

Dear Client,

Thank you for your interest in Viceroy Brickell Residences

Please find below preliminary information related to this amazing luxury development

Viceroy Residences Brickell (formely known as One Brickell Residences) is a new luxury condominium tower under construction in one of the most spectacular locations in Miami... the fantastic Brickell area. This 45-story tower with 498 units is part of the luxury complex of three towers on the current 444 Brickell site, where the Baccarat hotel and the spectacular Baccarat Residences condominium building are located. This development is in charge of Related Group, perhaps the most prestigious residential development company in Miami and Florida, with decades of experience in the luxury real estate market.

### **THE TEAM**

Architect: Arquitectonica

Landscape: Arquitectonica GIO

Developer: Related / GTIS

Interior Design : Meyer Davis

Management by Viceroy Hotel and Residences

Already under construction by the 14 floor.

### **THE RESIDENCES:**

This project is currently in under construction and prices start at \$650,000.

141 studios | 485sf to 548sf

215 | 1 Bedroom| 551sf to 896sf

150 | 2 bedrooms | 1030sf to 1286sf

2 floors with Penthouses

### **\*Rental Restrictions:**

30 day rentals / max 12 times yearly

**No escalation clause**

## **RESIDENCE FEATURES**

Parking: PH'S and 2 bds get 1 assigned 1bed and Studios is valet

Appliances: Bosh and Fisher and Paykell

Flooring included - Italian porcelain (travertine - matte)

Porcelain countertop

Italian cabinetry by Italkraft

full backsplash

Generous master bathrooms featuring stand-alone bathtubs and frameless glass-enclosed rain showers, separate room with water closet, premium Italian cabinetry by Italkraft, imported stone vanity tops with double lavatories and decorator mirrors

Solid core wood interior doors for enhanced sound proofing and energy efficiency

Laundry rooms with large capacity washer and dryer, and utility sink and storage cabinetry in most residences

Sprinkler fire protection system

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

## **BUILDING FEATURES**

Coffee / full service Bar at the lobby level serviced by Viceroy

Business area - conference rooms

Formula 1 virtual reality room - golf simulator

Virtual market

**14th floor amenities:** Theater, dining, fitness, sauna, game room. billiards, humidors for cigars, wine cellar and wine tasting salon.

Swimming pool, outdoor spa, pool-side cabanas and summer kitchen area

Bocce court

Electrical vehicle charging station

## **DEPOSIT STRUCTURE AND TIMING**

**Reservations deposit:**

Studios: \$40K

1 Bedroom: \$50K

2 Bedrooms: \$75k

**Contract deposit:**

30% deposit

20% with contract

10% Top Off: Q1 2025

Delivery: Q1 2026

**\*\*\* This project was not officially launched and this information is preliminary.**

Please contact us if you would like to schedule a zoom presentation or visit the sales center for a personal presentation.

Thank you,

*Luxury Real Estate Specialists*

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