VICEROY
RESIDENCES
CLEARWATER BEACH

Frequently Asked Questions

What does it mean to purchase at Viceroy?

Viceroy is more than just a stay. Viceroy service is to provide personal experiences, and to anticipate your needs within your home. When you purchase at Viceroy Clearwater Beach, you will immediately join the DISCOVERY loyalty program providing residents global perks. This will include discounted hotel rooms & spa services, complimentary room upgrades, early arrival/late check-out, and other benefits. This recognition extends over 32 hotel brands, 500 hotels, in 78 countries.

How many Residences are in Building A and B?

The Viceroy Condominiums is a boutique luxury offering with two 9-story buildings, comprised of 47 and 39 residences. Both will be constructed simultaneously. Our estimated completion date is January 2028.

What is the Resilience plan for the future?

The amenity level sits at 18'6", with the first residence rising above that level. Gas powered backup generators support all life safety systems, amenities areas and one elevator per building. All residences come equipped with back up power for AC, select lighting, hot and cold appliances, and primary shower hot water. Garage level mechanical rooms, storage, and elevators flood resistant to 12' NAVD elevating above the 500-year flood level. Window systems designed with missile-impact glass capable of withstanding winds of 165 miles per hour.

How many parking spaces come with the residence?

All residences will receive 1 assigned garage parking space. *Penthouse Residences will receive 2 assigned garage parking spaces. A secondary valet parking space is available at $50,000 for 3+ bedrooms . Valet will be available to accommodate guests.

*Penthouse 5A not included

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What deposit is required?

A 10% deposit is required at the time of contract signing, with an additional 10% due 90 days later. The final 10% deposit will be due at the pouring of the footers. The total deposit needed is 30%.

What is the HOA fee and what does it include?

The association fee is anticipated to be $1.40sf which includes a robust staff and level of service to support a luxury lifestyle, community, and home. From valet service, to 24/7 concierge, to pool/beach attendant and restaurant services; your condominium will feel more like a resort.

Included in your association fees are insurance, gas generators, amenities, maintenance, landscaping, trash. See HOA Budget for more details.

What is the Pet Policy?

We know how important your pet pals are, and extend a warm welcome at our community. There is a limit to 3 household pets.

What is the Rental Policy?

We are pleased to extend a flexible rental policy while beholding to the standards of a luxury community. A 3 month minimum lease is required, and a homeowner may not lease its residence more than twice a year. In no event shall a homeowner list its Unit on Airbnb, VRBO, or other similar online rental management company

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