

VICEROY BRICKELL

THE RESIDENCES

RESIDENTIAL FLOOR PLANS

Team

WORLD CLASS DEVELOPMENT TEAM

RELATED GROUP Developer

Established in 1979, Related Group is Florida's leading developer of sophisticated metropolitan living and one of the country's largest real estate conglomerates that has enhanced skylines with iconic developments characterized by innovative design, enduring quality and inclusive living. The privately held company has built, rehabilitated and managed over 100,000 condominium, rental and commercial units. Related doesn't just create neighborhoods...it builds legacies.



GTIS HOTELS & RESIDENCES

GTIS Partners is a global real estate investment firm in the Americas, headquartered in New York with offices in São Paulo, San Francisco, Los Angeles, Atlanta, Charlotte, Phoenix, Dallas, Houston and Munich. The firm was founded in 2005 and is managed by President and Founder Tom Shapiro and partners, Rob Vahradian, Joao Teixeira, Tom Feldstein, Ed McDowell, Robert McCall, Peter Ciganik and Maristella Diniz.



Team

ARQUITECTONICA Architect

Extraordinary architectural design by Miami based international firm Arquitectonica.



Arquitectonica GEO Landscaping Architect:

Since 2005, Miami-based ArquitectonicaGEO has been designing contemporary,. We care deeply about the human experience and how the users will feel, act, respond, and enjoy the places we create.



MEYER DAVIS STUDIO Interior Designer

New York City-based Meyer Davis Studio, a globally recognized design boutique specializing in residential, hospitality, and retail.



VICEROY HOTELS & RESORTS



Viceroy Hotels

Recently named in the 'Top 25 Hotel Brands' on Travel + Leisure World's Best Awards 2023, Viceroy Hotels & Resorts is a global modern luxury brand, inspiring travelers with one-of-a-kind, authentic experiences that bring together provocative design and intuitive service. Viceroy's portfolio of hotels and resorts can be found in a diverse array of breathtaking and inspiring destinations including Los Cabos, Santa Monica, Chicago, Riviera Maya, Snowmass, Washington D.C. and St. Lucia.



Viceroy Riviera Maya



Viceroy Santa Monica



Viceroy Boca del Toro



Viceroy Chicago



Viceroy Los Cabos

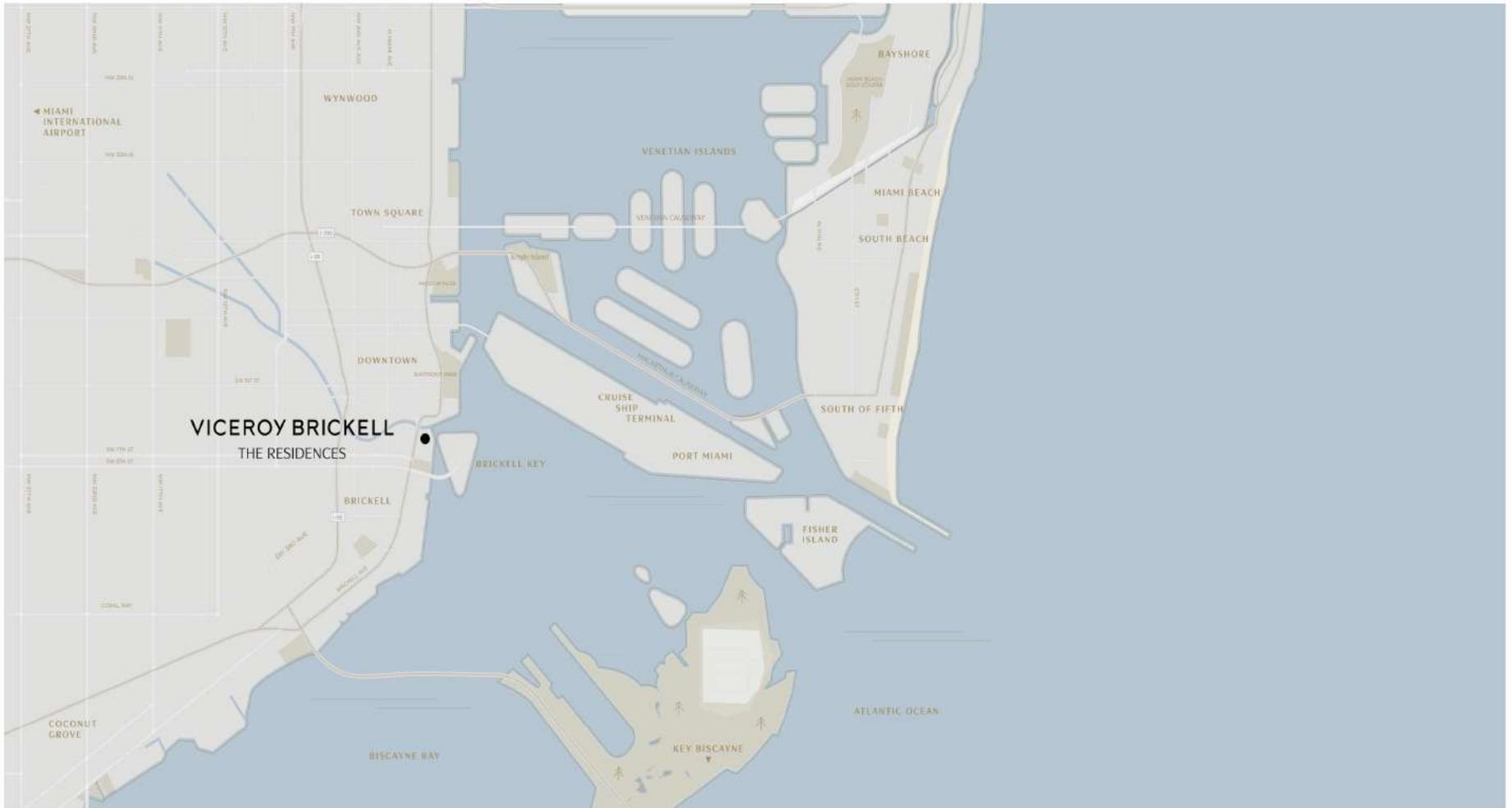


Viceroy Sugar Beach



VICEROY BRICKELL
THE RESIDENCES





SALES GALLERY

444 Brickell Ave, Miami, FL 33131

T 305.676.2040

VICEROYBRICKELLRESIDENCES.COM



Exclusive Sales by Fortune Development Sales

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND THE DOCUMENTS REQUIRED BY SECTION 719.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The 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 (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. 2024 © by 444 BRICKELL TWO, LLC with all rights reserved.

An aerial photograph of a modern residential development. The central focus is a courtyard area with a swimming pool, surrounded by several high-rise apartment buildings. The buildings have a distinctive architectural style with a grid-like facade. The courtyard is labeled 'BACCARAT' and 'FUTURE TOWER'. The surrounding area includes a canal, a road, and other buildings. The text 'VICEROY BRICKELL THE RESIDENCES' is overlaid on the image.

VICEROY BRICKELL
THE RESIDENCES —





LOCATION



Brickell Today

BRICKELL[®] MAGAZINE



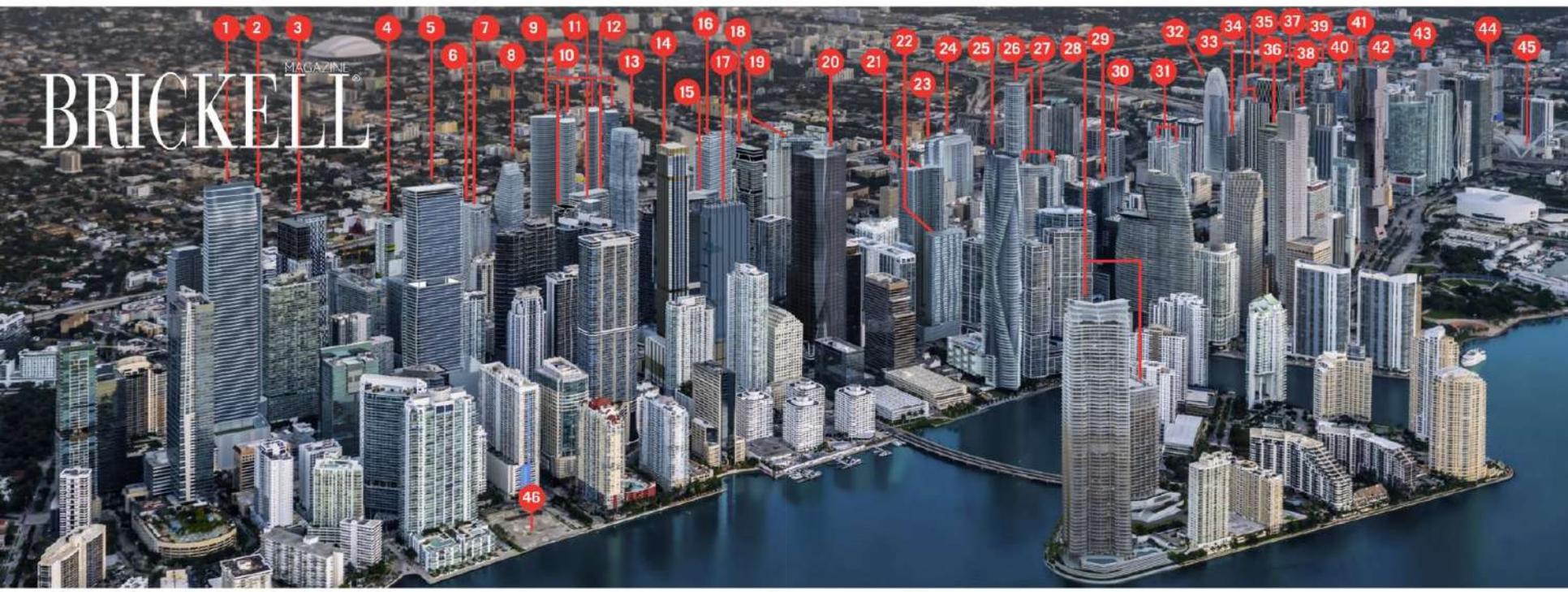
Brickell 2030

BRICKELL[®] MAGAZINE



Brickell 2030

- 1 1428 Brickell**
70 Stories
189 Units
- 2 Cipriani Residences**
80 Stories
397 Units
- 3 1 Southside Park**
64 Stories
1,195 Units
200 Hotel Rooms
165,000 sq. ft. Office
- 4 Smart Brickell Luxe**
23 Stories
127 Units
- 5 ORA by Casa Tua**
76 Stories
540 Units
- 6 Summit Brickell**
69 Stories
500 Units
- 7 Westpine**
43 Stories
328 Units
- 8 Calle 8**
57 Stories
464 Units
- 9 The River District**
4 Towers
4 million sq. ft.
1,600 Units
- 10 Sentral Brickell**
2 Towers
43 Stories / 31 Stories
803 Units
- 11 Brickell Gateway**
61 Stories
504 Units
- 12 Miami Starlite**
39 Stories
517 Units
- 13 18 @ 8th**
78 Stories
400 Units
- 14 888 Brickell**
90 Stories
259 Units
- 15 Miami River Site**
2 Towers
- 16 Lofty Brickell**
35 Stories
362 Units
- 17 848 Brickell**
51 Stories
704,000 sq. ft. Office
- 18 Two Riverside**
59 Stories
169 Units
- 19 One River Point**
Two Towers
60 Stories Each
404 Units
- 20 One BCC**
59 stories
1,136,718 sq. ft. Office Space.
- 21 Baccarat Residences
Brickell**
75 Stories
360 Units
- 22 444 Brickell Tower II**
44 Stories
506 Units
- 23 M Tower**
57 Stories
675 Units
- 24 Modera Riverside**
36 Stories
428 Units
- 25 609 Brickell**
80 Stories
- 26 Miami Riverbridge**
3 Towers
95 Stories / 61 Stories (2)
1,500 Units
615 Hotel Rooms
264 Branded Service Units
- 27 HUB Miami**
41 Stories
306 Units
- 28 The Residences at
Mandarin Oriental, Miami**
2 Towers
66 Stories / 33 Stories
322 Units
121 Guest Rooms
- 29 Clear Residences**
52 Stories
545 Units
- 30 District 225**
37 Stories
347 Units
- 31 Namdar Towers**
2 Towers / 43 Stories Each
1,394 Units
- 32 Okan Tower**
70 Stories
399 Units
- 33 The Crosby Miami**
31 Stories
451 Units
- 34 Downtown 6th**
54 Stories
824 Units
- 35 Miami World Towers**
4 Towers
68 Stories (2)
53 Stories / 25 Stories
2,600 Units
- 36 501 First**
40 Stories
448 Units
- 37 West Eleventh**
Residences
44 Stories
659 Residences
- 38 One Bayfront Plaza**
92 Stories
- 39 E11even Residences**
65 Stories
375 Unit
- 40 Legacy Miami**
55 Stories
310 Units
219 Hotel Rooms
- 41 E11even Beyond**
65 Stories
558 Units
- 42 Waldorf Astoria
Residences Miami**
100 Stories
360 Units
- 43 JEM Private Residences**
67 Stories
259 Units
- 44 Casa Forma**
39 Stories
588 Units
- 45 Signature Bridge**
6 Soaring Arches
Est. Completion: 2027
- 46 Citadel Site**
Coming soon



Downtown Miami



Brickell City Center



Design District



Wynwood



Miami Signature Bridge



South Beach - Art Deco District



Perez Art Museum



Port of Miami -- Busiest Cruiseort in USA









The Amenities

Prime One Brickell location at the gateway of Brickell Avenue and the Miami River with direct access to the riverfront promenade

Striking 45-story glass tower with undulating glass railing balconies with panoramic views of Biscayne Bay, the Miami River and the city skyline

Welcoming porte-cochere leading to a stunning all-glass lobby and chic bar

World-class fitness and wellness center with saunas, custom treatment rooms and cardio theater overlooking the dynamic city skyline





VICEROY BRICKELL
The Residences





The Amenities

Elevated 14th level resort amenities deck, including a heated swimming pool, outdoor spa, poolside cabanas, summer kitchen, Bocce court, full-service café and outdoor lounging areas all surrounded by lush landscaping

Multi-sport simulator studio featuring golf, soccer, basketball, and F1 racing

Resident club rooms with bar, billiards, humidors, and multimedia facilities

Wine cellar and tasting room

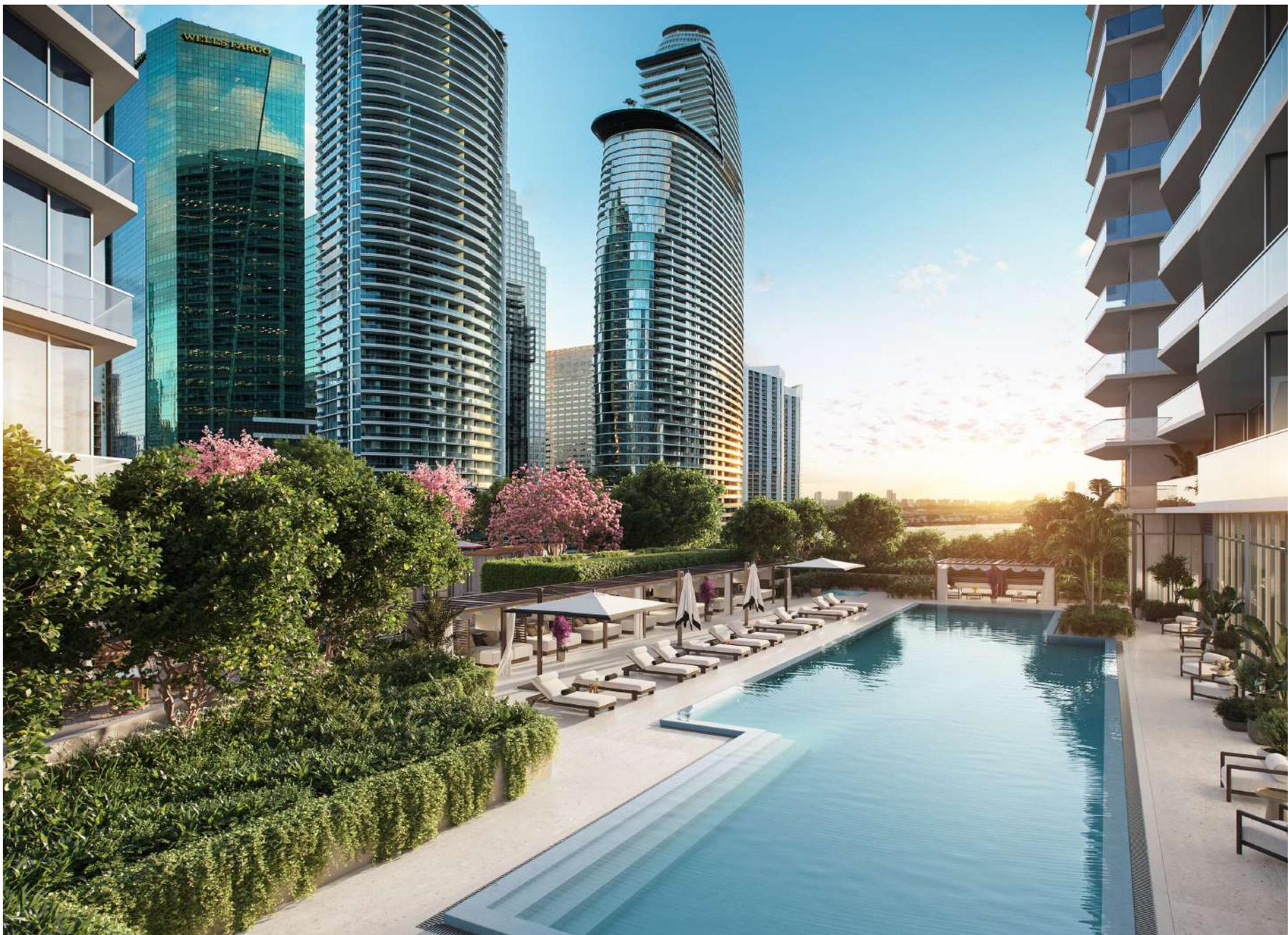
Private dining served from the on-site catering facilities

Screening room with cutting-edge audio-visual quality

Virtual gourmet market







The Amenities

Business center including conference room and private work spaces

Permanent installation of curated museum quality art collection throughout the building's public spaces

Six high-speed key activated elevators

24-hour valet, concierge, and security service

Electrical vehicle charging stations

Bike storage

Pet-friendly community with lushly landscaped walkways

Complimentary private beach club membership to the Grand Bay Club in nearby Key Biscayne





Services

Viceroy culture concierge with extensive local network and deep knowledge of Brickell's dynamic social landscape

Preferred access to local sporting, fashion, art, and other high-profile events

A full calendar of social gatherings, fitness, wellness, and more

Custom aromatherapy

While-you're-away services, including pet care, plant care, and routine home maintenance

In-residence botanical care and garden maintenance*

Personal shopping and delivery services, including dry cleaning, grocery, and pharmacy*

Assigned spaces for optional self-parking

*Subject to availability. Additional fees may apply.

Viceroy Residents Global Perks

The benefits listed are available at all Viceroy Hotels & Resorts. For a current property list, please visit viceroyhotelsandresorts.com. Participating hotels are subject to change.

Discounted Viceroy Room Rates: Special discounted room rates are available at all Viceroy Hotels & Resorts. Discounts vary by season and are up to 20% off published rates. As a resident, you'll be provided a special booking code used to reserve rooms online or through the Viceroy Concierge service.

Complimentary Room Upgrades: If you're staying at a Viceroy Hotels & Resorts outside of your home property, you'll automatically be extended a one-category room upgrade.

Viceroy Discovery: Enjoy elite status in the Viceroy DISCOVERY Loyalty Program - a one-of-a-kind initiative that gives you recognition and benefits across 32 hotel brands with 500 hotels in 78 countries. See your sales associate for details.

Early Arrival / Late Check-Out: Request the convenience of early check-in to your room. Members may also be extended a late check-out up to 2 p.m.

20% Discount on Spa Treatments and Products: During your stays at Viceroy Hotels & Resorts, pamper yourself with a 20% discount on all spa treatments and retail products. The resort will also extend priority reservations to residence owners for all spa treatments.

Complimentary Internet Access: Get wired at no charge throughout the duration of your stay, at each Viceroy location.



The Residences

Collection of 442 tower residences, topped off by two levels of penthouses and anchored by 56 city flats with a first-row view of Brickell's vibrant urban lifestyle

Open-concept floor plans featuring studios, one and two-bedroom residences and three-bedrooms at the penthouse levels

Energy-efficient, impact-resistant, tinted floor-to-ceiling windows and sliding doors that overlook the dazzling city scape, the Miami River and Biscayne Bay

Glass railing enclosed balconies in every unit accessible from both the living room and bedrooms

Ceiling heights of 9 feet in the tower residences, 13 feet in the city flats and 11 and 10 feet in penthouse levels

Imported travertine porcelain flooring throughout the residences including bathrooms and balconies

Meyer Davis Studio designed kitchens featuring Italian cabinetry with front paneled appliances, imported porcelain countertops and full backsplash with undercounter lighting and brass pull details

Bosch and Fisher & Paykel appliances package that include cabinetry paneled refrigerator / freezer & dishwasher, electric built-in cooktops and speed ovens and GE and Blomberg washers and dryers

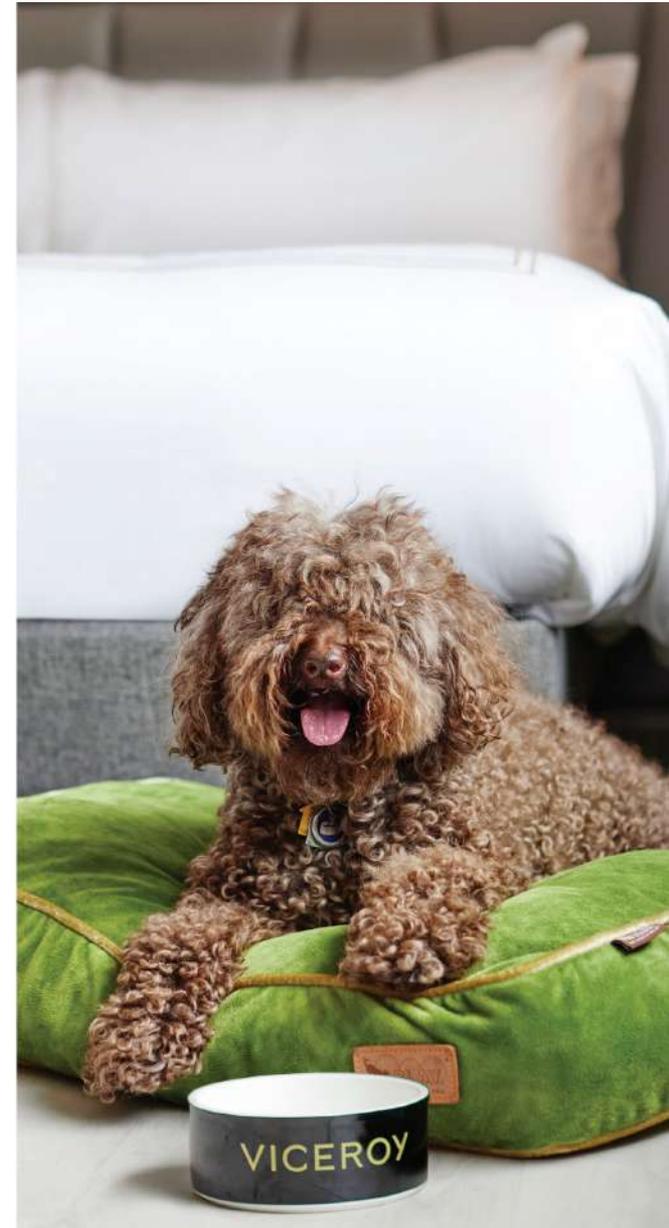
Bathrooms featuring frameless glass showers, Brizo lux gold finished faucets and Italian cabinetry, all selected by Meyer Davis Studio

Walk-in closets in most residences

High-efficiency central air conditioning and heating systems

Sprinkler fire protection system

Advance technology "smart building" pre-wired for Wi-Fi high-speed internet, data/voice and cable satellite video



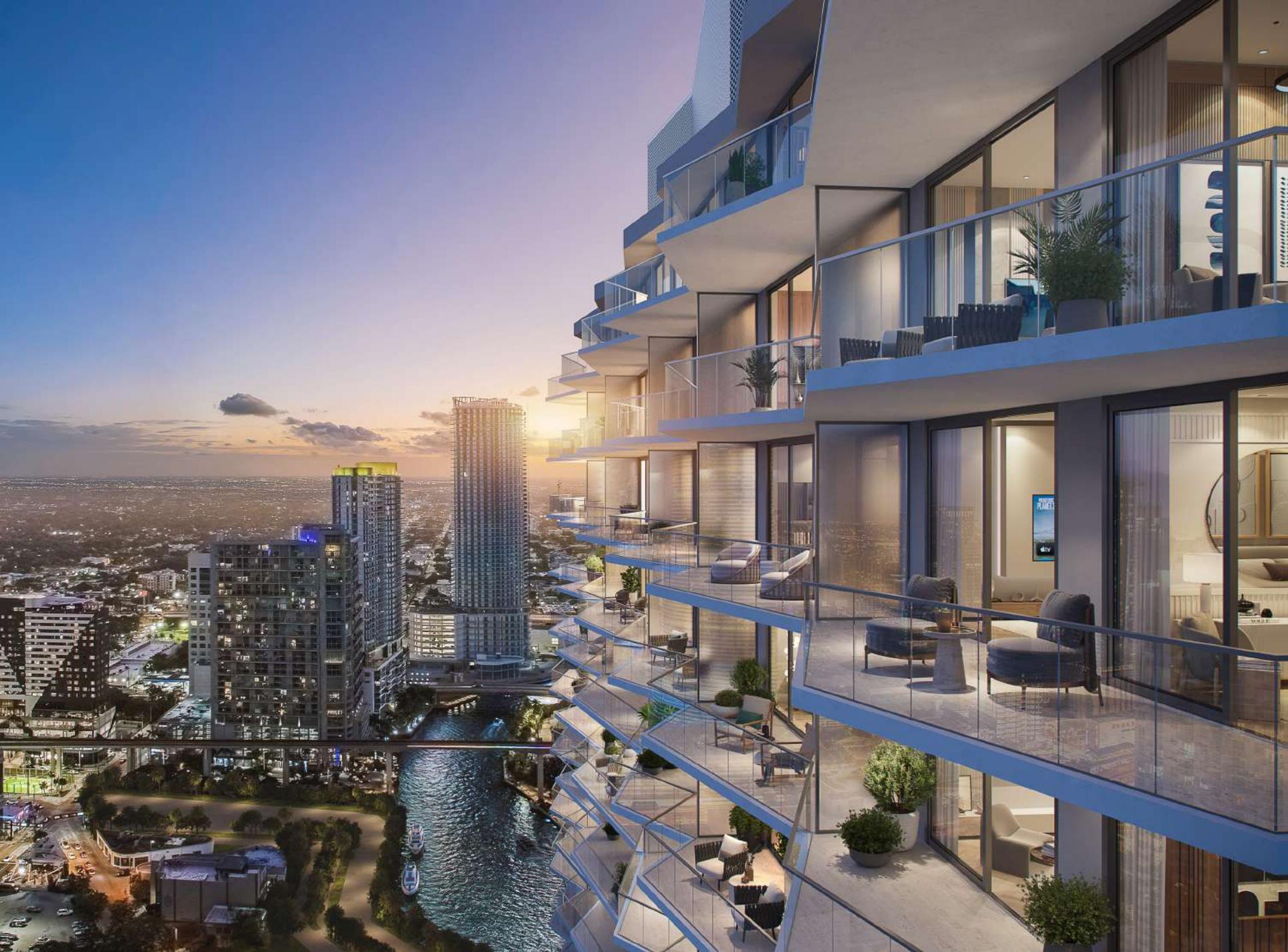










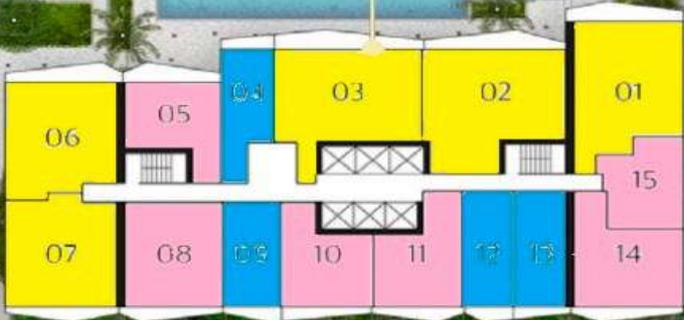


SITE MAP



BACCARAT

FUTURE TOWER



- 1 Bedroom
- 2 Bedrooms
- Studios



VICEROY BRICKELL

THE RESIDENCES

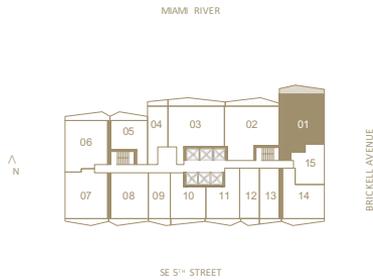
Residence 01

2 BEDROOMS | 2 BATHROOMS
LEVELS 15 TO 42
NORTHEAST EXPOSURE

INTERIOR
1,217 SF | 113.06 M²

TERRACE
141 SF | 13.10 M²

TOTAL
1,358 SF | 113.06 M²



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 columns, 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 Viceroys®. The Developer is permitted to use the name and logo of The Related Group® and Viceroys® pursuant to license agreements which are valid unless terminated or expired, neither The Related Group nor Viceroys 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 02

2 BEDROOMS | 2 BATHROOMS
LEVELS 15 TO 42
NORTHEAST EXPOSURE

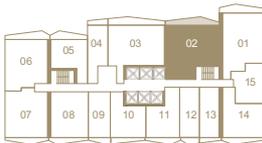
INTERIOR
1,286 SF | 119.47 M²

TERRACE
161 SF | 14.96 M²

TOTAL
1,447 SF | 134.43 M²

MIAMI RIVER

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N



SE 5th STREET

BRICKELL AVENUE



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 dividing walls without deductions for columns, 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 Viceroys®. The Developer is permitted to use the name and logo of The Related Group® and Viceroys® pursuant to license agreements which are valid unless terminated or expired, neither The Related Group nor Viceroys, 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 03

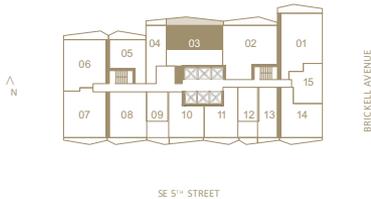
2 BEDROOMS | 2 BATHROOMS
LEVELS 15 TO 42
NORTH EXPOSURE

INTERIOR
1,235 SQ. FT. | 114.74 SQM

TERRACE
187 SQ. FT. | 17.37 SQM

TOTAL
1,422 SQ. FT. | 132.11 SQM

MIAMI RIVER



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VICEROY BRICKELL

THE RESIDENCES

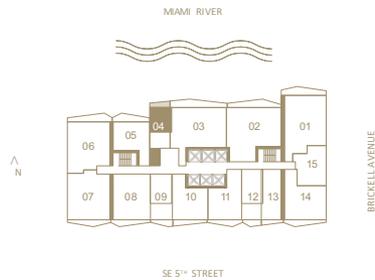
Residence 04

STUDIO | 1 BATHROOM
LEVELS 15 TO 42
NORTH EXPOSURE

INTERIOR
519 SQ. FT. | 48.22 SQM

TERRACE
57 SQ. FT. | 5.30 SQM

TOTAL
576 SQ. FT. | 53.51 SQM



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VICEROY BRICKELL

THE RESIDENCES

Residence 05

1 BEDROOM | 1 BATHROOM
LEVELS 15 TO 42
NORTH EXPOSURE

INTERIOR

670 SQ. FT. | 62.25 SQM

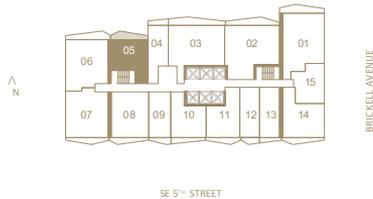
TERRACE

117 SQ. FT. | 10.87 SQM

TOTAL

787 SQ. FT. | 73.25 SQM

MIAMI RIVER



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VICEROY BRICKELL

THE RESIDENCES

Residence 06

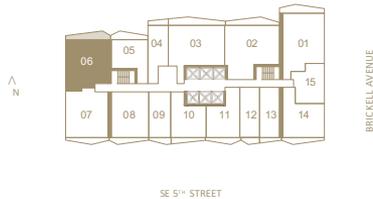
2 BEDROOMS | 2 BATHROOMS
LEVELS 15 TO 42
NORTHWEST EXPOSURE

INTERIOR
1,041 SQ. FT. | 96.71 SQM

TERRACE
138 SQ. FT. | 12.82 SQM

TOTAL
1,179 SQ. FT. | 109.53 SQM

MIAMI RIVER



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 closets, 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 Viceroys®. The Developer is permitted to use the name and logo of The Related Group® and Viceroys® pursuant to license agreements which are valid unless terminated or expired, neither The Related Group nor Viceroys 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.

NORTH VIEWS



NORTH VIEWS



VICEROY BRICKELL

THE RESIDENCES

Residence 07

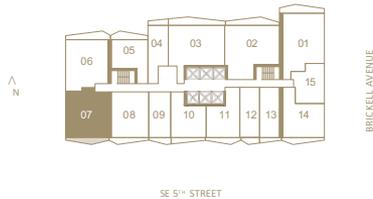
2 BEDROOMS | 2 BATHROOMS
LEVELS 15 TO 42
SOUTHWEST EXPOSURE

INTERIOR
1,030 SQ. FT. | 95.69 SQM

TERRACE
104 SQ. FT. | 9.66 SQM

TOTAL
1,134 SQ. FT. | 105.35 SQM

MIAMI RIVER



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VICEROY BRICKELL
THE RESIDENCES

Residence 08

1 BEDROOM | 1 BATHROOM
LEVELS 15 TO 42
SOUTH EXPOSURE

INTERIOR
862 SQ. FT. | 80.08 SQM

TERRACE
96 SQ. FT. | 8.92 SQM

TOTAL
958 SQ. FT. | 89 SQM

MIAMI RIVER



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VICEROY BRICKELL

THE RESIDENCES

Residence 09

STUDIO | 1 BATHROOM
LEVELS 15 TO 42
SOUTH EXPOSURE

INTERIOR

485 SQ. FT. | 45.06 SQM

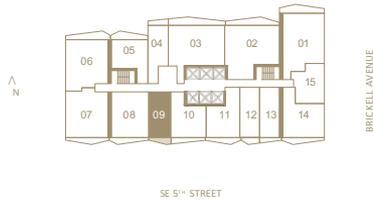
TERRACE

57 SQ. FT. | 5.30 SQM

TOTAL

542 SQ. FT. | 50.35 SQM

MIAMI RIVER



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VICEROY BRICKELL

THE RESIDENCES

Residence 10

1 BEDROOM | 1 BATHROOM
LEVELS 15 TO 42
SOUTH EXPOSURE

INTERIOR
686 SQ. FT. | 63.73 SQM

TERRACE
78 SQ. FT. | 7.25 SQM

TOTAL
764 SQ. FT. | 70.98 SQM

MIAMI RIVER



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VICEROY BRICKELL

THE RESIDENCES

Residence 11

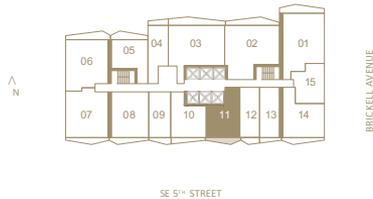
1 BEDROOM | 1 BATHROOM
LEVELS 15 TO 42
SOUTH EXPOSURE

INTERIOR
699 SQ. FT. | 64.94 SQM

TERRACE
85 SQ. FT. | 7.90 SQM

TOTAL
784 SQ. FT. | 72.84 SQM

MIAMI RIVER



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 columns, 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 Viceroys®. The Developer is permitted to use the name and logo of The Related Group® and Viceroys® pursuant to license agreements which are valid unless terminated or expired, neither The Related Group nor Viceroys 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 12

STUDIO | 1 BATHROOM
LEVELS 15 TO 42
SOUTH EXPOSURE

INTERIOR
489 SQ. FT. | 45.43 SQM

TERRACE
53 SQ. FT. | 4.92 SQM

TOTAL
542 SQ. FT. | 50.35 SQM

MIAMI RIVER



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VICEROY BRICKELL

THE RESIDENCES

Residence 13

STUDIO | 1 BATHROOM
LEVELS 15 TO 42
SOUTH EXPOSURE

INTERIOR
539 SQ. FT. | 50.07 SQM

TERRACE
45 SQ. FT. | 4.18 SQM

TOTAL
584 SQ. FT. | 54.26 SQM

MIAMI RIVER



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VICEROY BRICKELL
THE RESIDENCES

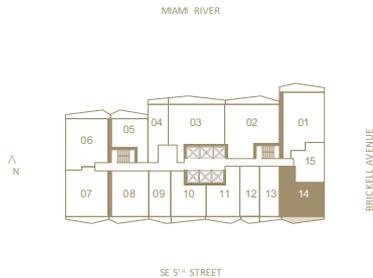
Residence 14

1 BEDROOM | 1 BATHROOM
LEVELS 15 TO 42
SOUTHEAST EXPOSURE

INTERIOR
833 SQ. FT. | 77.39 SQM

TERRACE
102 SQ. FT. | 9.48 SQM

TOTAL
935 SQ. FT. | 86.86 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 dividing walls without deductions for columns, 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 Viceroys. The Developer is permitted to use the name and logo of The Related Group® and Viceroys® pursuant to license agreements which are valid unless terminated or expired, neither The Related Group nor Viceroys 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.

SOUTH VIEWS



SOUTH VIEWS



SOUTH EAST VIEWS



SOUTH EAST VIEWS



VICEROY BRICKELL

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

MIAMI RIVER



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EAST VIEWS



EAST VIEWS





DEPOSIT STRUCTURE

Fixed Deposit Amount at Reservation per Unit Type

Studio Residences: \$40,000 Deposit

One-Bedroom Residences: \$50,000 Deposit

Two-Bedroom Residences: \$75,000 Deposit

20% of Purchase Price at Contract or

Balance of 20% after Applying Reservation Deposit

10% of Purchase Price at Top Off

70% of Purchase Price at Closing

CONSTRUCTION TIMELINE

Under Construction

Q1 2025

Tower Top Off at 45th level

Q1 2026

Completion and Delivery of Units



- 498 Residences
- All Finished
- 9' to 13' Ceilings
- Amenities managed by Viceroy Hotels
- No Condo Hotel
- Rent 12 X Year – 30 Days Minimum
- Deliver by 2026



VICEROY BRICKELL
THE RESIDENCES





Now Under
Construction.
Delivery 2026.



77 SE 5th St, Miami,
FL 33131, USA

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, 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 is developed by GTIS PARTNERS ("Developer") and this offering is made only by the Developer's Prospectus for the Condominium. Your eligibility for purchase will depend upon your state or territory of residency. The Developer is not incorporated in, located in, nor a resident of, New York. This offering is not directed to any person or entity in New York or to any resident of a jurisdiction in which this offering is prohibited by law. Developer, pursuant to a license agreement with each or their authority, has a right to use the trade names, marks, and logos of: The Related Group and of Baccarat®, neither of which is the Developer nor responsible for representations of Developer. In the event the license of Viceroy® should terminate the names and logos of Viceroy® will no longer be used. 2024 © GTIS PARTNERS, with all rights reserved.