VICEROY

RESIDENCES

CLEARWATER BEACH

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.



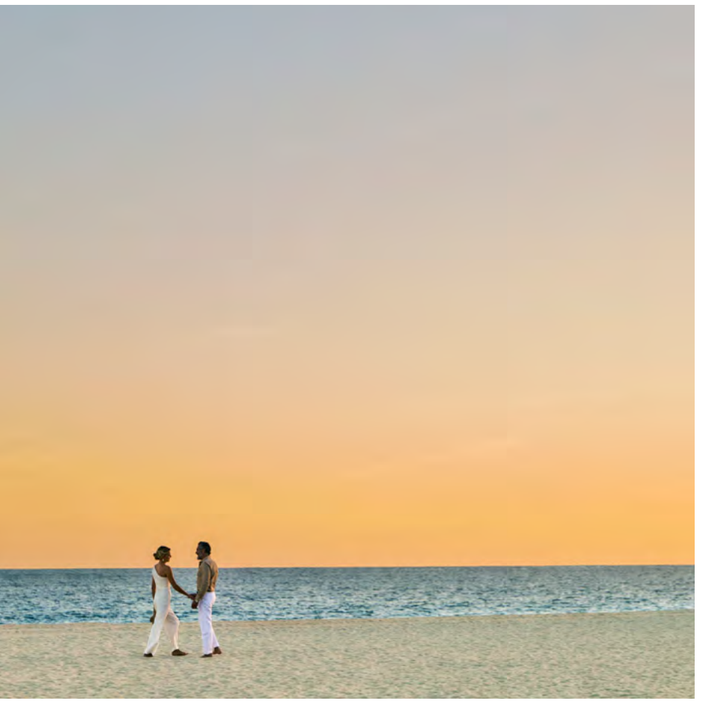
On the white sands
beside the turquoise waters

along a rare stretch
of barrier island beach





a sunswept oasis of
exceptional living arrives.





INTIMATE ENCLAVE.
INFINITE LIVING.

LIVE AT THE EDGE OF YOUR OWN HORIZON

An unprecedented expression of private beach living arrives with an intimate collection of new residences, offering sweeping sunset views over the Gulf of Mexico and the infinite possibilities of an exceptional array of beachfront amenities, services, and experiences. Elegance is effortless and beauty has no horizon in this serene oasis of modern coastal luxury on the white sands of Clearwater Beach.

Life feels infinite here, flowing effortlessly from peace to possibilities.



Interiors by Stephen G. has elevated the expression of luxury coastal living, highlighting sleek design elements and highest-end finishes including Italian custom kitchens, and Wolf and Sub-Zero appliances. Primary suites embrace spa-like baths amid these light-filled residential sanctuaries of optimal comfort and style.

ELEVATED LUXURY. EVOLVED.

WORLD-CLASS IN A CLASS OF ITS OWN

Luxurious evolves to transcendent in 86 world-class residences designed by the acclaimed Randall Stofft Architects. Set privately apart in two, nine-story waterfront towers, a limited number of residences, including eight exquisite penthouses, graces each floor ranging from 2,700 square feet up to 6,700 square feet. Expansive, flow-through designs feature soaring ceilings and walls of glass opening to grand terraces overlooking panoramic water views.

Sleek, contemporary elegance envelops each residence oriented for sunset water views.



The ultimate building design for ultimate peace of mind.

The 86 private Gulf-front residences have been meticulously designed to set a new standard of luxury living, offering unprecedented quality and protection. Built to exceed Florida condominium standards, these residences ensure peace of mind both in-residence and while away. With features like backup power systems, you'll never be without the comforts of home — enjoy air conditioning, appliances, and lighting even during power outages.

- Four direct-connect gas-powered backup generators with continuous fuel source supporting all life safety systems, all amenity areas, and every elevator in our buildings
- All residences come standard with backup power for air conditioning, full lighting and receptacles, cold appliances, range, oven and hot water throughout
- Garage-level mechanical rooms, storage, and elevator lobbies are flood resistant to 12" NAVD elevating above the 500-year flood level
- Main entrance and amenity level sits at 18'6" NAVD, 6' above the 500-year flood level
- Window systems designed with missile impact glass capable of withstanding winds of 165 miles per hour

Timeless comfort meets a *modern sensibility*
on the stunning shores of the Gulf of Mexico.





LIVE EXCEPTIONALLY.

A NEW ERA OF LUXURY BEACH LIVING BEGINS

Welcome to a private beach experience rivaling the world's most celebrated resorts, enhanced by the global hospitality of Viceroy. Elegant arrivals begin with the porte-cochère and valet service, entering into a stylish lobby attended by an accommodating concierge. Private elevators lead up to the residences, and elevated amenities include an elegant clubroom, game and media room, owners restaurant and bar, a stunning waterfront fitness center, and a lavish indoor and outdoor spa indulging wellness at every level of exceptional.

Lives like a vibrant beach resort, privately and personally tailored to you.





RELAX EFFORTLESSLY.

AN OASIS OF BEACHFRONT INDULGENCE

Nestled along a secluded crescent-shaped beach, this private oasis features poolside lounging and intimate beach dining embraced by the natural beauty of sand and sea amid clusters of seagrape trees and coconut palms. Happy afternoons in a shady cabana lead into blissful evenings of handcrafted cocktails at the beach bar or the sunset deck, and onto starlit gatherings around the firepit. From shaded hammocks to breezy daybeds, each corner is thoughtfully designed and intuitively served for effortless enjoyment.

Engage, reconnect, dare to dream in the uncompromised everyday.





LIVE THE STORY.

WHERE EXPERIENCES MOVE YOU

For the first time, the anticipatory and intuitive service of the global Viceroy brand creates a residential experience like no other on Clearwater Beach. Renowned for its savvy, charismatic style, Viceroy hospitality elevates everyday moments with an ethos of ease, from a towel by your daybed on the beach to experiences that move you, such as chef's dinners or local artisan showcases. An on-site experience manager ensures you live your own exceptional story, and the staff thinks of your every wish, often before you do.

Energy, elegance and ease are brought to life.





Sugar Beach, a Viceroy Resort

AT HOME AND AWAY.

AN ISLAND OF LUXURY, A WORLD OF POSSIBILITIES

As a Viceroy Residences Clearwater Beach owner, you are known at Viceroy Hotels & Resorts around the world. Experiencing the same level and cachet of service you enjoy at home whenever you travel to any of the Viceroy destinations, you also receive special owner discounts, privileged advantages such as early and late checkout, and premier access for dinner, spa and other reservations. While your private residence may be your favorite destination, ownership opens a world of possibilities waiting to be discovered.

One residence opens your world to all the city and seaside destinations of Viceroy.



Viceroy at Ombria Algarve



Viceroy Los Cabos

ON THE COVETED COAST.

BEACH AND CULTURE BLEND BEAUTIFULLY

A rare coastal location renowned for soft white sands, crystal-clear waters and endless sunshine, Clearwater Beach offers boating, fresh local seafood, sunset festivals and sand sculpture events a stroll away. Downtown Clearwater's dining, theater, shopping and culture are nearby, as are the international airports, boutiques, restaurants and championship sports of Tampa and Sarasota. On Florida's Gulf Coast, this experience-rich environs beckons family and friends to share time with you in your sunswept oasis.

One of the best beaches in the U.S. is at your feet, and downtown culture is nearby.





VISIONARY TEAM

Brought to you by the visionary developers, BH3 Management and U.S. Development, with architectural design by Randall Stofft Architects, interior design by Interiors by Steven G, and the global cachet of Viceroy.

BH3 MANAGEMENT

DEVELOPER

BH3 Management is a real estate investment and development firm known for its innovative, high-impact projects across the United States, particularly in South Florida and New York. BH3 specializes in luxury residential, commercial, and mixed-use properties. Known for executing exceptional large-scale projects, BH3 has built a reputation for architectural innovation, transformative urban contributions, and a commitment to delivering high-quality properties that meet the needs of owners and local communities.

U.S. DEVELOPMENT LLC

DEVELOPER

U.S. Development, LLC is a forward-thinking real estate development firm with a strong emphasis on creating luxury residential and commercial properties and more than $1 billion worth of residential projects in their East Coast portfolio. With projects spanning major metropolitan areas, the company focuses on building environmentally conscious spaces that offer both functionality and opulence. Their strategic, sustainable development process is a testament to their dedication to enhancing urban landscapes, while preserving the natural environment, and the firm excels in leveraging their expertise to transform real estate into iconic landmarks.

VICEROY

THE BRAND

Viceroy Hotels & Resorts is a luxury hospitality brand known for its commitment to creating bold, unique, and immersive travel experiences. With properties across the United States, the Caribbean, and beyond, Viceroy Hotels combines luxury with local culture, offering an unparalleled blend of sophistication and relaxation. With exceptional service and world-class amenities, each Viceroy property reflects its location, with décor, architecture and hospitality designed to connect guests with the essence of their destination.

STOFFT ARCHITECTURE + DESIGN GROUP

DESIGN ARCHITECT

Founded by acclaimed architect Randall Stofft, Randall Stofft Architects is renowned for its ability to merge timeless elegance with modern sensibilities. With a portfolio that spans luxury residences, commercial buildings, and stunning hospitality projects, the firm is highly regarded for its meticulous attention to detail and commitment to client vision. Randall Stofft Architects incorporates classical and contemporary design elements, exuding warmth, sophistication, and a seamless integration of indoor and outdoor spaces.

bc architects

ARCHITECT OF RECORD

A boutique architectural firm, BC Architects has more than three decades of experience in architectural design and production. With an established reputation for excellence, the firm has solid roots in South Florida's evolution with a repertoire of more than 50 projects spanning commercial, mixed-use and residential development.

Interiors by Steven G. INC.

INTERIOR DESIGNER

Interiors by Steven G. is one of the premier interior design firms in the United States, offering comprehensive design solutions that cater to a diverse range of luxury residential and commercial clients. The firm specializes in crafting interiors that reflect client personalities while adhering to the highest standards of style and sophistication with meticulous attention to detail and the latest trends.

edsa

LANDSCAPE ARCHITECT

For EDSA, design is a way of life – a professional philosophy, a creative rallying, and a shared purpose in support of excellence. Their global experience pays tribute to the passionate creation of distinctive, innovative, and inspiring environments. Working in conjunction with nature to achieve impressive results with enduring appeal, they design outdoor spaces that are timeless, never forced – and establish relationships that strengthen these concepts for future projects and generations. With an eye toward holistic development, land preservation, and aesthetic cognizance, their designers improve the relationship between people and place.

UNITED LANDMARK ASSOCIATES

STRATEGIC MARKETING & ADVERTISING

As one of the industry's pioneering real estate marketing and advertising firms since 1985, United Landmark has established a heritage of leadership and innovation in partnership with some of the world's leading developers, builders, and luxury hospitality brands.





FULLY SERVICED WATERFRONT CONDOMINIUM RESIDENCES

805 S. Gulfview Blvd., Clearwater, FL 33767

BH3 MANAGEMENT

U.S. DEVELOPMENT LLC

Broker participation is welcomed and encouraged. ALL INFORMATION PROVIDED, INCLUDING PRICING, IS SOLELY FOR INFORMATIONAL PURPOSES, IS SUBJECT TO CHANGE AND MAY NOT BE RELIED UPON.

Any and all plans, sketches, renderings, images, graphic materials, brands, specifications, terms, prices, conditions, statements, dimensions, areas, amenities, improvements and other information depicted or described in this brochure are conceptual only ("Items"). The Developer reserves the right to modify, revise or withdraw any or all Items to the full extent, if any, not prohibited under the applicable purchase agreement. All improvements, designs and construction, and changes thereto, are subject to first obtaining the appropriate federal, state and local permits and approvals for same.

Renderings and other Items are not drawn to scale and may depict certain proposed views, which are not identical from each unit and are shown solely for illustrative and convenience purposes. No guarantees or representations whatsoever are made that existing or future views of the project and the surrounding areas depicted by Renderings or other Items, or as otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from a unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature.

Any images, drawings and designs or other Items depicting an adjoining beach, and any other information contained herein with respect to a beach, are conceptual only and should not be relied upon. No representations are being made that any beach will be permitted or will exist, or that any sand or other improvements will be added to the area adjacent to any seawall or other coastline areas, or that they are otherwise attainable or will be permitted, or if permitted, when they will be performed, or if performed, that they will be in any particular location, or of any particular type, manner, amount or quality. The Developer disclaims any and all such representations and each Buyer shall be deemed to have waived, released and relinquished any claims and remedies with respect thereto. Any improvements or other changes to the coastline areas adjacent to the Condominium Property, if any, may be restricted by, or may otherwise be subject to, various governmental requirements, restrictions, regulations, controls and approvals.

In no event shall any of the Items, or any changes thereto, be relied upon by any Buyer as representations by the Developer, express or implied, of the final detail of the units, the remainder of the Condominium or the surrounding areas and buildings. The Developer disclaims any such representations, and each Buyer shall be deemed to have waived, released and relinquished any claims and remedies with respect thereto.

This project is being developed solely by 805 Gulf Owner LLC, a Delaware limited liability company ("Developer"), which was formed solely for such purpose. U.S. Development ("USD") and BH3 Management ("BH3"), are affiliated with Developer, but are not the developer of this project. The Developer has a limited right to use the trademarked names and logos of USD and BH3 pursuant to a license and marketing agreement with USD and BH3. Any and all statements, disclosures, and/or representations shall be deemed made by Developer and not by USD and BH3 and each buyer should look solely to Developer (and not to USD and BH3 and/or any of its other affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

The Condominium is not owned, developed or sold by Viceroy Hotels, LLC, or its affiliates and related persons and entities (collectively, "Licensor"). Developer uses certain Viceroy trademarks in connection with the sales and marketing of the Units in the Condominium under a limited, non-exclusive, non-sublicensable, non-transferable, conditional license from Licensor. The foregoing license may be terminated or may expire without renewal, in which case neither the Unit nor any part of the Condominium will be identified as a Viceroy branded project or have any rights to use the Viceroy trademarks.

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