VICEROY
RESIDENCES
CLEARWATER BEACH

PURCHASER'S GUIDE



OVERVIEW

The ultimate expression of private beach living arrives with an intimate collection of grand new, fully serviced residences offering sweeping sunset views over the Gulf of Mexico and the infinite possibilities of an exceptional array of waterfront 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.

BUILDING OVERVIEW

- Two nine-story towers designed by Randall Stofft Architects
- Limited collection of 86 private gulf-front residences, including eight exquisite penthouses, expertly designed by Interiors by Steven G.
- First-ever luxury condominium building in the region with state-of-the-art resiliency features
- 25,000 square feet of indoor and outdoor elevated amenities dedicated exclusively to the 86 residences
- Full-time reception, concierge, valet and porter service
- On-demand pool and beach attendant with full-service Experience Manager
- Impressive second-level porte-cochère and lush, urban garden which creates a discrete and private, yet welcoming arrival experience
- Keyless residential entry, guest registration and secure access management with 24/7 guard services

Resiliency Features

- 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

RESIDENCES

Luxury is elevated to transcendent in 86 world-class residences designed by Randall Stofft Architects, with stunning interiors by Steven G. Set privately apart in two, nine-story waterfront towers, a limited number of residences grace each floor from 2,700 to up to 6,000 square feet. Each light-infused sanctuary features soaring ceilings and walls of glass opening to grand terraces and captivating water views.

RESIDENCE FEATURES

Residences Overview

- Limited collection of 86 exclusive condominiums will be fully finished with two to five bedrooms, providing from 2,078 to 3,443 square feet. The penthouse collection ranges from 2,379 to 6,125 square feet.
- Abundant natural light from 10' high ceilings and windows with sliding glass doors in main living areas
- Expansive terraces with stunning views from all residences
- Kitchens to include premium selections of Italian cabinetry, premium natural gas appliance collection featuring Sub-Zero® and Wolf®
- An array of Italian porcelain surface options in all main living areas and bedrooms
- 8' entry doors and 8' solid-core designer interior doors

Kitchens

- Premium Italian custom kitchens exquisitely designed by Steven G. and are offered in three color palettes
- European quartz countertops and backsplashes
- Sub-Zero® and Wolf® appliances with Kallista fixtures

Primary Suite & Guest Baths

- Primary suites include luxurious spa-like bath retreats with glass wall partitions
- Primary Bath to include premium Italian cabinetry, limestone tile and countertops, with Kallista fixtures and Toto toilets
- Guest baths feature premium Italian cabinetry with Crystallo porcelain surfaces, Kallista fixtures and Toto toilets

AMENITIES

Live in a private oasis of vibrant tranquility, with exclusively curated experiences by one of the most celebrated luxury hospitality brands in the world. A resort-style pool and beach bar, beach dining and lounging, a restaurant, spa, sunset deck and more invite unrivaled beach living, intuitively served in globally renowned Viceroy style.

AMENITIES & SERVICES

- Resort-style pool surrounded by plush chaise lounges and cabanas with Tuuci umbrellas
- 270' secluded beach surrounded by jetties on both sides
- Beach bar and alfresco seating with sand firepit
- Approximately 3,000 square feet of private restaurant & pool bar providing food and beverage services for the pool and beach
- Tranquil sunset deck encapsulated under a botanical banyan tree with lounge seating
- World-class state-of-the-art fitness center and yoga room with stunning gulf views
- Media room with billiards, card tables and sports bar
- Resident clubhouse with multiple entertaining areas curating Viceroy experiences and private events
- Kids club and teen gaming center
- Signature spa with multiple massage rooms, lounge, private lockers, sauna and steam rooms
- Exterior spa lounge with hot and cold plunge pools boasting stunning gulf views
- Luminous lobbies furnished with curated pieces offering comfort and luxury in equal measure
- A pet-friendly community

VICEROY
RESIDENCES
CLEARWATER BEACH

FULLY SERVICED WATERFRONT CONDOMINIUM RESIDENCES

805 S. Gulfview Blvd., Clearwater, FL 33767

BH3 MANAGEMENT

U.S. DEVELOPMENT LLC

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EQUAL HOUSING OPPORTUNITY

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