VICEROY BRICKELL

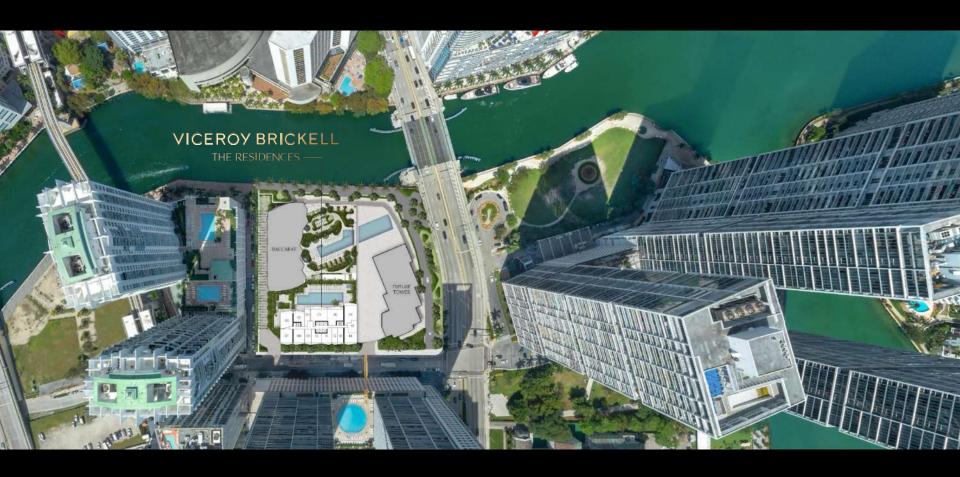
THE RESIDENCES





















Brickell Today



Brickell 2030



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

Two Towers 60 Stories Each 404 Units

20 One BCC 59 stories

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 25 609 Brickell

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 36 501 First 40 Stories 448 Units

37 West Eleventh Residences 44 Stories 659 Residences

38 One Bayfront Plaza 92 Stories

39 E11even Residences

375 Unit

55 Stories 310 Units 219 Hotel Rooms

41 E11even Beyond 65 Stories 558 Units 42 Waldorf Astoria Residences Miami 100 Stories

360 Units

259 Units

43 JEM Private Residences 67 Stories

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



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.



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

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-akind, 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 Chicago



Viceroy Santa Monica



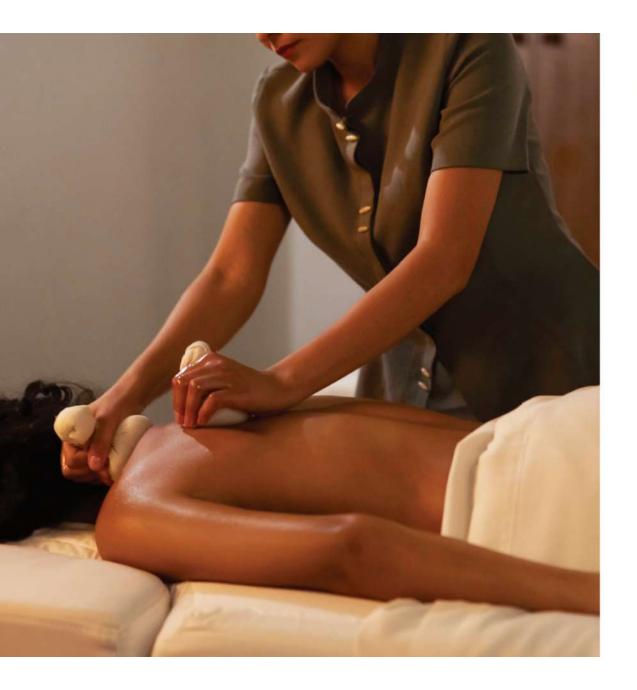
Viceroy Los Cabos



Viceroy Boca del Toro



Viceroy Sugar Beach



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.











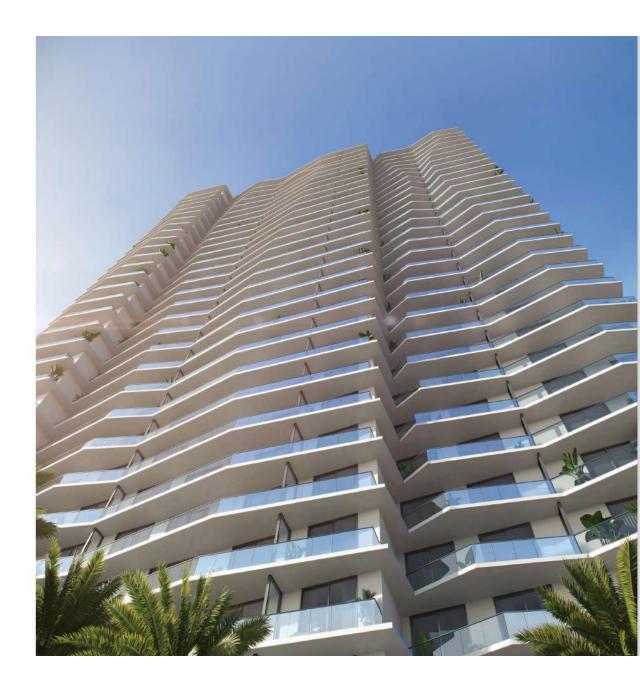
The Amenities

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



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

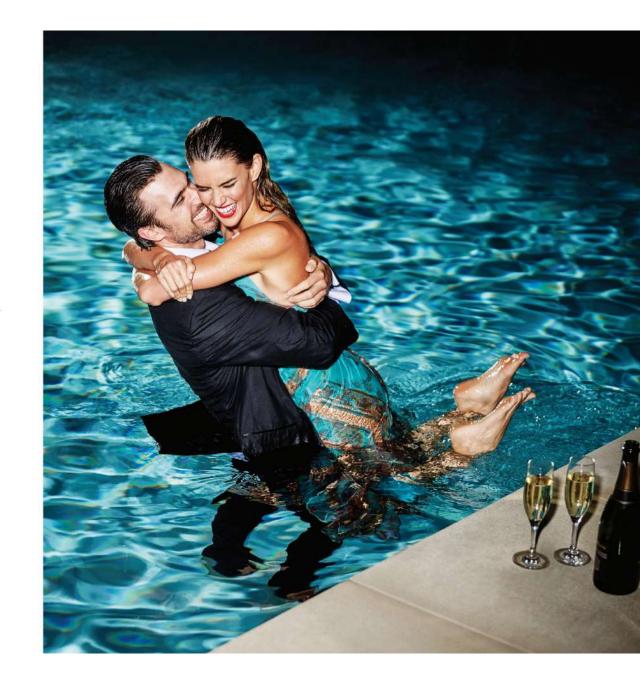
Resident club rooms with bar, billiards, humidors, and multimedia facilities

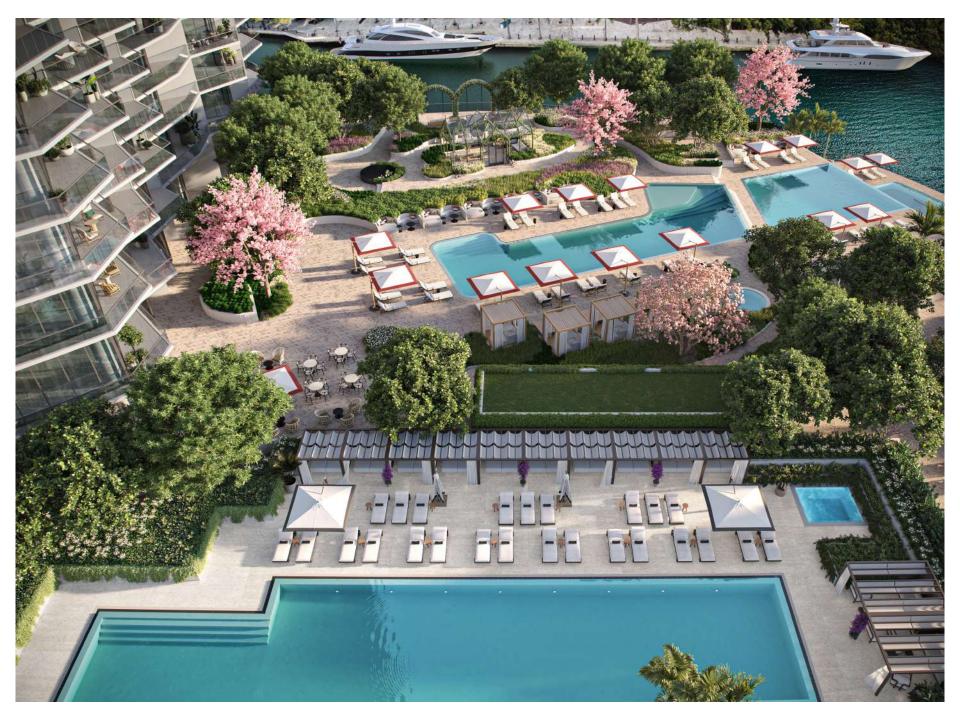
Wine cellar and tasting room

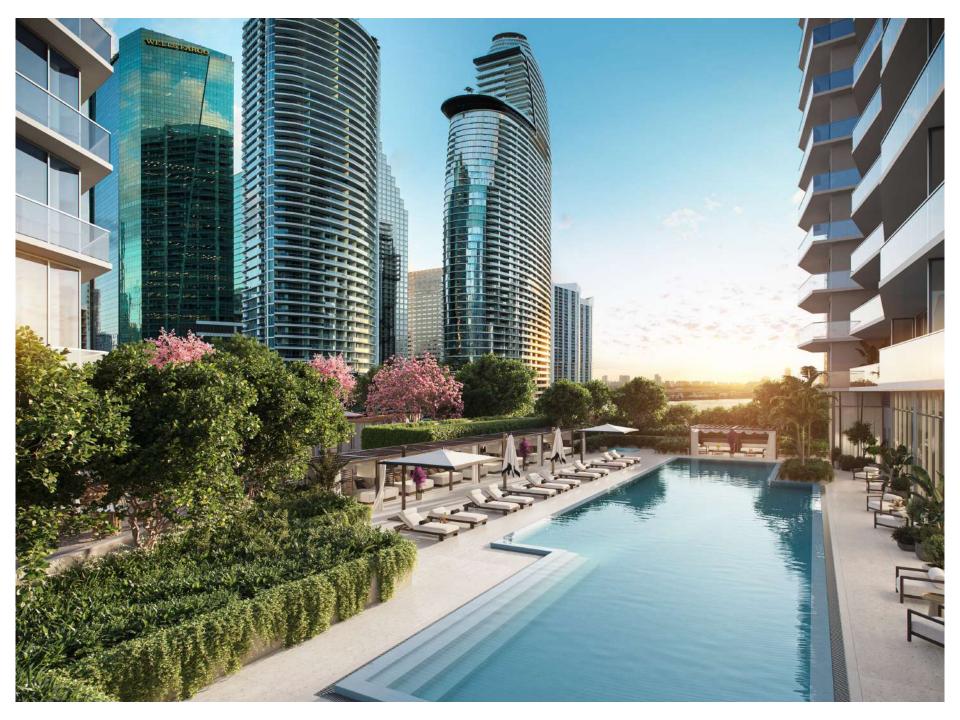
Private dinning served from the on-site catering facilities

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

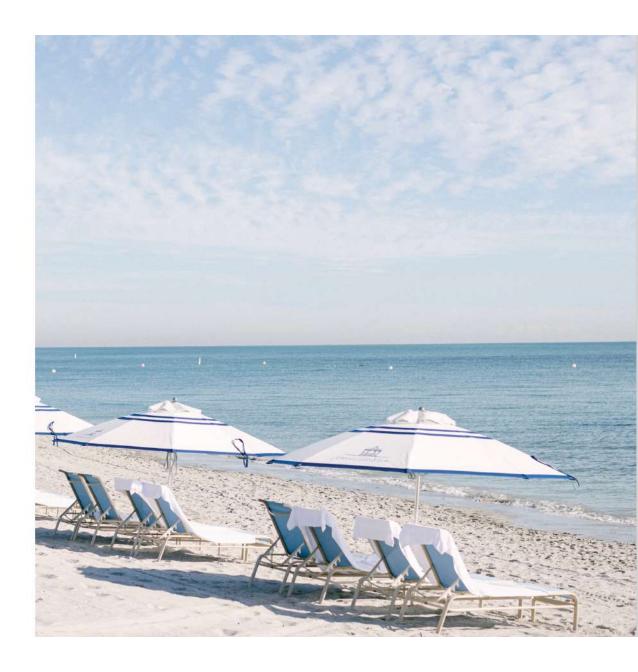
24-hour valet, concierge, and security service

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





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

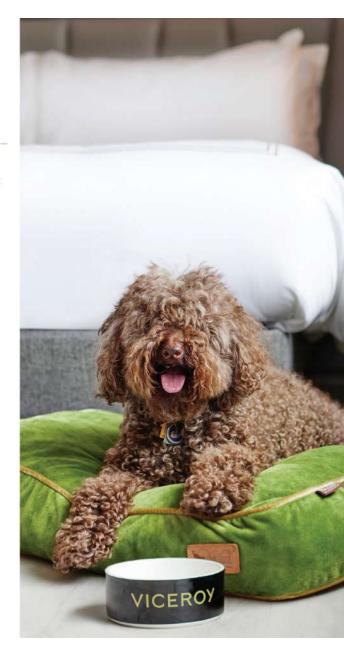
Bathrooms featuring frameless glass showers, Brizo lux gold finished faucets and Italian cabinetry, all selected by Meyer Davis Studio

Walk-in closets in most residences

High-efficiency central air conditioning and heating systems

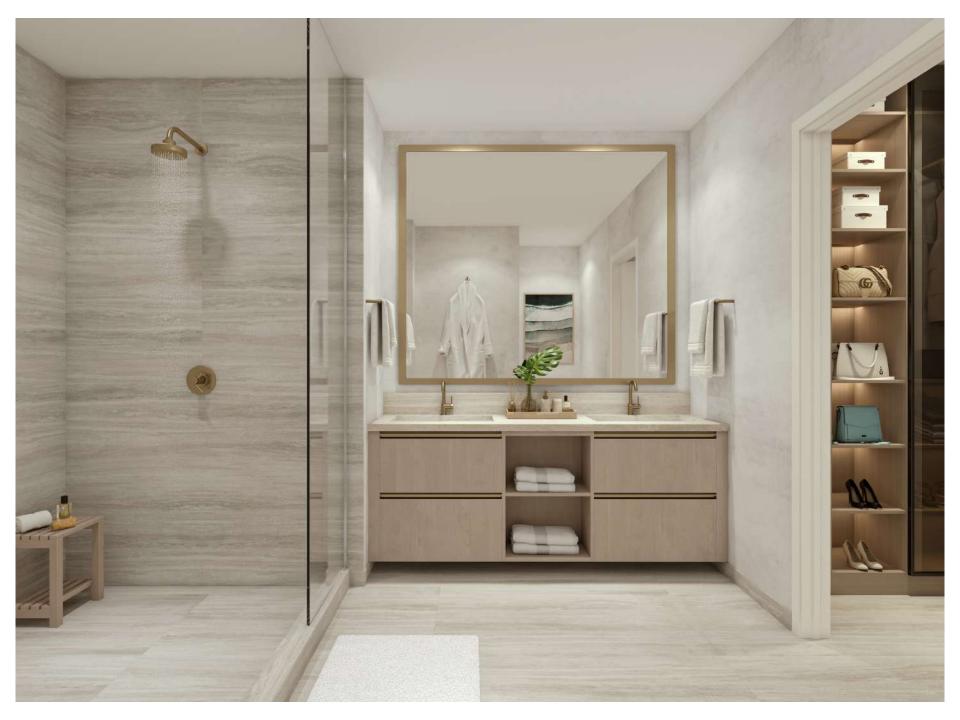
Sprinkler fire protection system

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











































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



SITE MAP





THE RESIDENCES

Residence 01

2 BEDROOMS | 2 BATHROOMS LEVELS 15 TO 42 NORTHEAST EXPOSURE

INTERIOR 1,217 SQ. FT. | 113.06 SQM

TERRACE 141 SQ. FT. | 13.10 SQM

TOTAL 1,358 SQ. FT. | 113.06 SQM





THE RESIDENCES

Residence 02

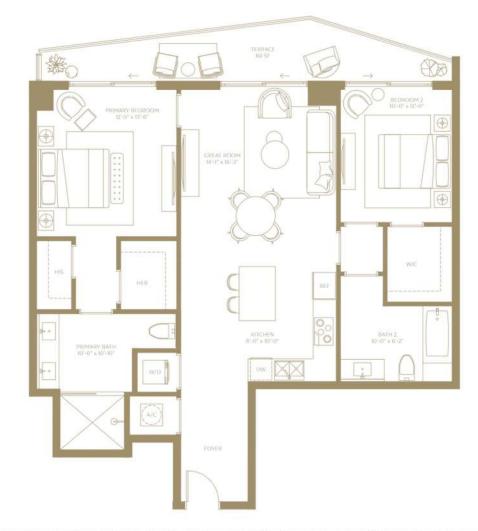
2 BEDROOMS | 2 BATHROOMS LEVELS 15 TO 42 NORTH EXPOSURE

INTERIOR 1,286 SQ. FT. | 119.47 SQM

TERRACE 161 SQ. FT. | 14.96 SQM

TOTAL 1,447 SQ. FT. | 134.43 SQM





THE RESIDENCES

Residence 03

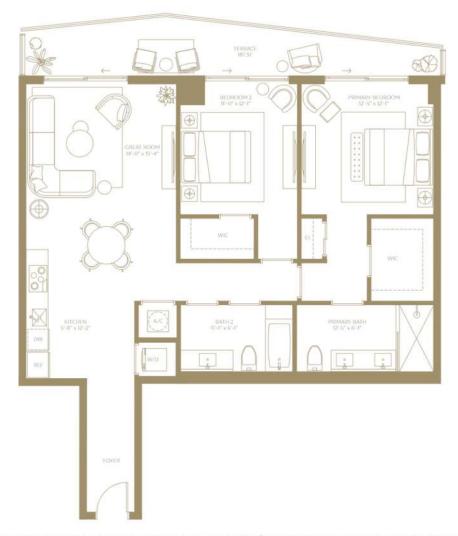
2 BEDROOMS | 2 BATHROOMS LEVELS 15 TO 42 NORTH EXPOSURE

INTERIOR 1,235 SQ. FT. | 114.74 SQM

TERRACE 187 SQ. FT. | 17.37 SQM

TOTAL 1,422 SQ. FT. | 132.11 SQM





THE RESIDENCES

Residence 04

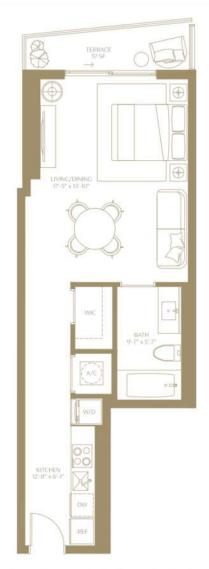
STUDIO 1 1 BATHROOM LEVELS 15 TO 42 NORTH EXPOSURE

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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THE RESIDENCES

Residence 05

1 BEDROOM 1 1 BATHROOM LEVELS 15 TO 42 NORTH EXPOSURE

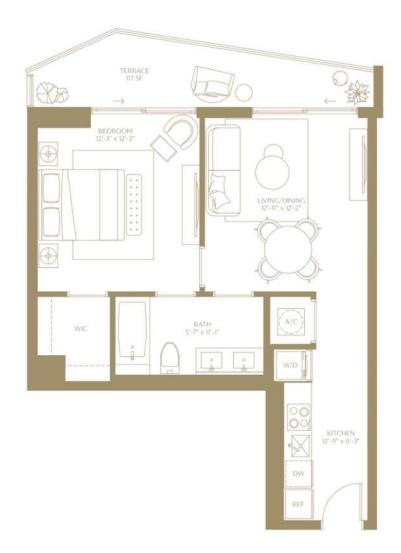
INTERIOR 670 SQ. FT. | 62.25 SQM

TERRACE 117 SQ. FT. | 10.87 SQM

TOTAL 787 SQ. FT. 1 73:25 SQM



SEST STREET



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



SESTIMAT



THE RESIDENCES

Residence 07

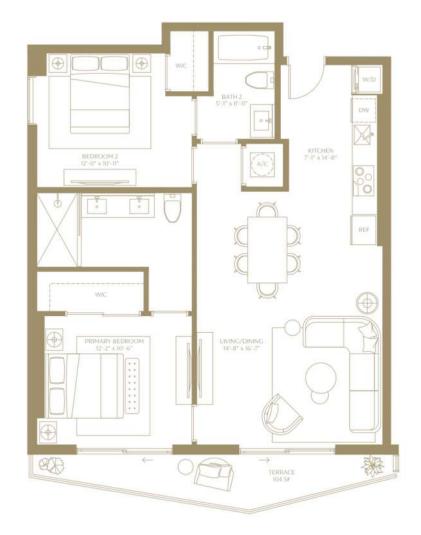
2 BEDROOMS | 2 BATHROOMS LEVELS 15 TO 42 SOUTHWEST EXPOSURE

> INTERIOR 1,030 SQ. FT. | 95.69 SQM

TERRACE 104 SQ. FT. | 9.66 SQM

TOTAL 1,134 SQ. FT. | 105.35 SQM





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THE RESIDENCES

Residence 08

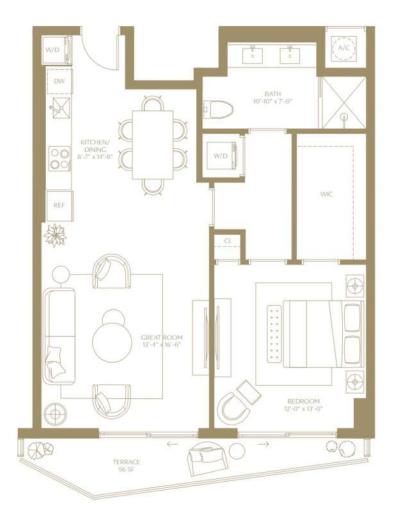
1 BEDROOM 1 1 BATHROOM LEVELS 15 TO 42 SOUTH EXPOSURE

INTERIOR 862 SQ. FT. | 80.08 SQM

TERRACE 96 SQ. FT. | 8.92 SQM

TOTAL 958 SQ. FT. 1 89 SQM





THE RESIDENCES

Residence 09

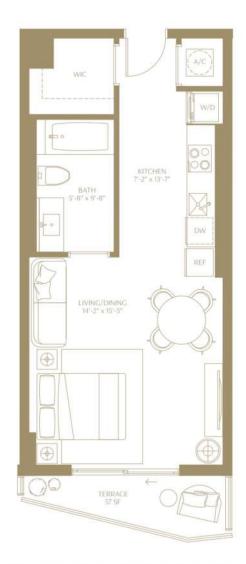
STUDIO I 1 BATHROOM LEVELS 15 TO 42 SOUTH EXPOSURE

INTERIOR 485 SQ. FT. | 45.06 SQM

TERRACE 57 SQ. FT. | 5.30 SQM

TOTAL 542 SQ. FT. | 50.35 SQM





THE RESIDENCES

Residence 10

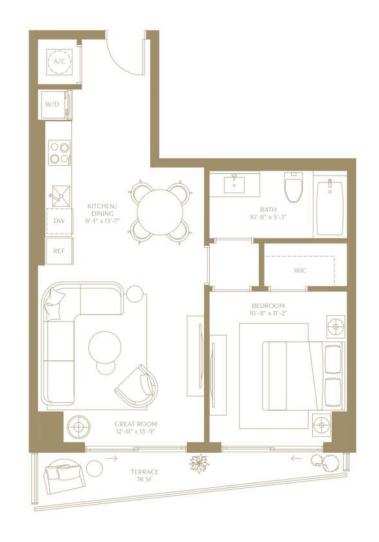
1 BEDROOM | 1 BATHROOM LEVELS 15 TO 42 SOUTH EXPOSURE

INTERIOR 686 SQ. FT. | 63.73 SQM

TERRACE 78 SQ. FT. | 7.25 SQM

TOTAL 764 SQ. FT. | 70.98 SQM





THE RESIDENCES

Residence 11

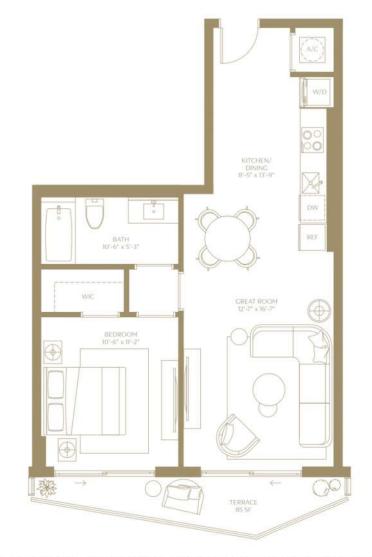
1 BEDROOM 1 1 BATHROOM LEVELS 15 TO 42 SOUTH EXPOSURE

INTERIOR 699 SQ. FT. | 64.94 SQM

TERRACE 85 SQ. FT. | 7.90 SQM

TOTAL 784 SQ. FT. | 72.84 SQM





THE RESIDENCES

Residence 12

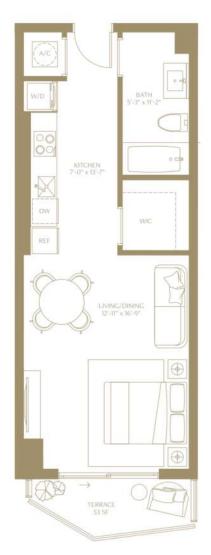
STUDIO I 1 BATHROOM LEVELS 15 TO 42 SOUTH EXPOSURE

INTERIOR 489 SQ. FT. | 45.43 SQM

TERRACE 53 SQ. FT. | 4.92 SQM

TOTAL 542 SQ. FT. | 50.35 SQM





THE RESIDENCES

Residence 13

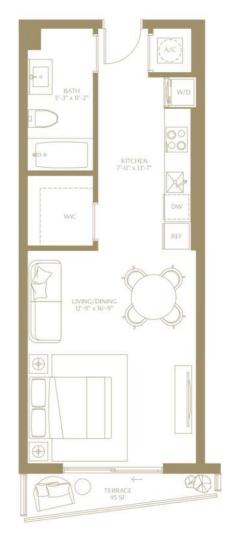
STUDIO I 1 BATHROOM LEVELS 15 TO 42 SOUTH EXPOSURE

INTERIOR 539 SQ. FT. | 50.07 SQM

TERRACE 45 SQ. FT. | 4.18 SQM

TOTAL 584 SQ. FT. | 54.26 SQM





THE RESIDENCES

Residence 14

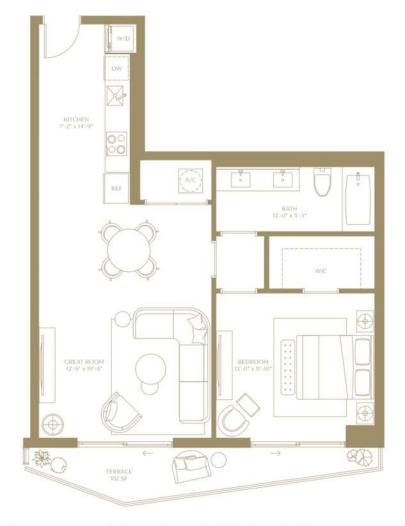
1 BEDROOM | 1 BATHROOM LEVELS 15 TO 42 SOUTHEAST EXPOSURE

INTERIOR 833 SQ. FT. | 77.39 SQM

TERRACE 102 SQ. FT. | 9.48 SQM

TOTAL 935 SQ. FT. | 86.86 SQM





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THE RESIDENCES

Residence 15

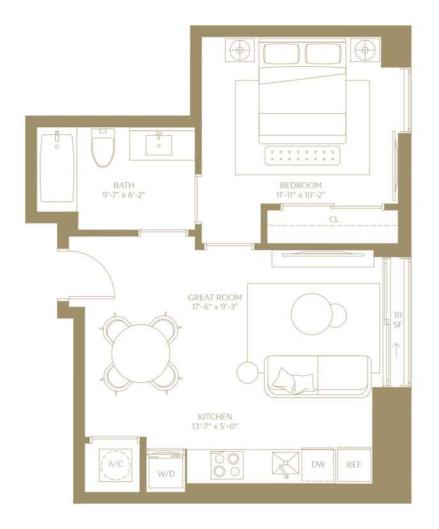
1 BEDROOM | 1 BATHROOM LEVELS 15 TO 42 EAST EXPOSURE

INTERIOR 551 SQ. FT. | 51.19 SQM

TERRACE 10 SQ. FT. 1 0.92 SQM

TOTAL 561 SQ. FT. | 52.11 SQM





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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

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