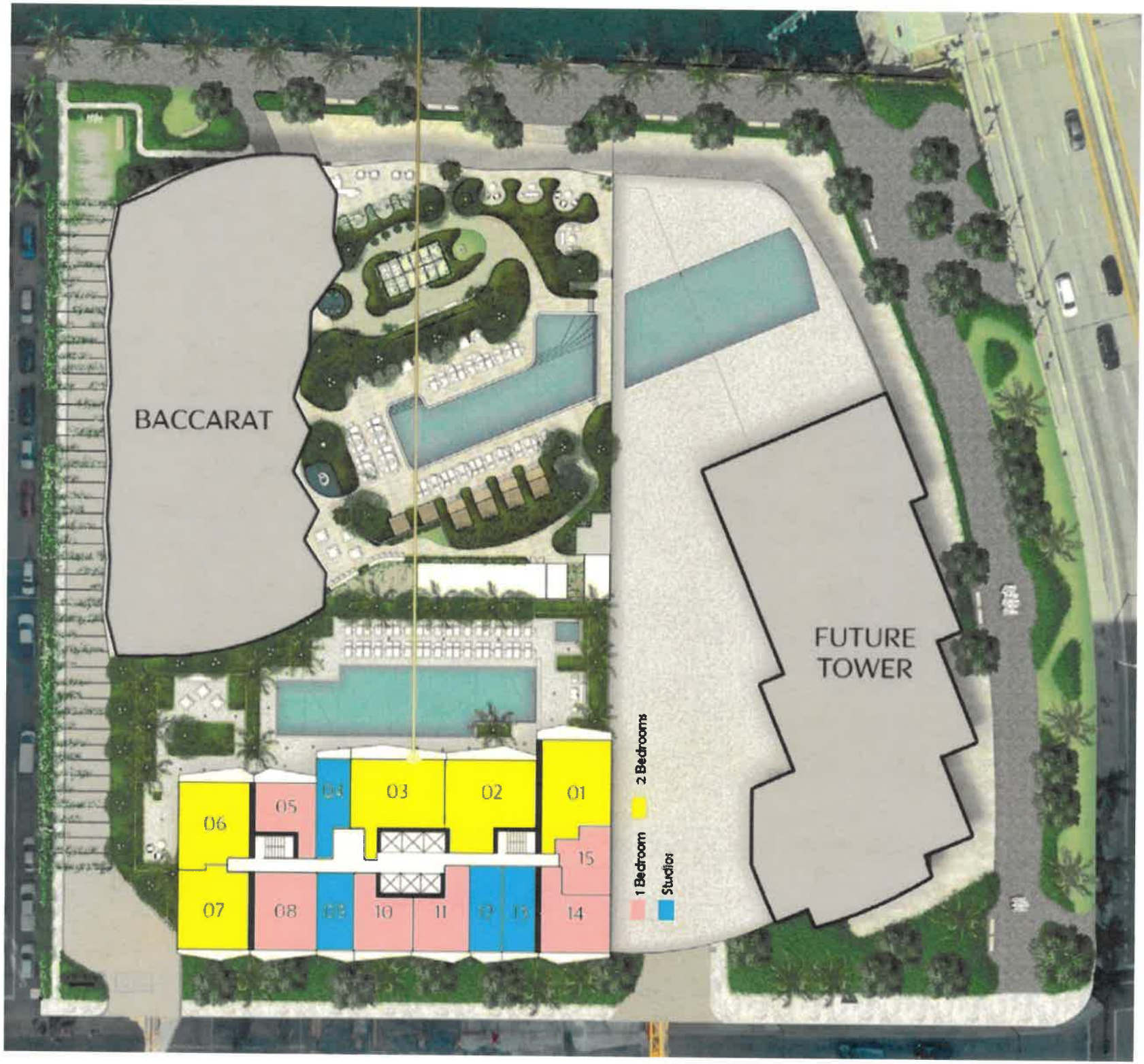

BACCARAT
FUTURE TOWER
01
02
03
04
05
06
07
08
09
10
11
12
13
14
15
2 Bedrooms
1 Bedroom
Studios

VICEROY BRICKELL

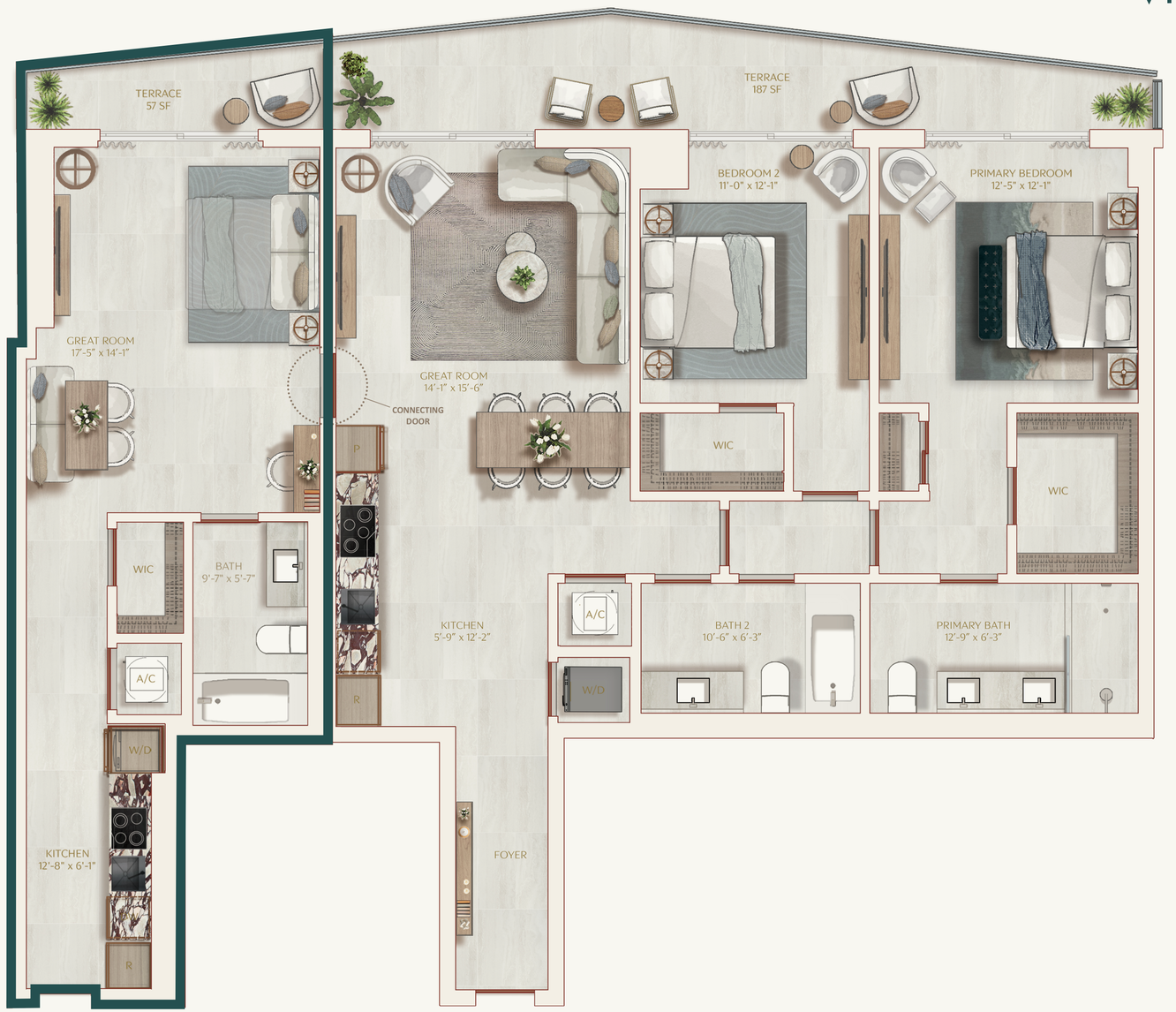
THE RESIDENCES

LOCKOUT UNIT FLOOR PLANS

Residences 03 & 04

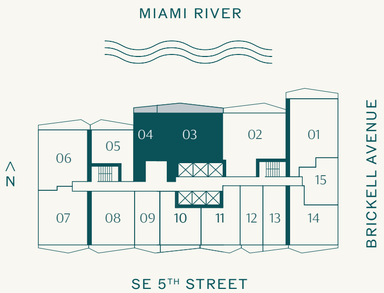
0304 | NORTH EXPOSURE
LEVELS 15 TO 42

VICEROY BRICKELL
THE RESIDENCES



RESIDENCE 04	RESIDENCE 03
STUDIO | 1 BATHROOM	2 BEDROOM | 2 BATHROOM
INTERIOR 519 SF | 48.22 M²	INTERIOR 1,235 SF | 114.74 M²
TERRACE 57 SF | 5.30 M²	TERRACE 187 SF | 17.37 M²
TOTAL 576 SF | 53.52 M²	TOTAL 1,422 SF | 132.11 M²

TOTAL SQUARE FOOTAGE 1,998 SF | 185.63 M²



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The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by 444 BRICKELL TWO, LLC (the "Developer") in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. VICEROY BRANDS, LLC owns the mark and name Viceroy®. The Developer is permitted to use the name and logo of The Related Group® and Viceroy® pursuant to license agreements which are valid unless terminated or expired; neither The Related Group nor Viceroy Brands, LLC are the Developer. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2025 © 444 BRICKELL TWO, LLC with all rights reserved.

Residences 09 & 10

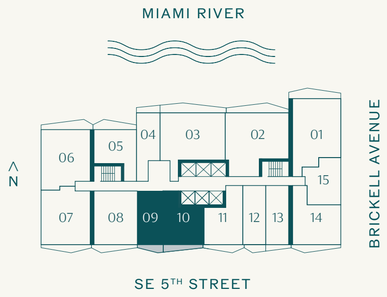
0910 | SOUTH EXPOSURE
LEVELS 2 TO 42

VICEROY BRICKELL
THE RESIDENCES



RESIDENCE 09	RESIDENCE 10
STUDIO | 1 BATHROOM	1 BEDROOM | 1 BATHROOM
INTERIOR 485 SF | 45.06 M²	INTERIOR 686 SF | 63.73 M²
TERRACE 57 SF | 5.30 M²	TERRACE 78 SF | 7.25 M²
TOTAL 542 SF | 50.36 M²	TOTAL 764 SF | 70.98 M²

TOTAL SQUARE FOOTAGE 1,306 SF | 121.34 M²



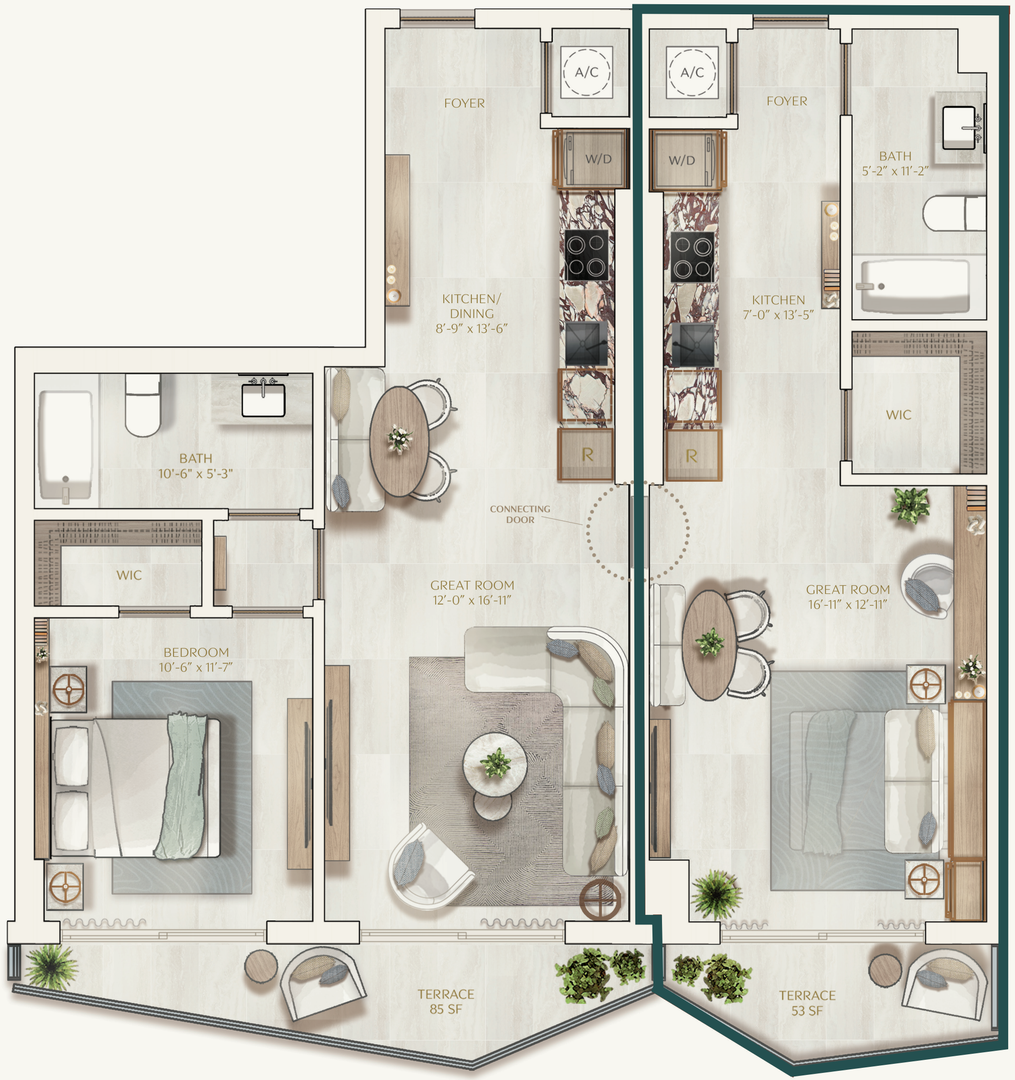
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Residences 11 & 12

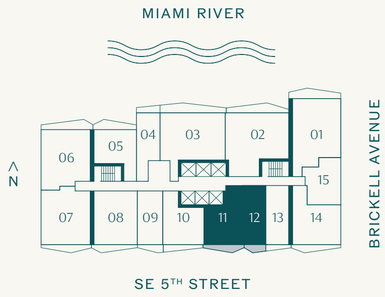
1112 | SOUTH EXPOSURE
LEVELS 2 TO 42

VICEROY BRICKELL
THE RESIDENCES



RESIDENCE 11	RESIDENCE 12
1 BEDROOM | 1 BATHROOM	STUDIO | 1 BATHROOM
INTERIOR 699 SF | 64.94 M²	INTERIOR 489 SF | 45.43 M²
TERRACE 85 SF | 7.90 M²	TERRACE 53 SF | 4.92 M²
TOTAL 784 SF | 72.84 M²	TOTAL 542 SF | 50.35 M²

TOTAL SQUARE FOOTAGE 1,326 SF | 123.19 M²



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SALES LOUNGE

444 Brickell Avenue Suite One,

Lobby Level, Miami, FL 33131

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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. This condominium, marketed as Viceroy Brickell The Residences (the "Condominium"), is developed by 444 BRICKELL TWO, LLC ("Developer") and this offering is made only by the Developer's Prospectus for the Condominium. No statement should be relied upon if not made in the Developer's Prospectus. VICEROY BRANDS, LLC owns the mark and name Viceroy®. Developer, pursuant to license agreements, has a right to use the trade names, marks, and logos of The Related Group and VICEROY BRANDS, LLC. The use of the names and marks of Viceroy® shall only continue for so long as the license agreement with VICEROY BRANDS, LLC is in effect. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units in any other jurisdiction if prohibited by law unless the condominium is registered if required or exempt. Developer is not a resident of New York. Consult the Developer's Prospectus for the proposed budget, all terms, conditions, specifications, Unit dimensions and to learn what is included with your Unit purchase and payment of regular assessments. Reproduction for private or commercial use is not authorized. 2025 © by 444 BRICKELL TWO, LLC with all rights reserved.

RESIDENTIAL FLOOR PLANS

VICEROY BRICKELL

THE RESIDENCES

ARTIST'S CONCEPTUAL RENDERING

REMEMBER TO LIVE™

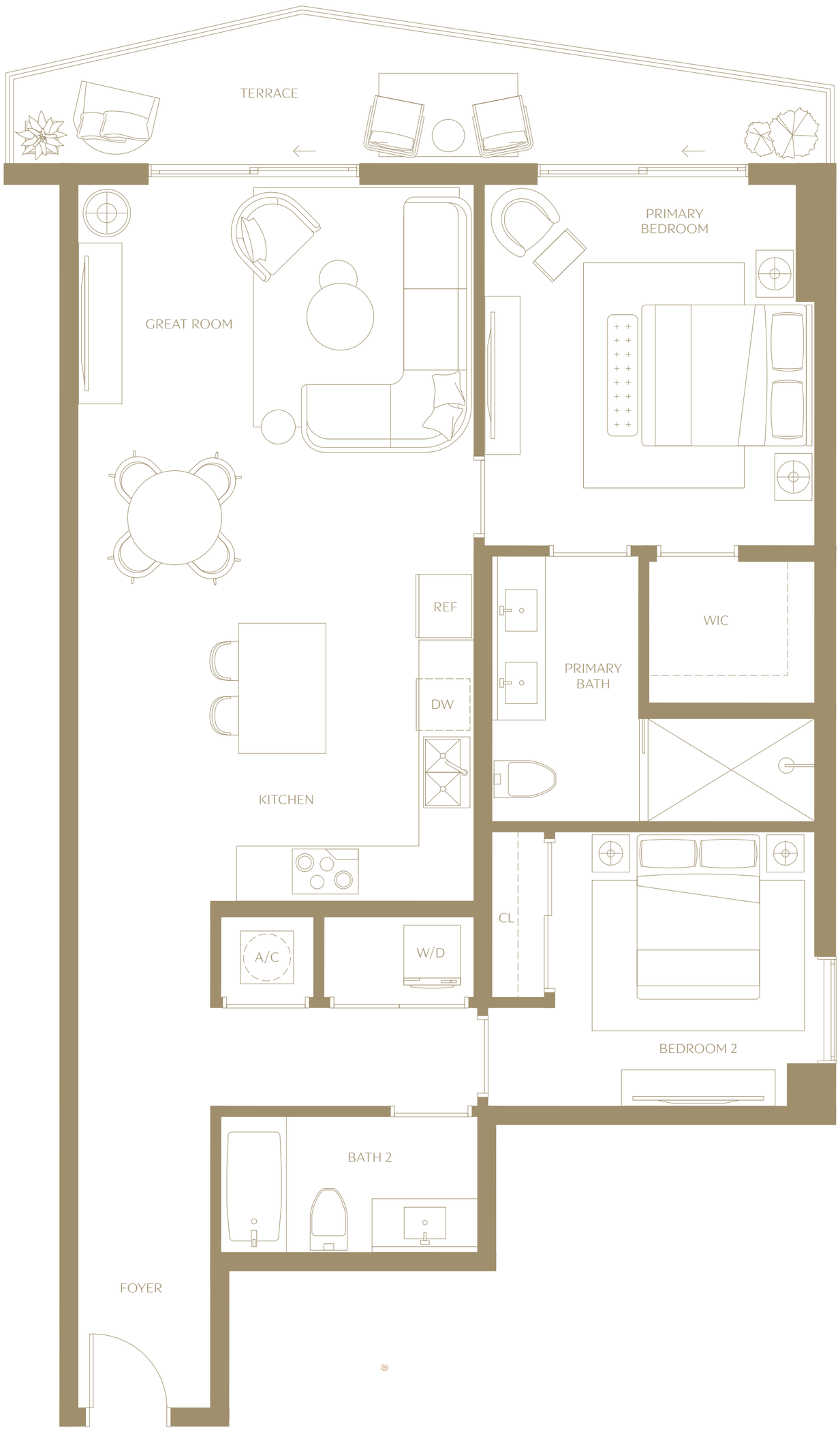
Residence 01

VICEROY BRICKELL

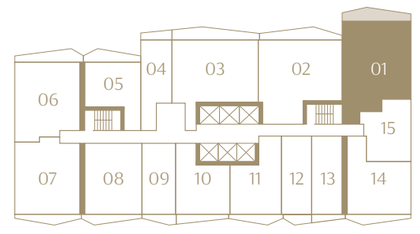
THE RESIDENCES

2 BEDROOMS | 2 BATHROOMS | LEVELS 15 TO 42

INTERIOR	1,217 SQ. FT.	113.06 SQ. MTS.
EXTERIOR	141 SQ. FT.	13 SQ. MTS.



MIAMI RIVER



BRICKELL AVENUE

N

SE 5TH STREET

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VICEROYBRICKELLRESIDENCES.COM

RELATED GTIS PARTNERS

Sales: Fortune Development Sales & Related Realty

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Residence 02

VICEROY BRICKELL

THE RESIDENCES

2 BEDROOMS | 2 BATHROOMS | LEVELS 15 TO 42

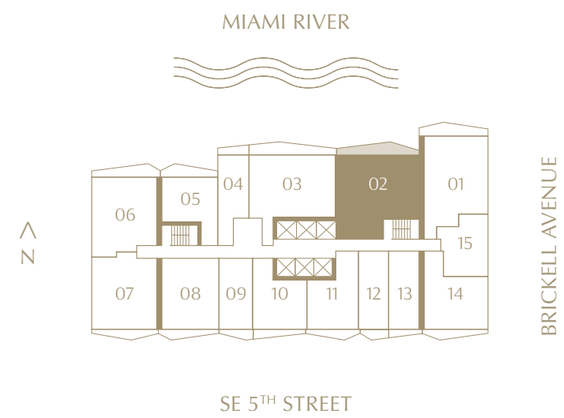
INTERIOR	1,286 SQ. FT.	119.47 SQ. MTS.
EXTERIOR	161 SQ. FT.	15 SQ. MTS.



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RELATED GTIS PARTNERS

Sales: Fortune Development Sales & Related Realty



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Residence 03

VICEROY BRICKELL

THE RESIDENCES

2 BEDROOMS | 2 BATHROOMS | LEVELS 15 TO 42

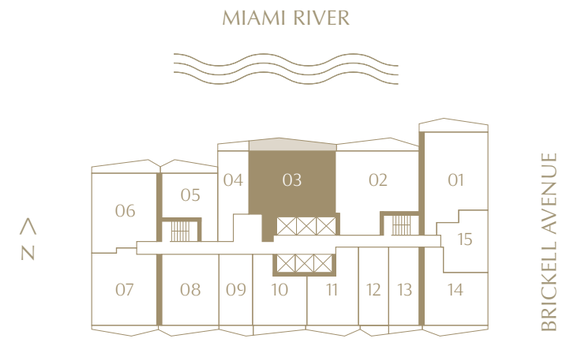
INTERIOR	1,235 SQ. FT.	114.74 SQ. MTS.
EXTERIOR	187 SQ. FT.	17 SQ. MTS.



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RELATED GTIS PARTNERS

Sales: Fortune Development Sales & Related Realty



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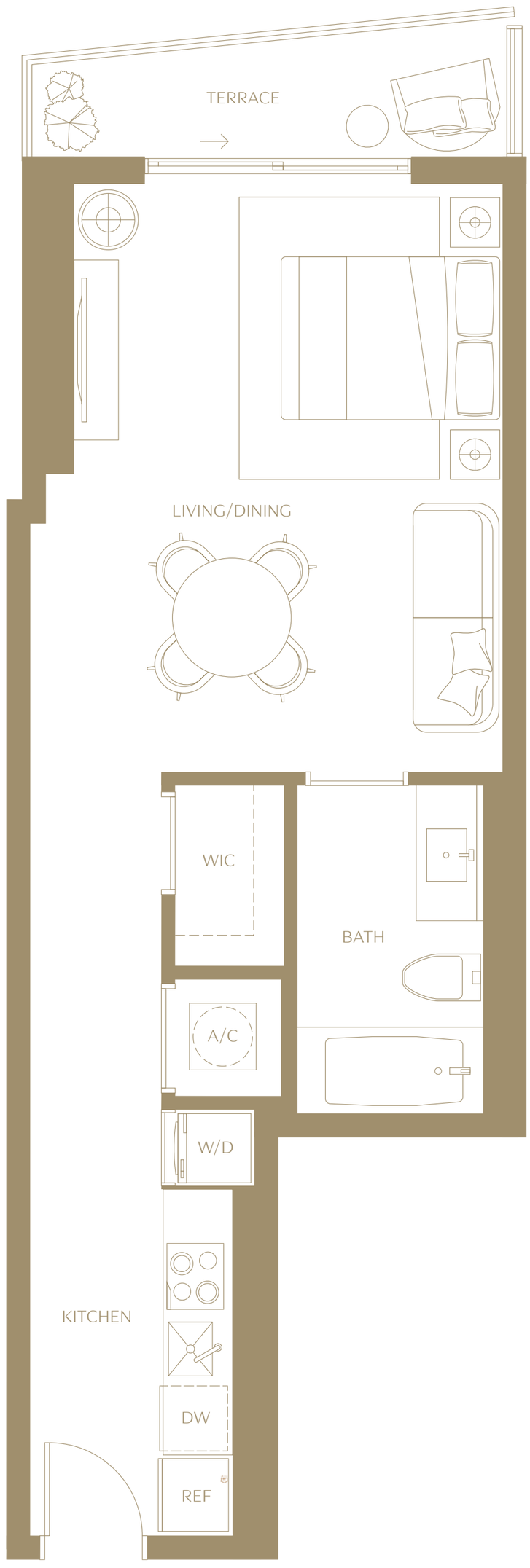
Residence 04

VICEROY BRICKELL

THE RESIDENCES

STUDIO | 1 BATHROOM | LEVELS 15 TO 42

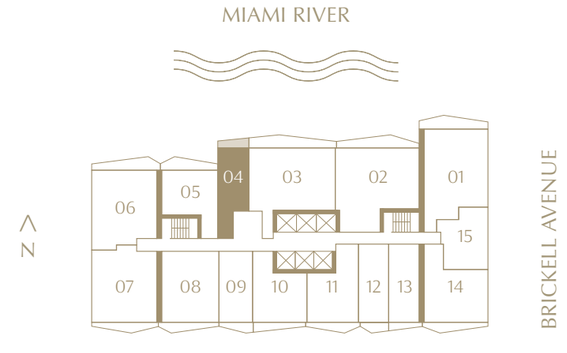
INTERIOR	519 SQ. FT.	48.22 SQ. MTS.
EXTERIOR	57 SQ. FT.	5 SQ. MTS.



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RELATED GTIS PARTNERS

Sales: Fortune Development Sales & Related Realty



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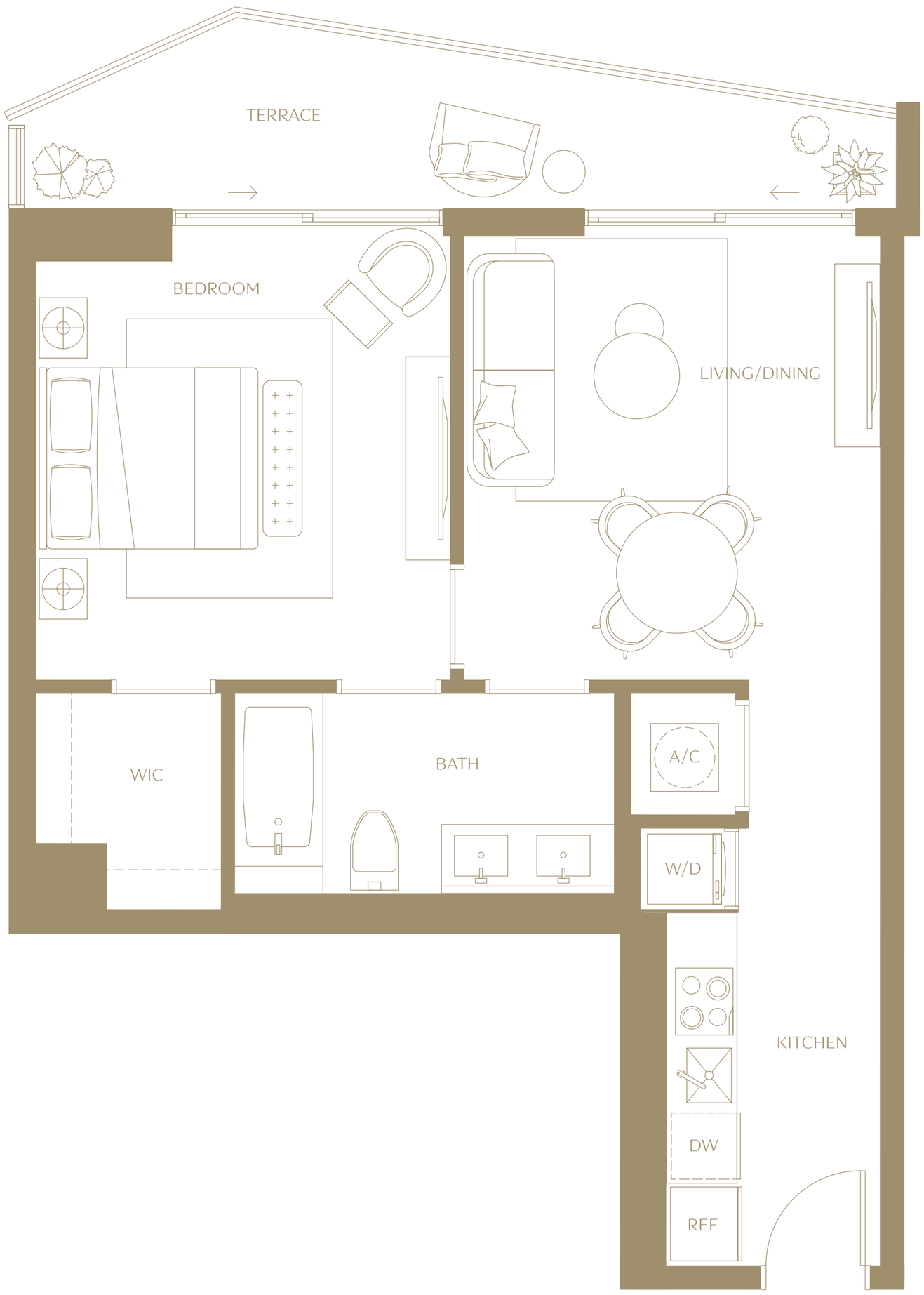
Residence 05

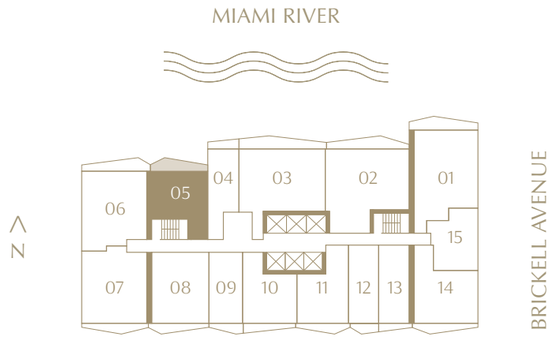
VICEROY BRICKELL

THE RESIDENCES

1 BEDROOM | 1 BATHROOM | LEVELS 15 TO 42

INTERIOR	670 SQ. FT.	62.25 SQ. MTS.
EXTERIOR	117 SQ. FT.	11 SQ. MTS.





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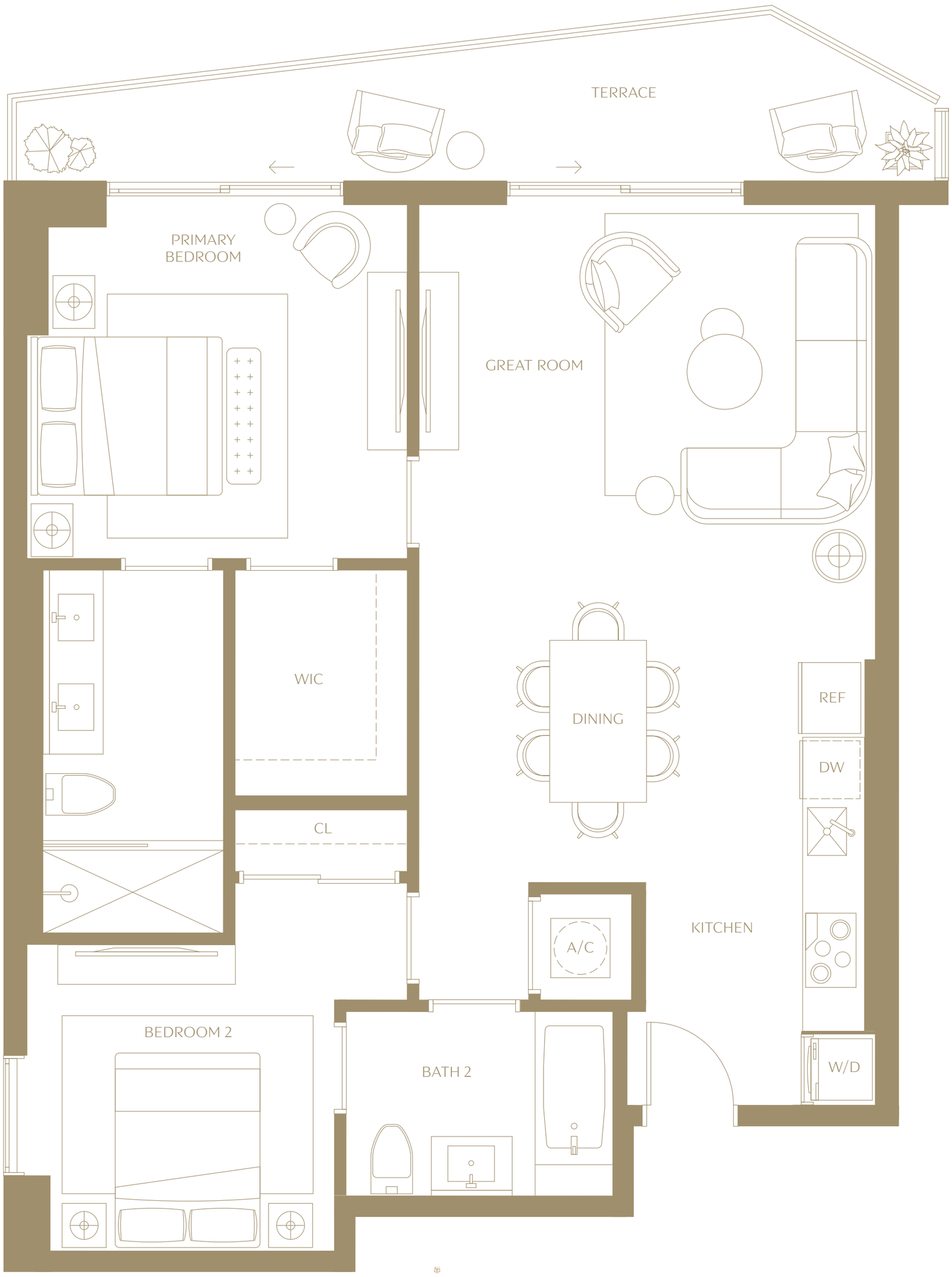
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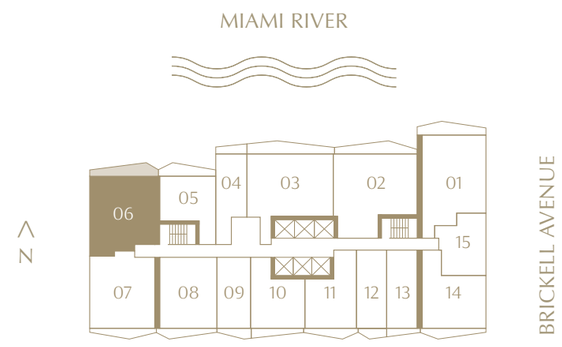
Residence 06

VICEROY BRICKELL
THE RESIDENCES

2 BEDROOMS | 2 BATHROOMS | LEVELS 15 TO 42

INTERIOR	1,041 SQ. FT.	96.71 SQ. MTS.
EXTERIOR	138 SQ. FT.	13 SQ. MTS.





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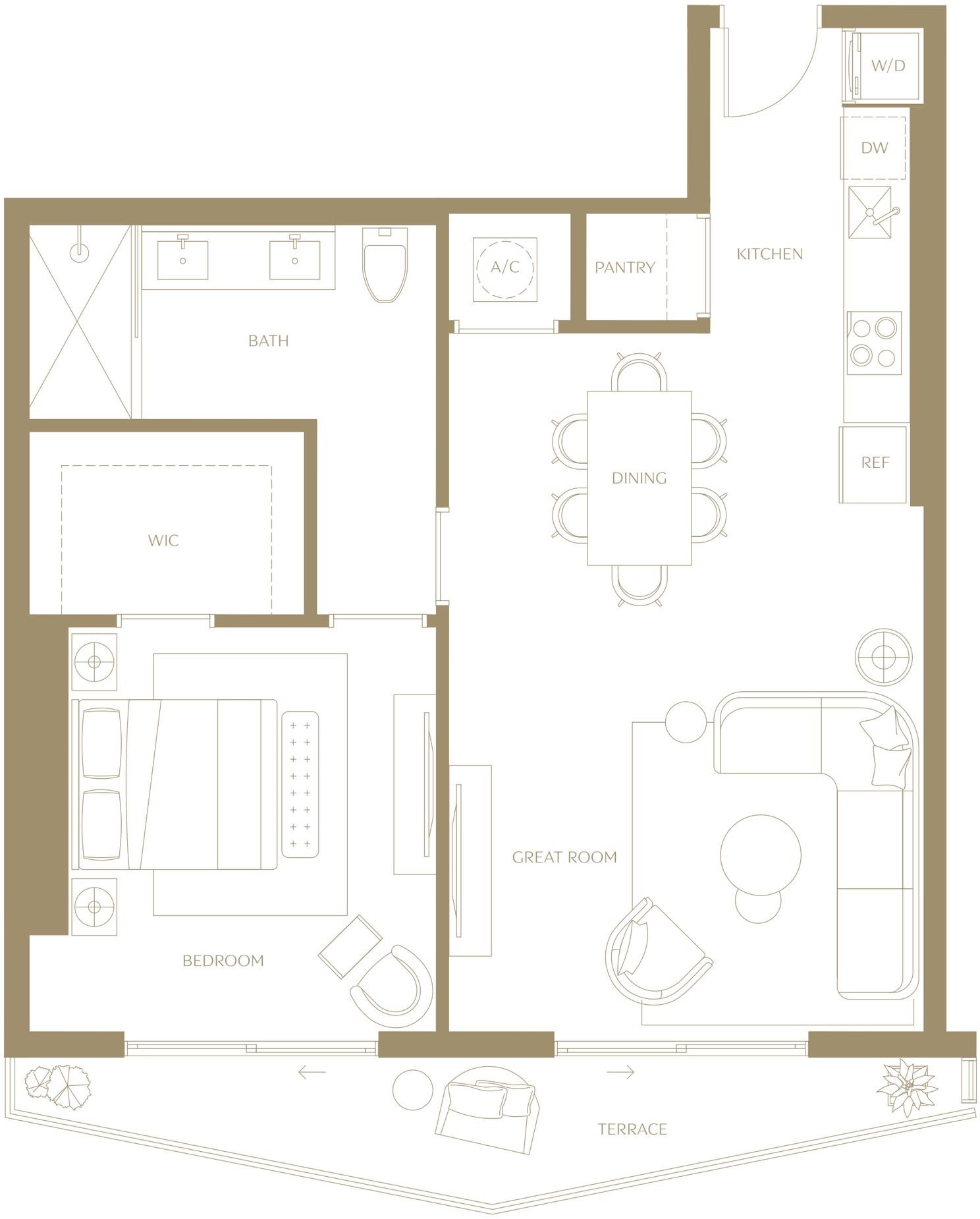
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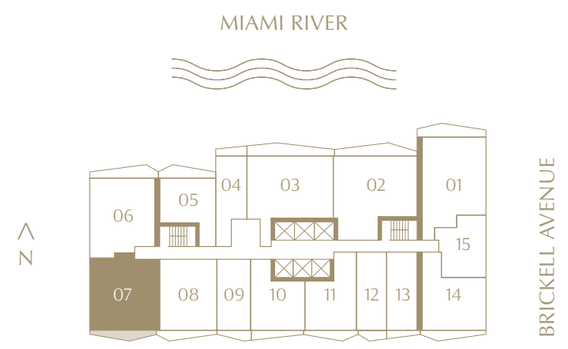
Residence 07

VICEROY BRICKELL
THE RESIDENCES

2 BEDROOMS | 2 BATHROOMS | LEVELS 15 TO 42

INTERIOR	1,030 SQ. FT.	95.69 SQ. MTS.
EXTERIOR	104 SQ. FT.	10 SQ. MTS.





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RELATED GTIS PARTNERS

Sales: Fortune Development Sales & Related Realty

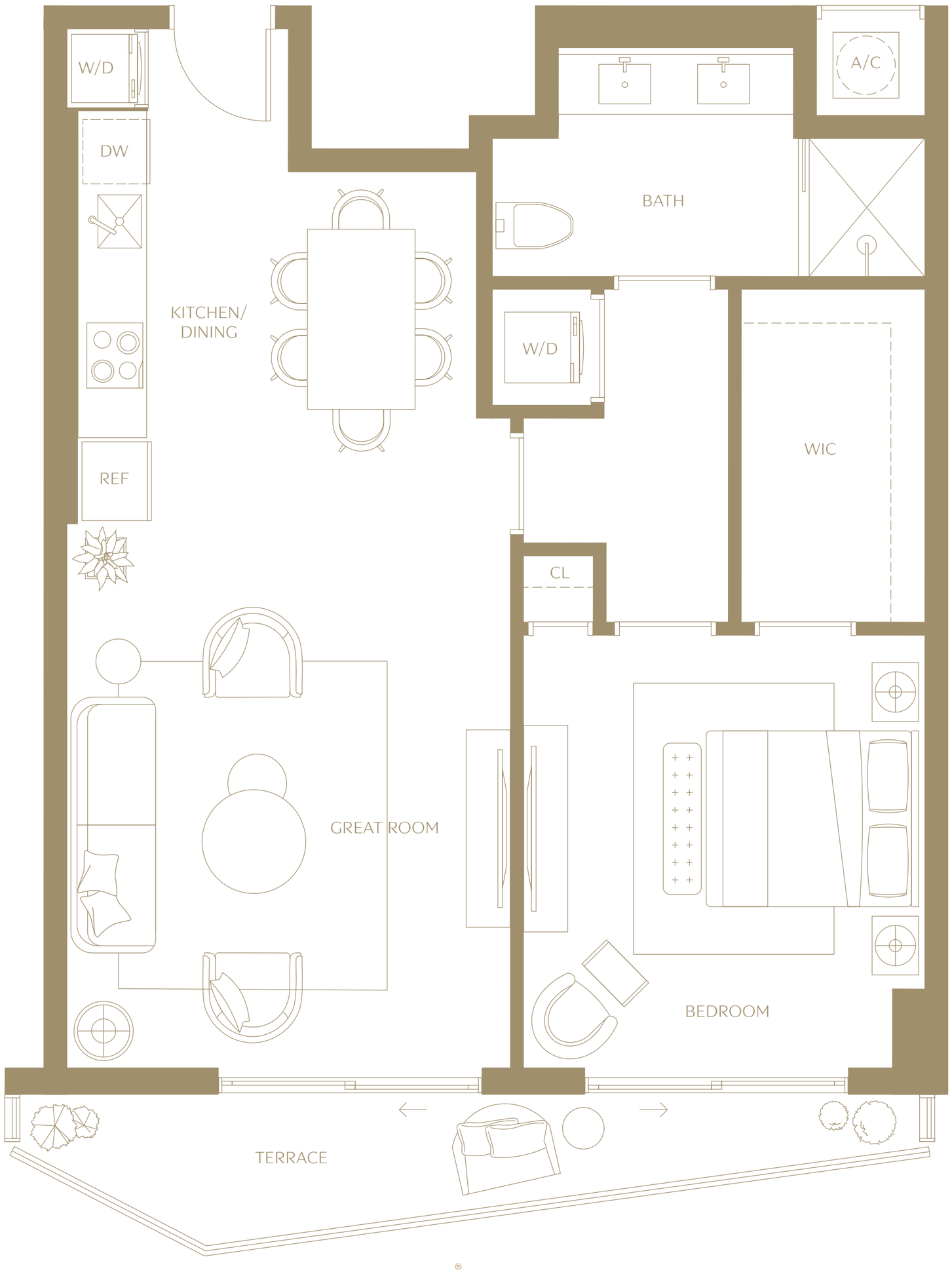
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Residence 08

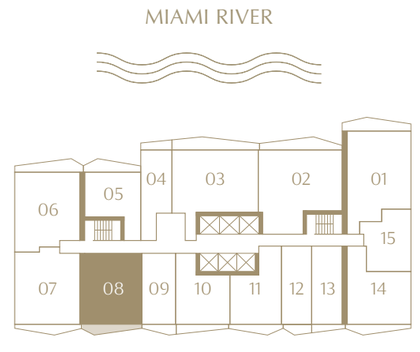
VICEROY BRICKELL
THE RESIDENCES

1 BEDROOM | 1 BATHROOM | LEVELS 15 TO 42

INTERIOR	862 SQ. FT.	80.08 SQ. MTS.
EXTERIOR	96 SQ. FT.	9 SQ. MTS.



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RELATED GTIS PARTNERS Sales: Fortune Development Sales & Related Realty

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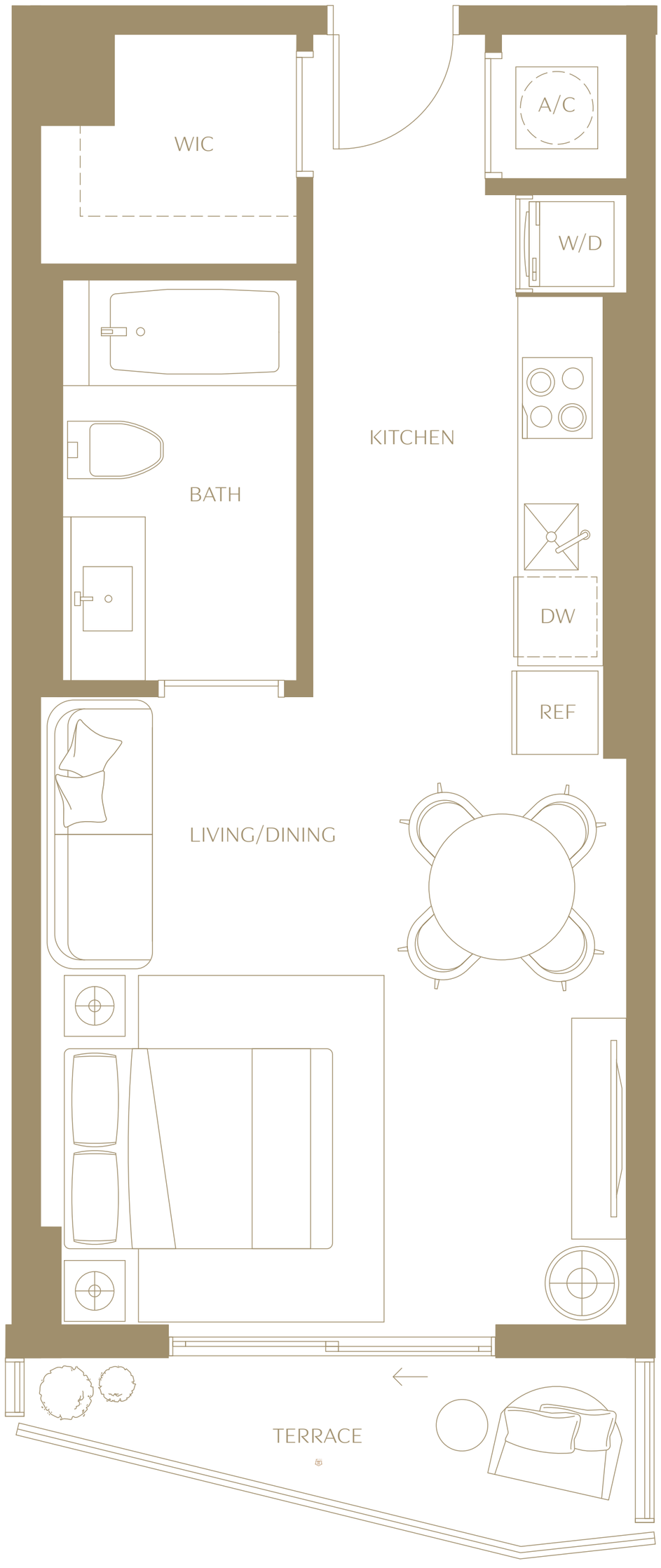
Residence 09

STUDIO | 1 BATHROOM | LEVELS 15 TO 42

INTERIOR	485 SQ. FT.	45.06 SQ. MTS.
EXTERIOR	57 SQ. FT.	5 SQ. MTS.

VICEROY BRICKELL

THE RESIDENCES





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RELATED GTIS PARTNERS

Sales: Fortune Development Sales & Related Realty

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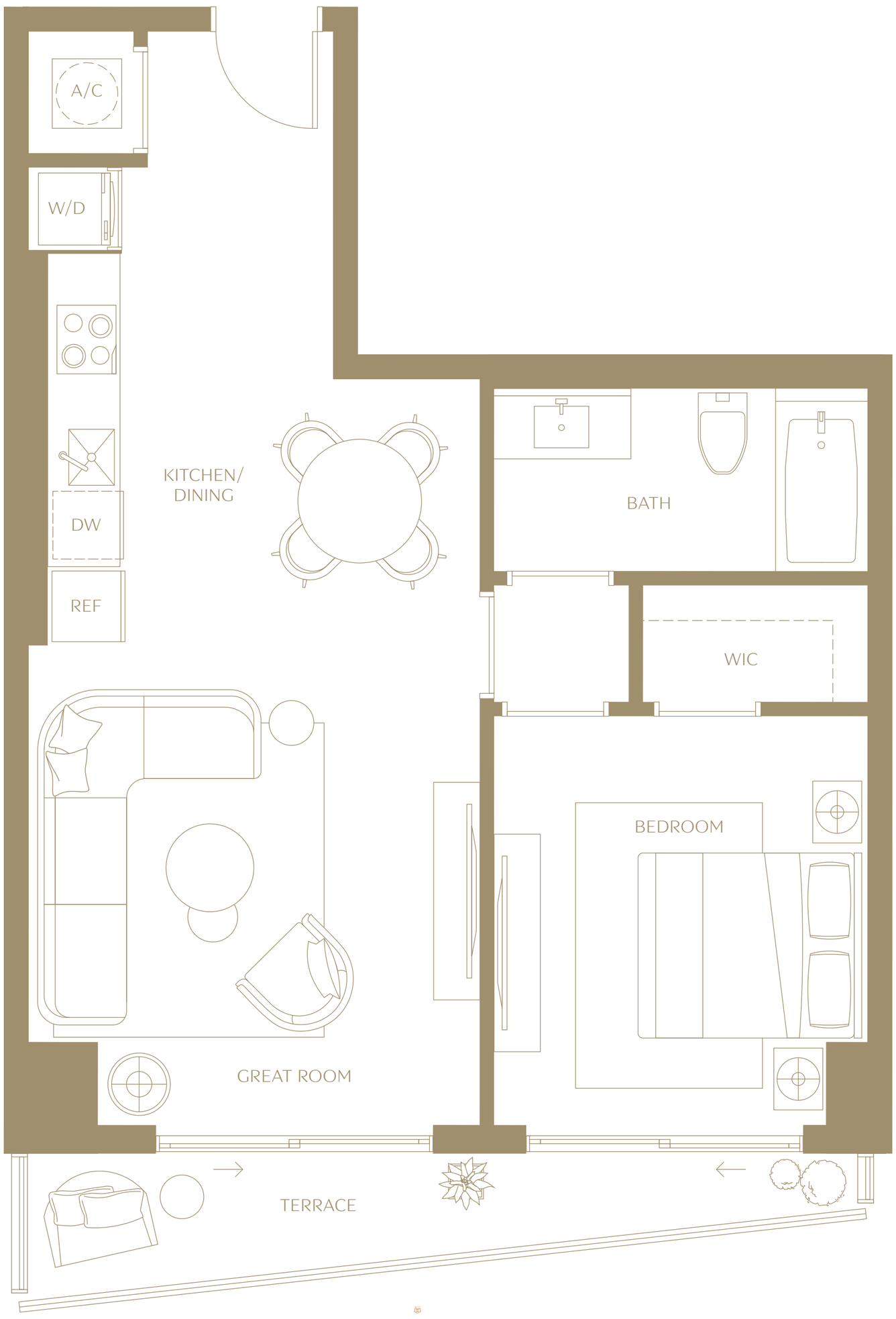
Residence 10

VICEROY BRICKELL

THE RESIDENCES

1 BEDROOM | 1 BATHROOM | LEVELS 15 TO 42

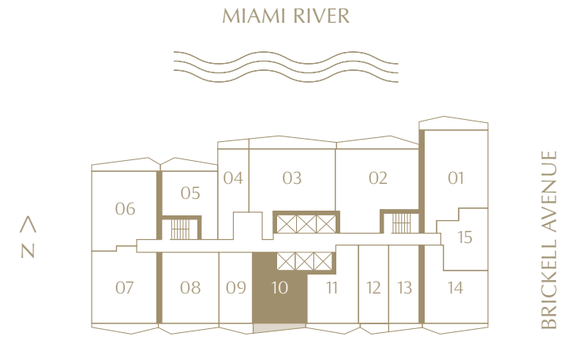
INTERIOR	686 SQ. FT.	63.73 SQ. MTS.
EXTERIOR	78 SQ. FT.	7 SQ. MTS.



T 305 676 2040
VICEROYBRICKELLRESIDENCES.COM

RELATED GTIS PARTNERS

Sales: Fortune Development Sales & Related Realty



The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by 444 BRICKELL TWO, LLC (the "Developer") in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. VICEROY BRANDS, LLC owns the mark and name Viceroy®. The Developer is permitted to use the name and logo of The Related Group® and Viceroy® pursuant to license agreements which are valid unless terminated or expired; neither The Related Group nor Viceroy Brands, LLC are the Developer. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2024 © 444 BRICKELL TWO, LLC with all rights reserved.

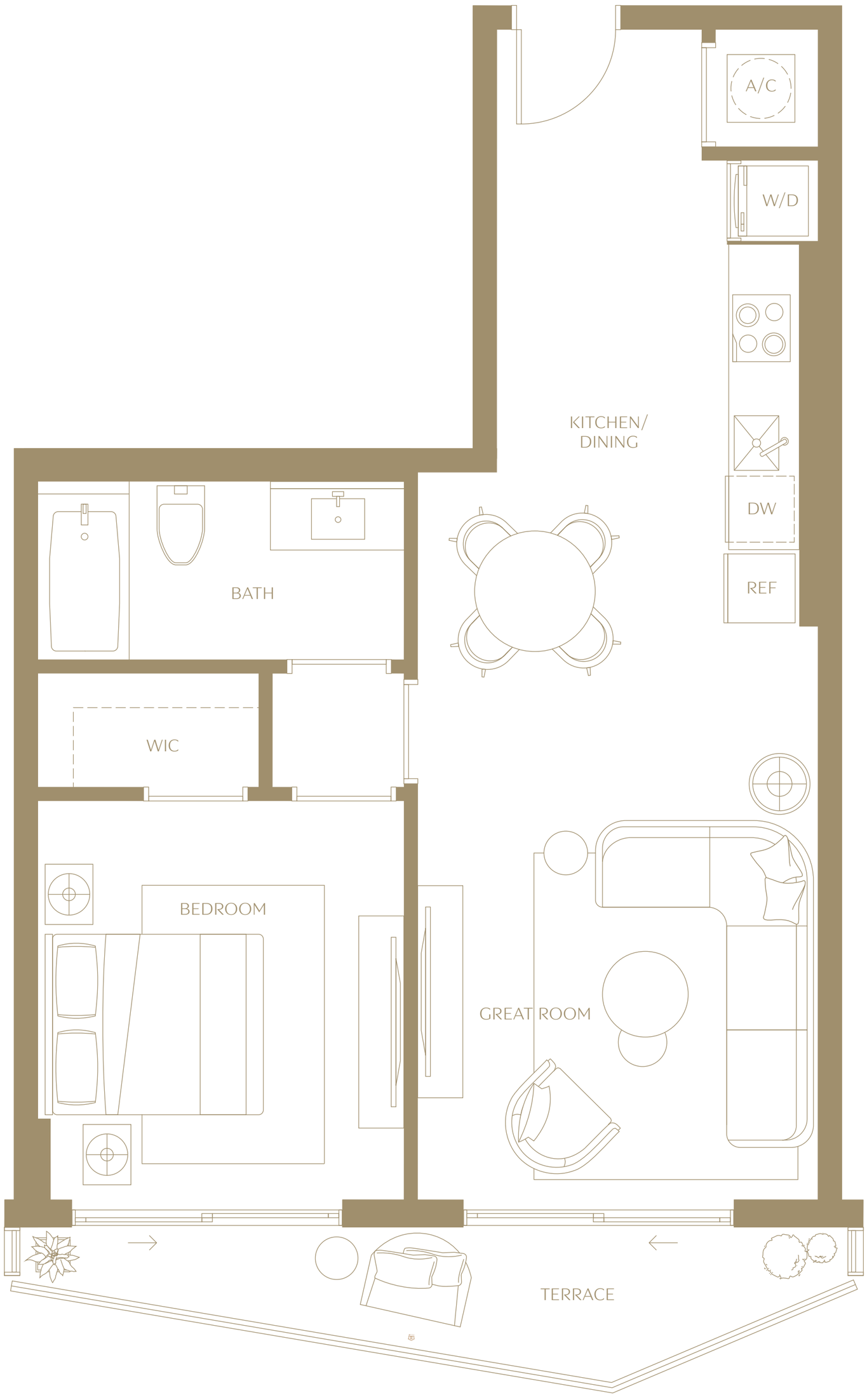
Residence 11

VICEROY BRICKELL

THE RESIDENCES

1 BEDROOM | 1 BATHROOM | LEVELS 15 TO 42

INTERIOR	699 SQ. FT.	64.94 SQ. MTS.
EXTERIOR	85 SQ. FT.	8 SQ. MTS.



MIAMI RIVER



BRICKELL AVENUE

N

SE 5TH STREET

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RELATED GTIS PARTNERS

Sales: Fortune Development Sales & Related Realty

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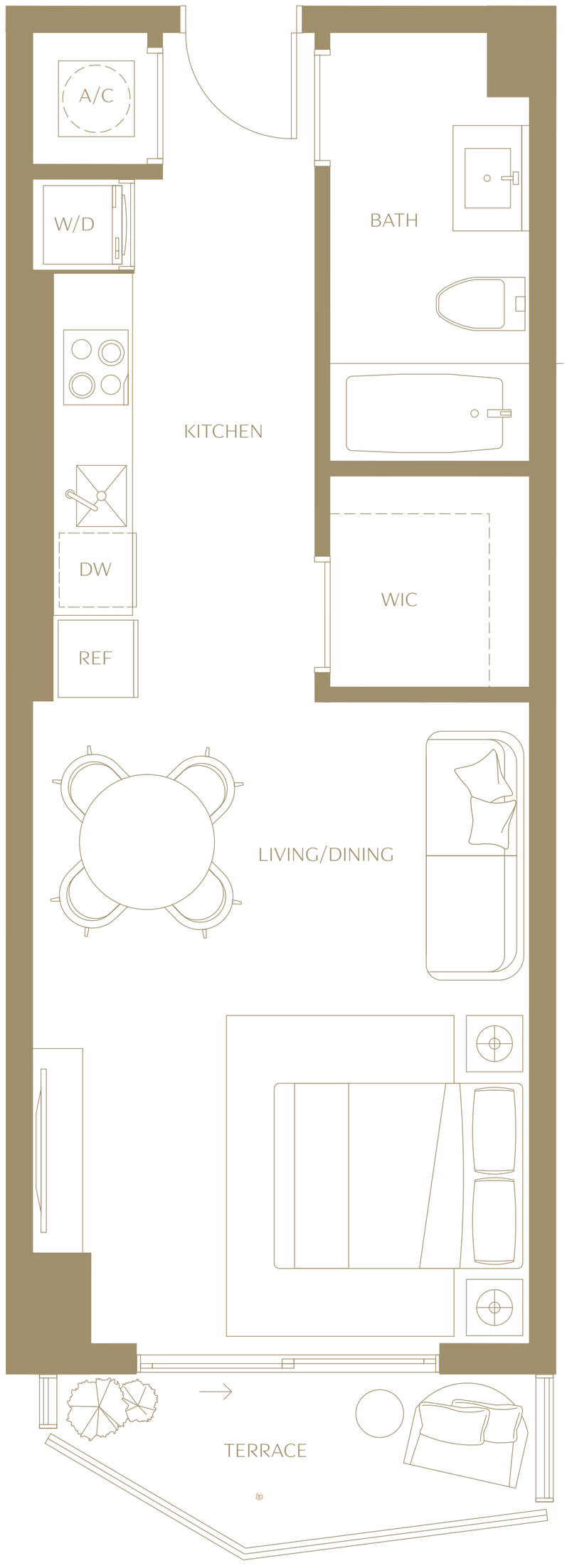
Residence 12

VICEROY BRICKELL

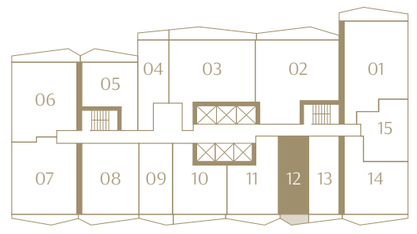
THE RESIDENCES

STUDIO | 1 BATHROOM | LEVELS 15 TO 42

INTERIOR	489 SQ. FT.	45.43 SQ. MTS.
EXTERIOR	53 SQ. FT.	5 SQ. MTS.



MIAMI RIVER



BRICKELL AVENUE

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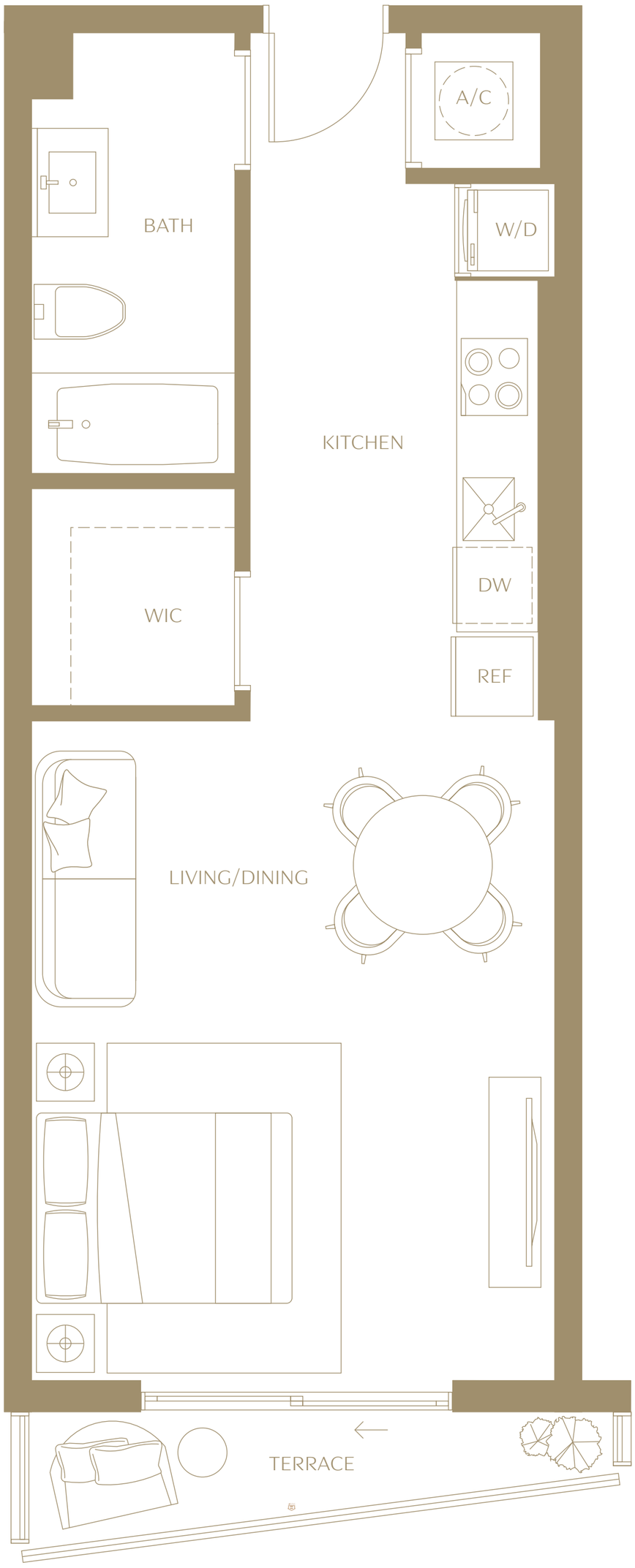
Residence 13

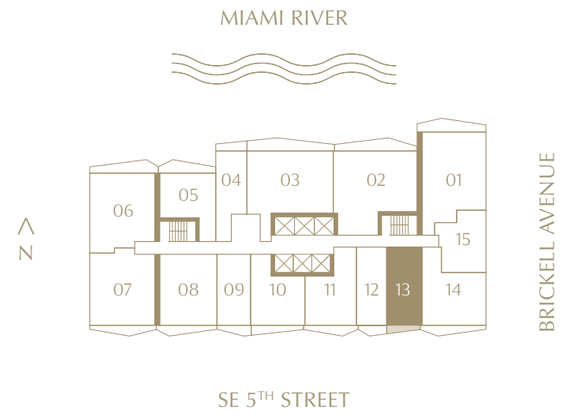
VICEROY BRICKELL

THE RESIDENCES

STUDIO | 1 BATHROOM | LEVELS 15 TO 42

INTERIOR	539 SQ. FT.	50.07 SQ. MTS.
EXTERIOR	45 SQ. FT.	4 SQ. MTS.





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Sales: Fortune Development Sales & Related Realty

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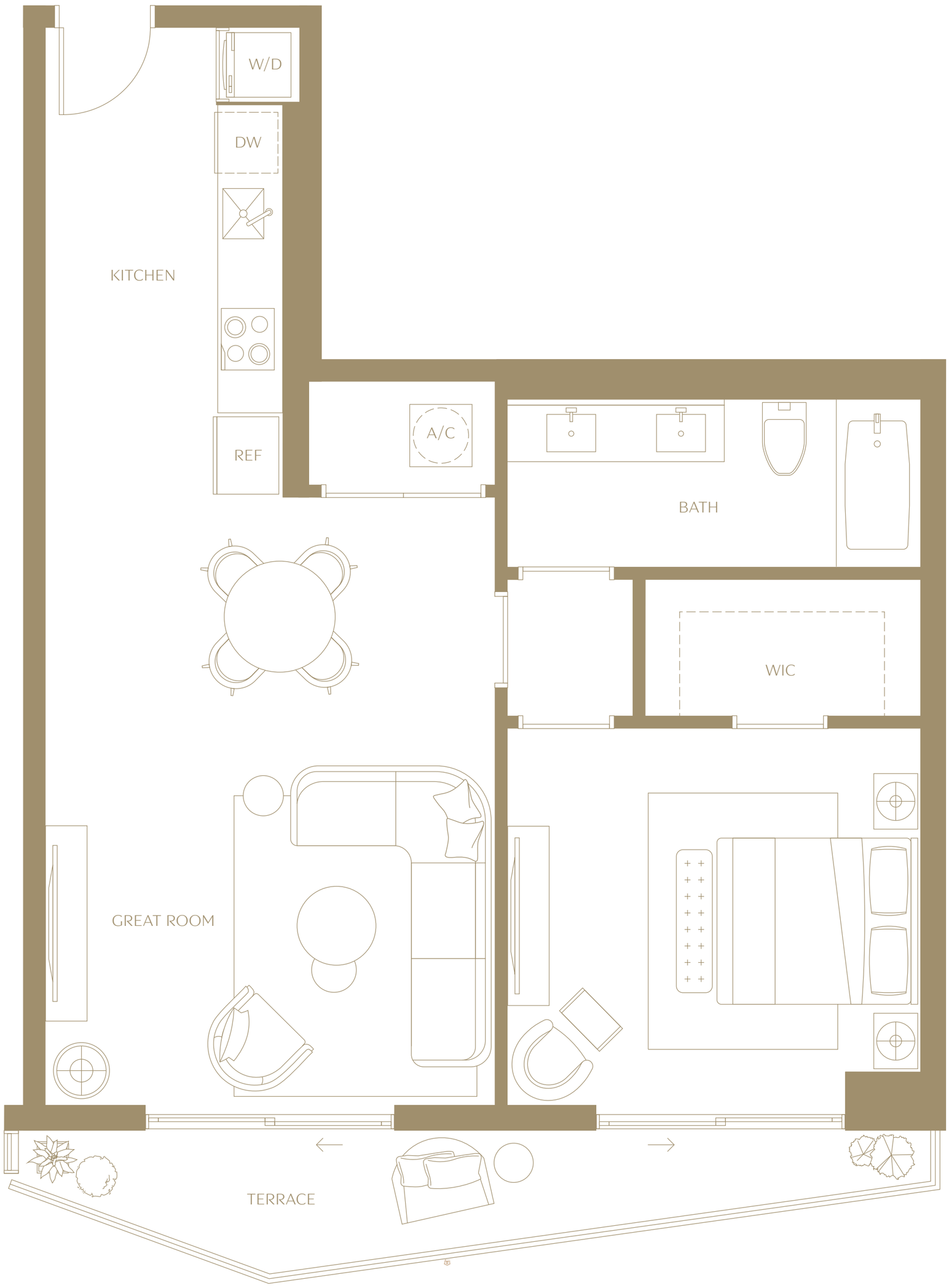
Residence 14

VICEROY BRICKELL

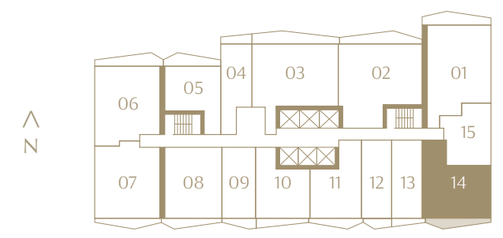
THE RESIDENCES

1 BEDROOM | 1 BATHROOM | LEVELS 15 TO 42

INTERIOR	833 SQ. FT.	77.39 SQ. MTS.
EXTERIOR	102 SQ. FT.	9 SQ. MTS.



MIAMI RIVER



BRICKELL AVENUE

SE 5TH STREET

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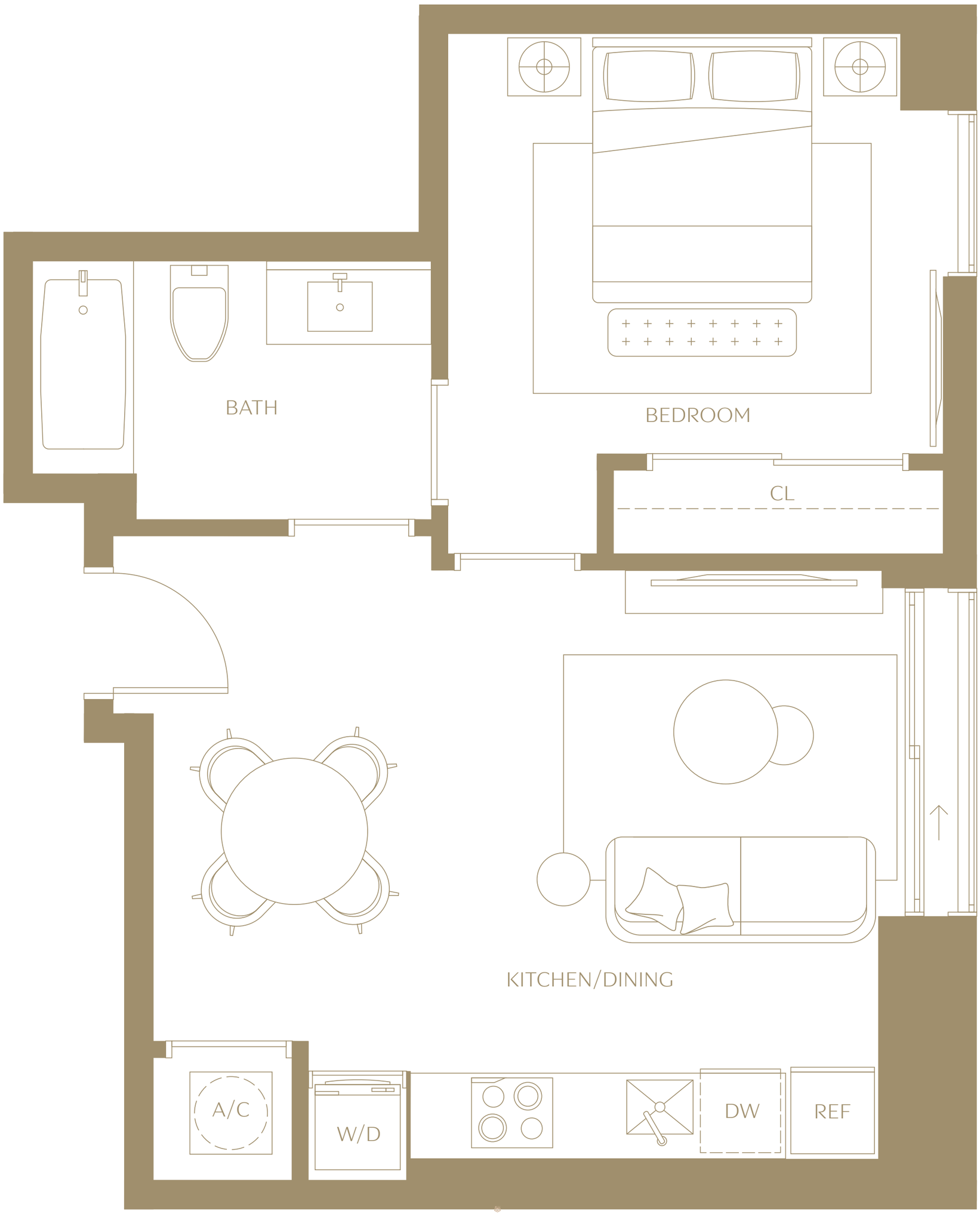
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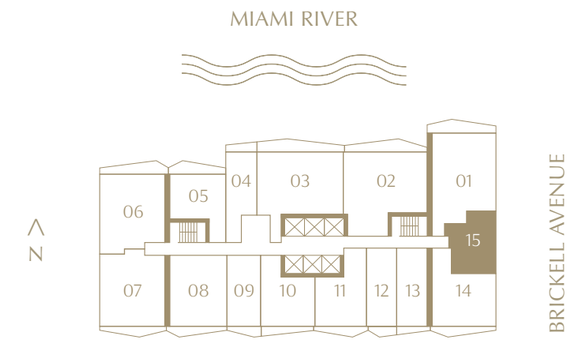
Residence 15

VICEROY BRICKELL
THE RESIDENCES

1 BEDROOM | 1 BATHROOM | LEVELS 15 TO 42

INTERIOR	511 SQ. FT.	51.19 SQ. MTS.





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SALES GALLERY

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ARTIST'S CONCEPTUAL RENDERING

CITY FLATS FLOORPLANS

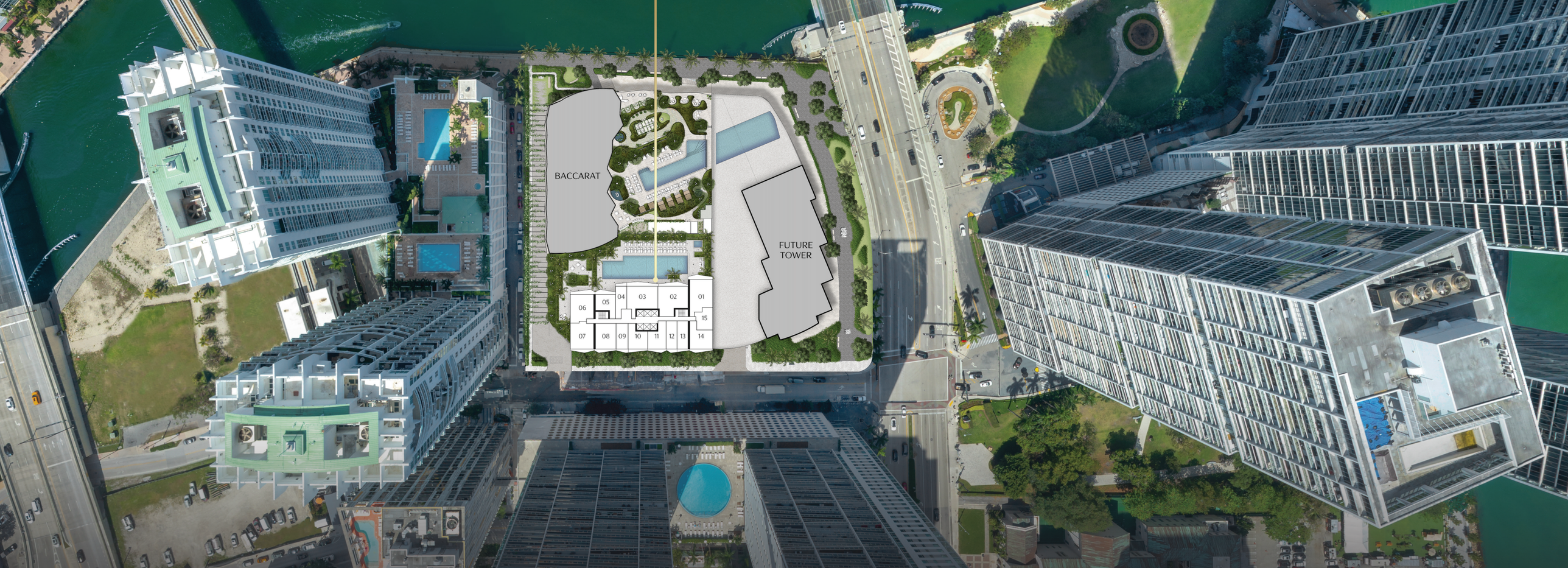
LOCATION



SITE MAP

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THE RESIDENCES



VICEROY BRICKELL

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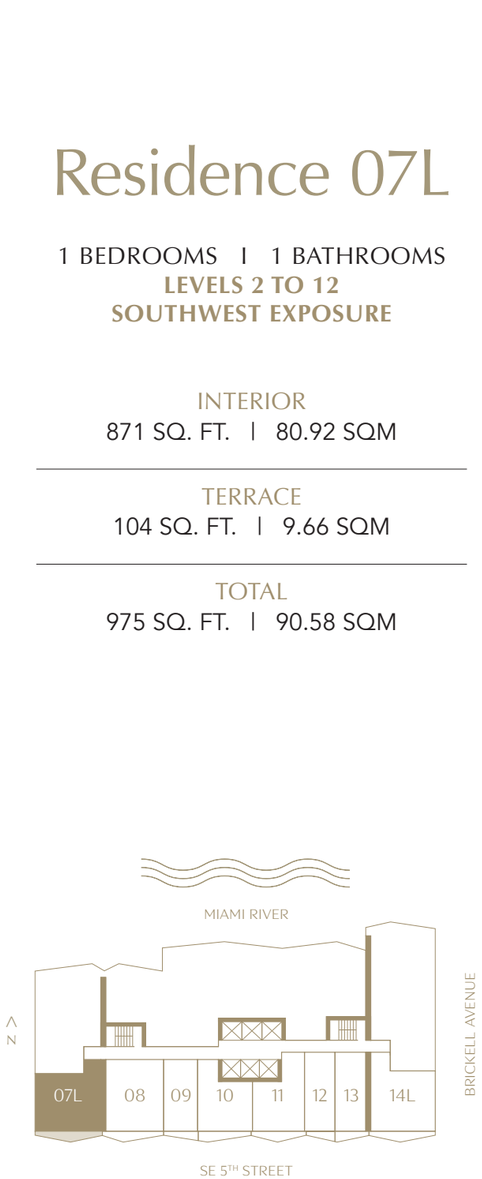
Residence 07L

1 BEDROOMS | 1 BATHROOMS
LEVELS 2 TO 12
SOUTHWEST EXPOSURE

INTERIOR
871 SQ. FT. | 80.92 SQM

TERRACE
104 SQ. FT. | 9.66 SQM

TOTAL
975 SQ. FT. | 90.58 SQM





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THE RESIDENCES

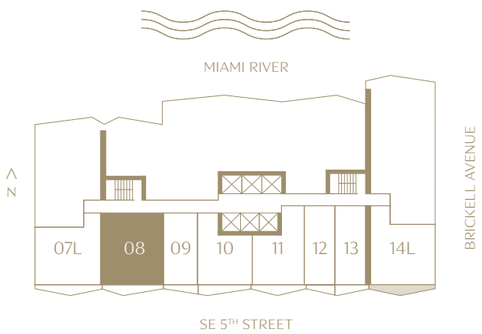
Residence 08

1 BEDROOM | 1 BATHROOM
LEVELS 2 TO 12
SOUTH EXPOSURE

INTERIOR
862 SQ. FT. | 80.08 SQM

TERRACE
96 SQ. FT. | 8.92 SQM

TOTAL
958 SQ. FT. | 89 SQM





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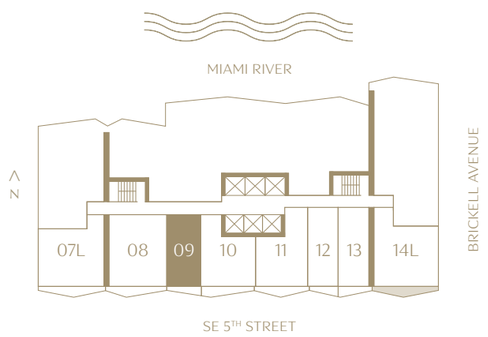
Residence 09

STUDIO | 1 BATHROOM
LEVELS 2 TO 12
SOUTH EXPOSURE

INTERIOR
485 SQ. FT. | 45.06 SQM

TERRACE
57 SQ. FT. | 5.30 SQM

TOTAL
542 SQ. FT. | 50.35 SQM





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THE RESIDENCES

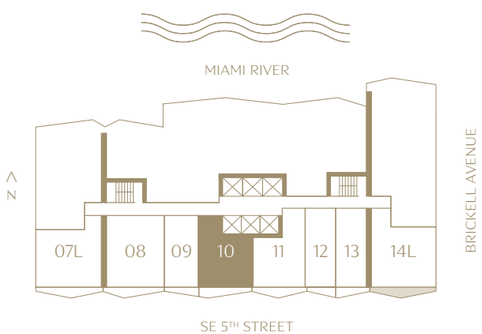
Residence 10

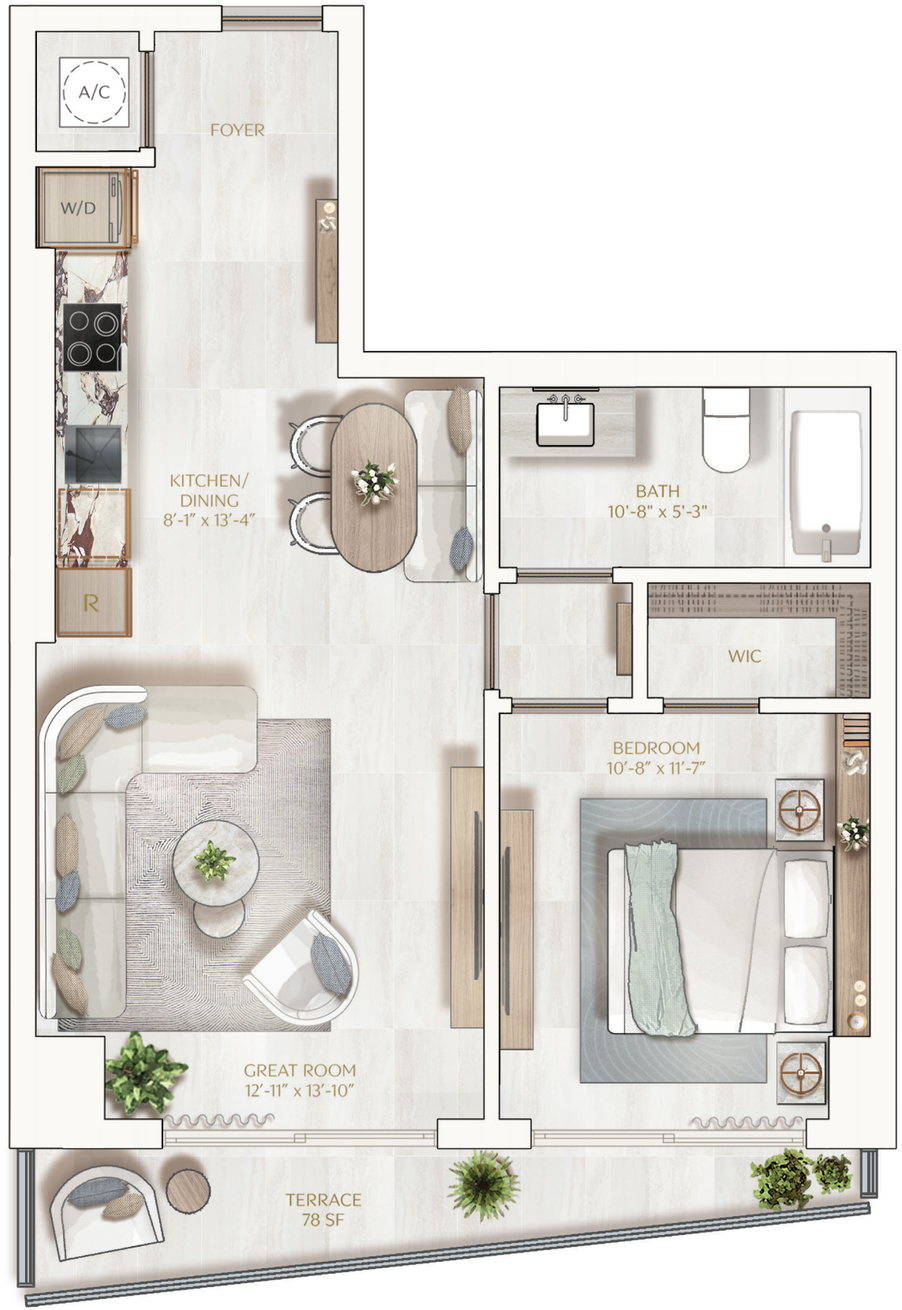
1 BEDROOM | 1 BATHROOM
LEVELS 2 TO 12
SOUTH EXPOSURE

INTERIOR
686 SQ. FT. | 63.73 SQM

TERRACE
78 SQ. FT. | 7.25 SQM

TOTAL
764 SQ. FT. | 70.98 SQM





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THE RESIDENCES

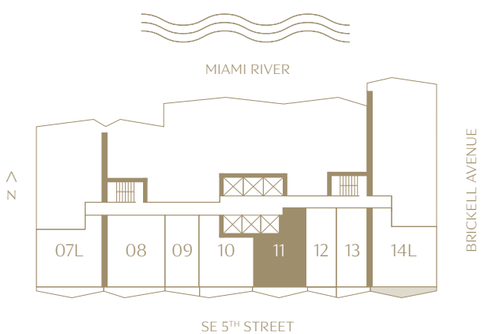
Residence 11

1 BEDROOM | 1 BATHROOM
LEVELS 2 TO 12
SOUTH EXPOSURE

INTERIOR
699 SQ. FT. | 64.94 SQM

TERRACE
85 SQ. FT. | 7.90 SQM

TOTAL
784 SQ. FT. | 72.84 SQM





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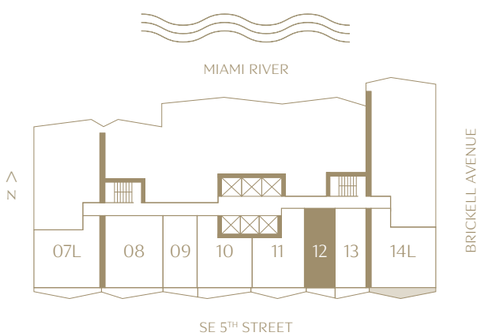
Residence 12

STUDIO | 1 BATHROOM
LEVELS 2 TO 12
SOUTH EXPOSURE

INTERIOR
489 SQ. FT. | 45.43 SQM

TERRACE
53 SQ. FT. | 4.92 SQM

TOTAL
542 SQ. FT. | 50.35 SQM





The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by 444 BRICKELL TWO, LLC (the "Developer") in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. VICEROY BRANDS, LLC owns the mark and name Viceroy®. The Developer is permitted to use the name and logo of The Related Group® and Viceroy® pursuant to license agreements which are valid unless terminated or expired; neither The Related Group nor Viceroy Brands, LLC are the Developer. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2024 © 444 BRICKELL TWO, LLC with all rights reserved.

VICEROY BRICKELL

THE RESIDENCES

Residence 13

STUDIO | 1 BATHROOM

LEVELS 2 TO 12

SOUTH EXPOSURE

INTERIOR

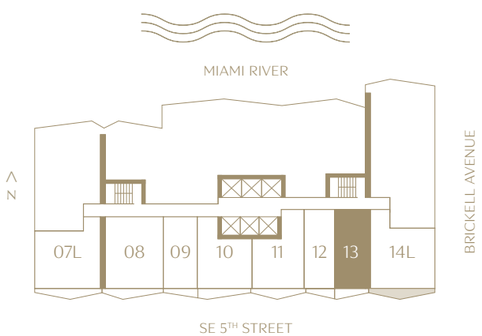
539 SQ. FT. | 50.07 SQM

TERRACE

45 SQ. FT. | 4.18 SQM

TOTAL

584 SQ. FT. | 54.26 SQM





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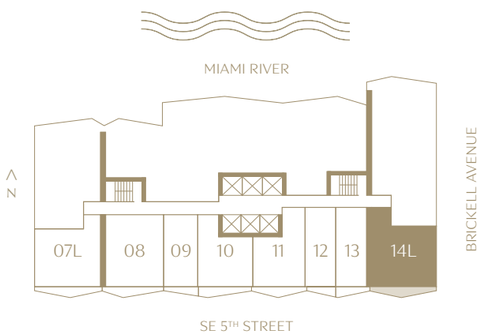
Residence 14L

1 BEDROOM | 1 BATHROOM
LEVELS 2 TO 12
SOUTHEAST EXPOSURE

INTERIOR
896 SQ. FT. | 83.24 SQM

TERRACE
102 SQ. FT. | 9.47 SQM

TOTAL
998 SQ. FT. | 92.72 SQM





The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by 444 BRICKELL TWO, LLC (the "Developer") in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. VICEROY BRANDS, LLC owns the mark and name Viceroy®. The Developer is permitted to use the name and logo of The Related Group® and Viceroy® pursuant to license agreements which are valid unless terminated or expired; neither The Related Group nor Viceroy Brands, LLC are the Developer. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2024 © 444 BRICKELL TWO, LLC with all rights reserved.

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THE RESIDENCES

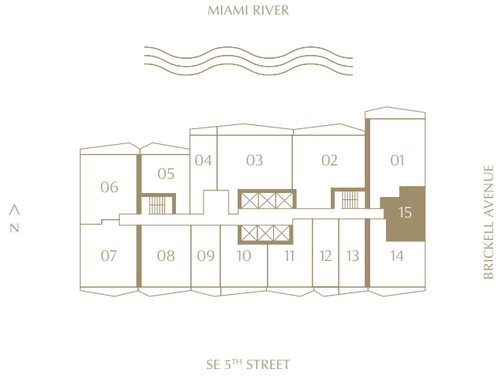
Residence 15

1 BEDROOM | 1 BATHROOM
LEVELS 15 TO 42
EAST EXPOSURE

INTERIOR
551 SQ. FT. | 51.19 SQM

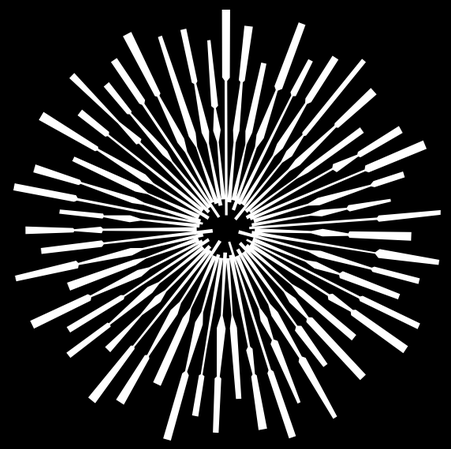
TERRACE
10 SQ. FT. | 0.92 SQM

TOTAL
561 SQ. FT. | 52.11 SQM





The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by 444 BRICKELL TWO, LLC (the "Developer") in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. VICEROY BRANDS, LLC owns the mark and name Viceroy®. The Developer is permitted to use the name and logo of The Related Group® and Viceroy® pursuant to license agreements which are valid unless terminated or expired; neither The Related Group nor Viceroy Brands, LLC are the Developer. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2024 © 444 BRICKELL TWO, LLC with all rights reserved.



SALES GALLERY

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