

VICEROY
RESIDENCES
FORT LAUDERDALE



Exclusive Ownership Benefits
NAFTALIGROUP

VICEROY FORT LAUDERDALE OWNERSHIP BENEFITS

To own a Viceroy Residence is to become part of the larger Viceroy narrative—one that brings you closer to the places you call home and invites you to experience local culture and community with fresh perspective.



VICEROY DISCOVERY LOYALTY PROGRAM

A home at Viceroy Residences Fort Lauderdale includes elite status in the Viceroy DISCOVERY Loyalty Program, encompassing 40 hotel brands with 800 hotels across 100 countries. Benefits below are available at all Viceroy Hotels & Resorts*.



Owners enjoy exclusive access to the following services and lifestyle experiences:

- 24-hour lobby attendant
- Seamless mail and package delivery to your doorstep
- Privileged entry to local sporting events, fashion experiences, and behind-the-scenes visits to high-profile exhibitions and cultural institutions
- A dedicated cultural and experiences concierge
- Quarterly social activations and a curated programming calendar, including fitness and wellness offerings upon owner request
- Access to pet care, plant care, and away-from-home maintenance*
- Personal shopping and delivery services, including dry cleaning, grocery, and pharmacy*
- Catering and event-planning services for private meetings or events*
- Use of bicycles and electric bikes*

* Subject to availability; additional fees may apply. Residents can coordinate all services through the on-site concierge.



Owners are enrolled from day one, with exclusive perks and flexible rewards—no stay required. Benefits include:

- Discounted room rates up to 20%
- Complimentary room upgrades*
- Early arrival / late check-out*
- 20% discount on spa treatments and spa retail
- Complimentary internet access
- Access to exclusive offers, curated experiences, and cultural events
- Earn and spend Discovery \$ across hotels - from dining, spa, golf, experiences, and even the hotel bill

* Subject to availability. For the current list of participating hotels, please visit the Viceroy Hotels & Resorts website.

VICEROY YACHT CLUB

The Viceroy Yacht Club offers residents access to yacht charters, sport fishing and events, delivering the yachting experience without boat ownership. Fostering the development's connection to Fort Lauderdale's unrivaled waterfront lifestyle, eligible buyers will receive a limited membership to the Residence Yacht Club, which includes a complimentary private yacht charter experience, subject to eligibility and availability. Members can enjoy sunset or half-day excursions aboard luxury vessels, creating effortless moments of relaxation and excitement on the water.



VICEROY × FORT

Viceroy Residences Fort Lauderdale is proud to be the Official Premier Residence Partner of The FORT- South Florida's largest and most prestigious pickleball and social club.



Residence Yacht Club membership benefits include:

- Exclusive member charter rates
- Yacht experience concierge
- Private captain crew
- Sprinter transportation to and from the yacht
- Invitations to private member events
- Complimentary Moët champagne
- Refreshments, towels, tableware, fuel, and water toys (e.g., paddleboards, floating mat)



Owners enjoy exclusive access to a premier stretch of the Fort Lauderdale beachfront off Las Olas Boulevard:

- Dedicated resident-only beach area with umbrellas and chairs
- Daily beach access with full staff service
- Complimentary beach towels and water bottles*
- Covered daybeds available for rent at a preferred rate
- Watersport experiences available for purchase

* Subject to availability. Coordinate through the building concierge.

VICEROY BEACH CLUB



Owners will receive a complimentary one-year Social Membership to The FORT, featuring:

- Full access to The FORT's elite facility
- Open and skill-curated play, thoughtfully scheduled
- Preferred rates on private court reservations
- Preferred pricing on private instruction, clinics, and league play
- Invitation-only member events and signature tournaments
- Guest access privileges (guest fee applies)
- Exclusive savings at the Pro Shop



VICEROY
RESIDENCES
FORT LAUDERDALE

NAFTALIGROUP

 **DouglasElliman**
Development Marketing



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. 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 SKETCHES, RENDERINGS, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS BROCHURE 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. NAFTALI GROUP IS NOT THE DEVELOPER. THE DEVELOPER OF THE CONDOMINIUM IS 201 N FEDERAL HIGHWAY CONDO LLC. THE COMPLETE OFFERING TERMS ARE IN A CPS12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP240096.