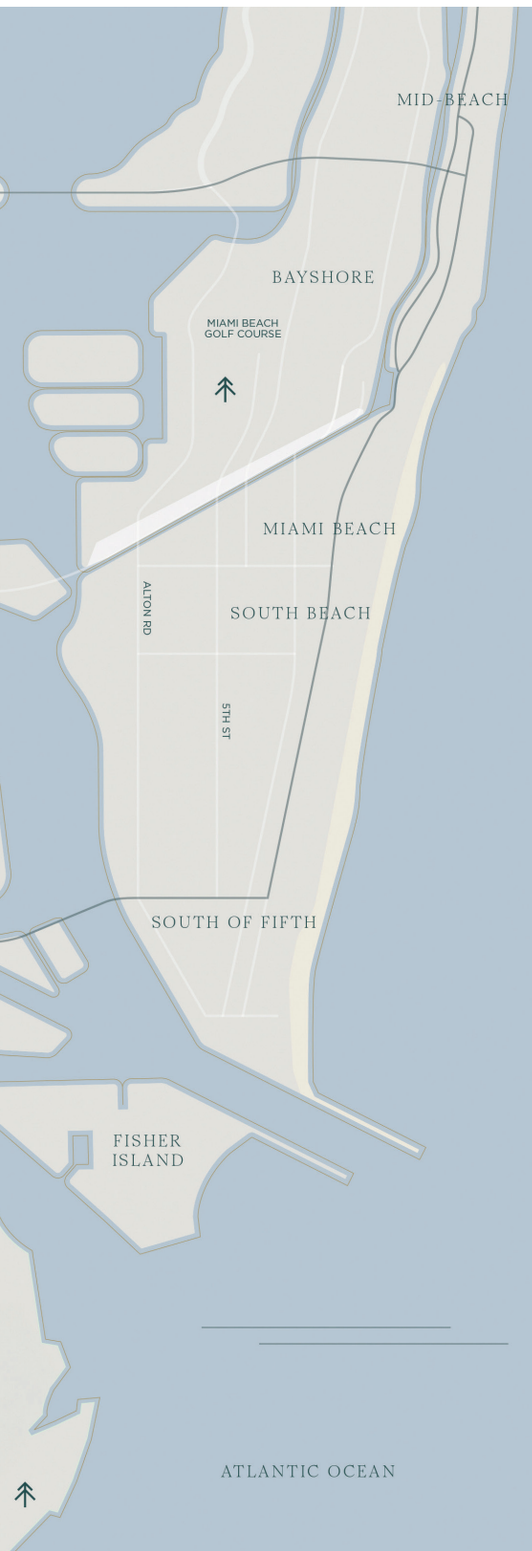
Global style and cosmopolitan energy, blended with the exhilarating rhythm of Miami's vibrant tropical setting.





"The Brickell neighborhood is among South Florida's most well-known and desirable destinations, distilling the very best our region has to offer into a vibrant, cosmopolitan live-work-play community. At Related Group, we've been fortunate to witness and contribute to this community's prominence firsthand. Through the launch of Viceroy Brickell, we extend our commitment to the neighborhood and celebrate our alignment with Viceroy, a brand that embodies elevated spaces and experiences."

—Nick Pérez, President of Related Group's Condominium Division



The Neighborhood

N

Restaurants

Bondi Sushi
Cantina La Veinte
Capital Grille
Casa Tua Cucina
Chateau ZZ's
Cipriani
Claudie
Dirty French
Felice Brickell
Gekko
Hutong Miami
Ikigai Sushi Bar
Il Gabbiano
Kiki on the River
La Mar by Gaston Acurio
LPM Miami
Novikov
Osaka Miami
Quinto Miami
Rosa Negra
Seaspice Brasserie & Lounge
Sexy Fish
Sugar
The Henry
Zuma Miami

Culture & Events

Adrienne Arsht Center for the Performing Arts
FPL Solar Amphitheater at Bayfront Park
CMX Brickell City Centre Cinemas
Freedom Tower
Frost Museum of Science
James L. Knight Center
Kaseya Center
LoanDepot Park
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
Standford and Dolores Ziff Ballet Opera House

Shopping

Brickell City Centre
- Acqua Di Parma
- Apple
- Giuseppe Zanotti
- Rolex
- Saks Fifth Avenue
- TUMI
- Vilebrequin
- Zara

Miami Design District
- Baccarat Boutique
- Bottega Veneta
- Burberry
- Bvlgari
- Cartier
- Celine
- Chanel
- 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
Yacht Haven Grande Miami at Island Gardens
Miami International Airport
Miami Seaplane
Signature Aviation MIA

Parks

Bayfront Park
Brickell Park
Jungle Island
Miami Circle Park
Maurice A. Ferré 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

With bustling Downtown Miami to the north, historic Coconut Grove to the south, Little Havana to the west and glittering Biscayne Bay to the east, Brickell offers swift, easy access to Miami's incredible collection of neighborhoods, including Wynwood and Design District.



The Best of All Worlds in a Single Location





Artist's Conceptual Rendering

BUILDING FEATURES *& Amenities*

Viceroy Residences stand in a striking 45-story glass tower at the center of Brickell, with stunning water and city views, direct access to the Miami Riverfront Promenade, and the world at your door.


Artist's Conceptual Rendering

A Striking Tower at the Center of the Miami Skyline.

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-cochère leading to a stunning high ceiling lobby with elegant lounge area and full-service bar

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

Elevated 14th level resort amenities deck, featuring a heated swimming pool, outdoor spa, poolside cabanas, summer kitchen, outdoor covered dining area, and bocce ball court

Full-service pool cafe and outdoor lounging areas

World-class fitness and wellness center with saunas, custom treatment rooms, and cardio theater

Screening room with cutting-edge audio-visual quality equipment

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

Resident club rooms with bar, billiards, humidors, private dining, wine cellar, and tasting room

Business center including conference room and private work spaces

Virtual gourmet market

Six high-speed key activated elevators

24-hour valet, concierge and security service, and electric vehicle charging stations

Pet-friendly community with lushly landscaped walkways

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



SLEEK PORTE-COCHÈRE

A naturally bright welcome in the center of Miami's most exclusive neighborhood.



Artist's Conceptual Rendering



LOBBY

Fluent, spacious design transforms the lobby into a refined gathering space for residents and their guests.



Artist's Conceptual Rendering



LOBBY BAR

An opulent lobby bar and lounge designed for classic cocktail hours.



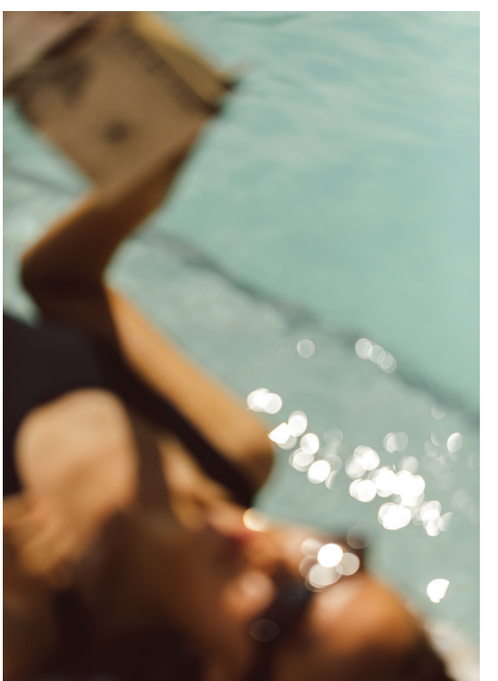
Artist's Conceptual Rendering



RESORT POOL

Abundant amenities bring Miami's sunlight and translucent waters to the height of Brickell on Viceroy's upper amenity deck. Just next door, the iconic pool deck at Baccarat, and the riverfront beyond, adds to the allure of this unmatched location.







POOL TERRACE

Pristinely landscaped, impeccably curated outdoor spaces reveal unexpected pockets of nature.



Artist's Conceptual Rendering



POOL CAFÉ

A playful poolside café, whether or not you go for a swim.



Artist's Conceptual Rendering



PRIVATE DINING

Host with the award-winning cuisine of Viceory Private Dining, served in your residence, for two or twenty.



Artist's Conceptual Rendering



CLUB LOUNGE AND SPEAKEASY
An ideal meeting place for late-afternoon coffee, early-evening drinks, and engaging conversation.



Artist's Conceptual Rendering



BILLIARDS LOUNGE

Elegant billiards room featuring humidor display cabinetry, and vivid skyline views.



Artist's Conceptual Rendering



WINE-TASTING SALON

The Residences are home to an expansive curated wine cellar selected from labels across the globe, with a dedicated tasting room for hosting private events.



Artist's Conceptual Rendering



SCREENING ROOM
A state-of-the-art screening room is optimized with advanced audiovisual technology and immersive sound.



Artist's Conceptual Rendering

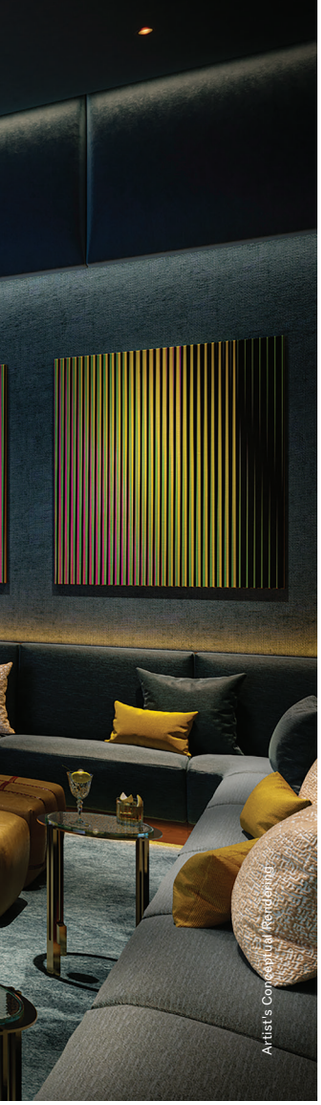


CUTTING-EDGE F1 RACING & LOUNGE

The thrill of the racetrack, the roar of the engines, the energy of the crowd—all in a refined lounge setting, with the game's most innovative simulation that delivers a completely immersive experience.



Gather your friends for an afternoon of cocktails, conversation and state-of-the-art F1 racing. Sharpen your skills behind the wheel, or make it a spectator sport.





VR GOLF LOUNGE

Perfect your swing with a state-of-the-art golf simulator, featuring multiple courses and levels, all in a refined social setting.





FITNESS CENTER

An expansive fitness center features a cardio theater overlooking the Miami skyline, weight training, yoga, saunas, treatment rooms, and more.

Artist's Conceptual Rendering



Viceroy Residents enjoy a full year of complimentary membership to the Grand Bay Beach Club, nestled on the white sand dunes of Key Biscayne just minutes away from home. A beachfront oasis surrounded by breathtaking views and glittering ocean waves.

BEACH CLUB PRIVILEGES

Direct beachfront access

Beachside heated swimming pool

Complimentary towel service, umbrellas, lounge chairs, and food and beverage service at both the pool and beach areas

State-of-the-art fitness and wellness center with dedicated areas for cardio, weight training and stretching, men's and women's locker rooms, Jacuzzi, showers and steam room, changing areas, and complimentary towels and toiletries

Members Clubhouse

World-class dining, including a signature restaurant and terrace, private dining room, lively bar and lounge, and poolside tiki bar—all with sweeping ocean views

Children's pool and playground adjacent to the main pool

Private cabana rentals

Special events and social gatherings

Complimentary valet parking

High-speed WiFi throughout common areas



VICEROY BRICKELL THE RESIDENCES

THE RESIDENCES

Designed by the renowned Meyer Davis Studio, with a mix of warmth and minimalism—a translation of Miami's modern aesthetic to thoughtfully curated spaces that intuitively feel like home.



Wide outdoor balconies with glass railings allow for unobstructed views of the shimmering water and skyline.



Artist's Conceptual Rendering



Bespoke modern interiors appointed with imported finishes and fixtures—soaring, streamlined, and filled with natural light.

RESIDENCE FEATURES

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

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

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

Imported travertine porcelain flooring throughout the residences, including bathrooms and balconies

Glass railing-enclosed balconies in every residence accessible from both the living room and bedroom

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

Smart keyless entry door system

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 including cabinetry-paneled refrigerators & dishwashers, electric built-in cooktops and speed ovens, and GE and Blomberg washers and dryers

Bathrooms featuring frameless glass showers, Brizo luxe-gold finish faucets and Italian cabinetry, all selected by Meyer Davis Studio

Smart building pre-wired for high-speed WiFi, data/voice, and cable satellite video

Walk-in closets in most residences

Sprinkler fire protection system

High-efficiency central air conditioning and heating systems



CITY FLAT

Light and airy, an open Italian kitchen and living room balance indoors and out, with captivating water and skyline views.



Artist's Conceptual Rendering



ITALIAN KITCHEN

A porcelain slab backsplash lends striking, refined materiality.



Artist's Conceptual Rendering



PRIMARY BATHROOM

Appointed with frameless glass showers, Brizo luxe-gold finish faucets, and Italian cabinetry.



Artist's Conceptual Rendering



LIVING ROOM
At dusk, the Residences are illuminated by the Miami sky and gleaming lights of Brickell.



Artist's Conceptual Rendering



Artist's Conceptual Rendering



Versatile studio floor plans allow for a living room setting during the day that easily transforms to a restful bedroom at night.



PRIMARY BEDROOM
A clean-lined and minimalist bedroom offers breathtaking views.



Artist's Conceptual Rendering


VICEROY BRICKELL
THE RESIDENCES
BACCARAT
FUTURE TOWER
01
02
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A New Lens
Design That Lets in the Light
A Glittering Turquoise Bay
Views That Tell Stories





A New Point of View



The Residences rise from the center of Brickell, overlooking a stunning canvas of Biscayne Bay, Miami River, and the vibrant city skyline.

Artist's Conceptual Rendering

East



Northeast





NORTHERN VIEWS

Breathtaking vistas of Brickell's sparkling waterfront and the ocean beyond.

Northwest







SOUTHERN VIEWS

A vibrant canvas of Miami's dynamic skyline.

Southwest



South







Southeast





Artist's Conceptual Rendering

THE TEAM

"Partnering with Related Group on Viceroy Brickell Residences is the perfect alignment of vision and values. Together, we're creating more than just a building—we're delivering an experience that combines the energy of Brickell, the service of a luxury hotel, and the thoughtful lifestyle programming Viceroy is known for. It's a true collaboration, and we're raising the bar for what residential living in Miami can be."

Arash Azarbarzin
Principal and CEO of Highgate, owner of Viceroy Hotel Group



Apogee South Beach, Florida

RELATED GROUP | DEVELOPMENT

Established in 1979, Related Group is Florida's leading developer of sophisticated metropolitan living and one of the country's largest real estate conglomerates. Since its inception more than 45 years ago, the company has built, rehabilitated, and managed over 100,000 condominiums, rental, and commercial units. The firm is one of the largest privately owned businesses in the United States with a development portfolio worth more than $40 billion. Currently, Related Group has 90+ projects in varying phases of development. The company has earned international status for its visionary designs and development of luxury condominiums, market-rate rentals, mixed-use centers, and affordable properties – all built with the goal of positively impacting neighborhoods and improving quality of life across all demographics. Related Group has redefined real estate by diversifying both its products and buyers, expanding internationally while also sponsoring public art installations that enhance cities' global culture and streetscapes



Palácio Tangará, São Paulo, Brazil

GTIS PARTNERS | DEVELOPMENT

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 seven other partners. The firm manages $4.5 billion in gross assets and is active across a wide range of real estate sectors including single-family and multifamily housing, office, industrial/logistics, and hospitality as well as opportunity zone investments. The firm invests at various points in the capital structure including credit, common equity, and structured equity. In the US, GTIS has invested in over 215 assets across 45 unique markets including growth areas such as Miami, Phoenix, Dallas, Houston, Denver, Atlanta, Tampa, and Charlotte. In Brazil, GTIS is among the largest real estate private equity firms with holdings including office, residential, logistics, and hospitality investments. Marquee assets developed by GTIS Partners in São Paulo include the Infinity office building and Palácio Tangará, a five-star resort style hotel.



Viceroy Los Cabos, BCS, Mexico

VICEROY | BRAND

Viceroy is a constellation of discovery, designed to bring us closer to the stories that make our world unique. Built from its locale, and with deep partnership with our people and developers, each Viceroy holds its own world, its own perspectives, and its own surprises. With locations spanning Algarve (Portugal), Los Cabos (Mexico), Snowmass (Colorado), St. Lucia (West Indies), Riviera Maya (Mexico), Kopaonik (Serbia), Santa Monica (California), Chicago (Illinois), and Washington, D.C., Viceroy redefines hospitality through rich experiences and authentic connections, fostering unforgettable narratives for every traveler. Recently named one of the 'Top 25 Hotel Brands' in Travel + Leisure World's Best Awards 2024, Viceroy continues to earn global recognition for its innovative and immersive offerings.



Testimonio II, Monaco, France

ARQUITECTONICA | ARCHITECTURE

Since its inception in 1977, the award-winning Arquitectonica received nearly instantaneous acclaim, equating the firm's bold modernism with a renaissance in Miami's urban landscape. Led by Principals Bernardo Fort-Brescia and Laurinda Spear, Arquitectonica continues to push the limits of design with its innovative use of materials, geometry, pattern, and color to introduce a new brand of humanistic modern design to the world. Today, Arquitectonica holds a major presence on the international stage. With offices in Miami, New York, Los Angeles, West Palm Beach, Paris, Hong Kong, Shanghai, Manila, Lima, and São Paulo, Arquitectonica is a major presence on the international stage.



W Rome, Italy

MEYER DAVIS STUDIO | INTERIOR DESIGN

Founded in 1999 by Will Meyer and Gray Davis, Meyer Davis is an award-winning interior design studio that has been globally recognized for its work in hospitality, commercial, and luxury residential design. With offices in New York City, Los Angeles, Miami, London and Dubai, Meyer Davis' projects boast a welcoming, residential quality that offer a generous sense of warmth and comfort. It is this harmonious marriage of seemingly disparate elements – public and private, old and new, uptown and downtown – that is quintessentially Meyer Davis. The studio has completed projects worldwide for luxury brands such as 1 Hotel, Mandarin Oriental, W Hotels, Mr. C, Four Seasons, and Auberge Resorts, in addition to restaurants and retail projects for the likes of Marcus Samuelsson, Andrew Carmellini, Dario Cecchini, and Oscar de la Renta; as well as private residences for luminaries like Jenna Lyons and Jorge Pérez. Meyer Davis believes that great design works on multiple levels, weaving together bold design moves and striking details to ensure that when completed, each project makes an immediate and lasting impact.



PAMM Miami, Florida

ARQUITECTONICA GEO | LANDSCAPE ARCHITECTURE

Founded in 2005, ArquitectonicaGEO is an award-winning design studio specializing in landscape architecture, planning, and urban design. ArquitectonicaGEO, led by Laurinda H. Spear and Margarita Blanco, has elevated the conversation about the important role landscape architecture plays—as well as the contributions it can make—in the face of climate change and sea level rise.

VICEROY BRICKELL

THE RESIDENCES

Sales Lounge
444 Brickell Avenue, Miami, FL 33131
Suite One - Lobby Level
ViceroyBrickellResidences.com
305 676 2040

RELATED GTIS PARTNERS VICEROY

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.

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Sketches, renderings, or photographs depicting lifestyle, amenities, food services, resort services, rental services, finishes, designs, materials, furnishings, fixtures, appliances, cabinetry, soffits, lighting, countertops, floor plans, specifications, or art contained in this brochure are proposed only and the Developer reserves the right to modify, revise, or withdraw any or all the same in its sole discretion and without prior notice. No water view or other specific view is guaranteed. Views from Units vary depending upon the Unit selected. Dimensions and square footage are approximate and may vary depending on how measured and based upon actual construction. Also, locations and layouts of windows, doors, closets, plumbing fixtures, and structural and architectural design elements may vary from concept to actual construction. 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No installed art is owned by the Condominium Association unless the installation is specifically gifted or sold to the Association by written and signed agreement between the Developer and the Condominium Association. The Prospectus is not a securities or investment offering. No statements or representations have been made by Developer, or any of its agents, employees, or representatives with respect to any potential for future profit, future appreciation in value, investment opportunity potential, rental income potential, or other benefits to be derived from ownership of one or more Units, but if made such statements should not be relied upon in your Unit purchase decision. The Developer, its agents, employees, and representatives are also not tax advisors and statement(s) made with respect to tax benefits of ownership should not be relied upon in your Unit purchase decision. 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