



Purchaser's Guide

VICEROY
RESIDENCES
AVENTURA

Thriving city energy. A glittering coastline. A lifestyle of elegance and ease. Set in the heart of Aventura, Viceroy Residences are defined by a distinctive combination of sophisticated design, individual character, and the renowned five-star services and amenities of Viceroy Hotels & Resorts—all complemented by your dedicated residential team to attend to every request.



Viceroy Residences, designed by globally renowned Arquitectonica, rises in the heart of Aventura—illuminating the vibrant skyline and mirroring the bold colors of the setting sun with sleek, sculptural lines that frame the city below. The Viceroy Residences are designed to blend the most engaging elements of refined city life with five-star amenities, bespoke services, and a carefree sensibility—for those who value exceptional taste and local connection, who constantly seek new perspectives and fully engage with the world around them.



A stunning skyline

Gentle waves

Fresh perspective

A story that could only be yours.





VICEROY

A New Chapter

With luxury hotels and residences in Los Cabos, Riviera Maya, Snowmass, St. Lucia, Santa Monica, Chicago, Washington, D.C., Kopaonik in Serbia, and Ombria Algarve in Portugal, Viceroy brings a fresh perspective to hospitality, focused on the richness of experience and genuine connection to the locale and community. For over two decades, Viceroy has stood above and apart—defined by creativity, comfort, and service, with guests' needs thoughtfully anticipated and graciously accommodated. Viceroy's blend of the indispensable and unexpected makes each hotel and residence a destination unto itself—and has earned the brand countless accolades in Condé Nast Traveler, Travel + Leisure, The New York Times, Vogue, and Departures Magazine, among others.

In the Spirit of Place

Every Viceroy hotel and residence is unique to its locale, weaving the brand's impeccable style and exacting service into the natural and cultural landscape of each destination.



VICEROY RESIDENT'S GLOBAL PERKS

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 if available.

DISCOVERY Loyalty Program: Enjoy elite status with Viceroy. 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.

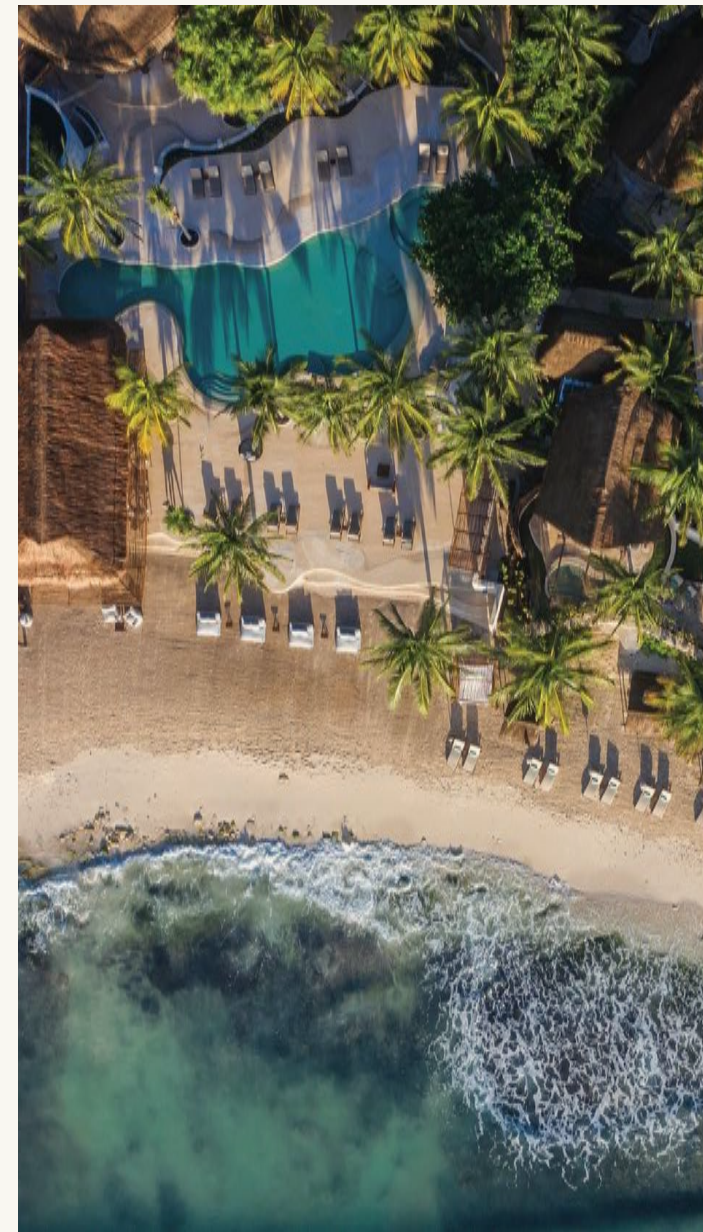
The benefits listed are available at all Viceroy Hotels & Resorts.

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.

For a current property list, please visit viceroyhotelsandresorts.com. Participating hotels are subject to change.



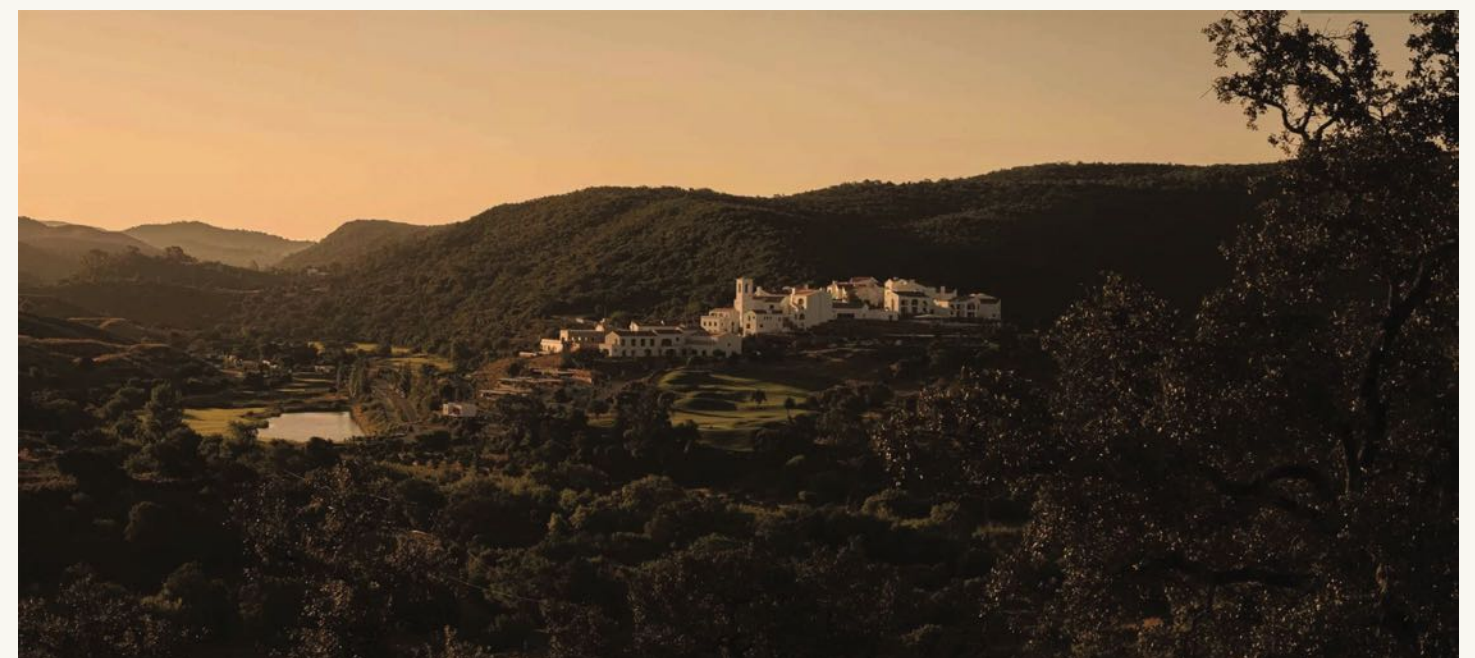
Viceroy Riviera Maya



Viceroy Snowmass



Viceroy Los Cabos



Viceroy at Ombria Algarve

BUILDING & RESIDENCE FEATURES

Interiors by DesignAgency draw inspiration from the natural environment,
blending light organic materials with rich finishes, and Italian woods
to create an intuitive sense of home.



Living Room



Bedroom

Artist's Conceptual Rendering

*A canvas of imagination and discovery,
careful curation and considered style.*

BUILDING FEATURES

28 stories

Architecture by globally renowned Arquitectonica

Interiors by DesignAgency

Curated by the renowned Viceroy Hospitality team,
offering personalized residential services

Museum-quality art curated from the Jorge M. Pérez
Contemporary Art Collection

Minutes from Sunny Isles Beach, Turnberry Isle
Country Club, Aventura Mall, Brightline Aventura
Station, and Bal Harbour

RESIDENCE FEATURES

One- to four-bedroom residences with open,
versatile layouts

Wide, expansive balconies

Porcelain flooring

Spacious walk-in closets

Airy, modern kitchens, appointed with Italian
cabinetry, top-tier Miele appliance package, and
wine refrigeration.

Full-size washer and dryer

Spa-inspired baths designed
with custom fluted Italian vanities

Freestanding tubs and walk-in showers

Keyless entry

All residences appointed with high-speed WiFi

Green-building certified with energy-efficient windows



Kitchen



Primary Bath

SERVICES & AMENITIES

A suite of five-star services and amenities overseen by your Viceroy Residences Hospitality Team, each detail refined and translated to Aventura's dynamic setting.





Pool deck with private cabanas and daybeds

Artist's Conceptual Rendering

Created to complement the finest elements of Aventura's city life and coastal energy.

AMENITIES

- Coffee and juice bar
- Co-working center appointed with private offices
- Full-service cabana bar
- Gaming lounge
- Golf simulator room
- Half basketball court
- Hemingway Rooftop Bar, Lounge, and Garden Terrace
- Landscaped pool deck with private cabanas, daybeds, summer kitchen, and grill
- Poolside social lounge and bar
- Pickleball court
- Pet spa
- Rock climbing wall
- Shabbat elevator
- State-of-the-art fitness center with private studio for personal training
- Thoughtfully designed children's playroom
- World-class spa with sauna, hot, and cold plunge

VICEROY RESIDENTIAL SERVICES

- 24-hour front desk
- 24-hour security
- 24-hour valet parking
- A full calendar of social gatherings, fitness, wellness, and more
- Bicycles for local excursions*
- Custom in-residence aromatherapy*
- Mail/Parcel service
- Personal delivery services, including dry cleaning, grocery, and pharmacy*
- Pet walking*
- Poolside towel service
- Preferred access to exclusive local sporting, fashion, art, and other high-profile events*
- Viceroy culture concierge with extensive local network
- While-you're-away services, including dog sitting, and routine home maintenance*

**Subject to availability. Additional fees may apply.*



Dining Bar



Basketball Court

Artist's Conceptual Rendering



Kids Club

Artist's Conceptual Rendering



Fitness Center

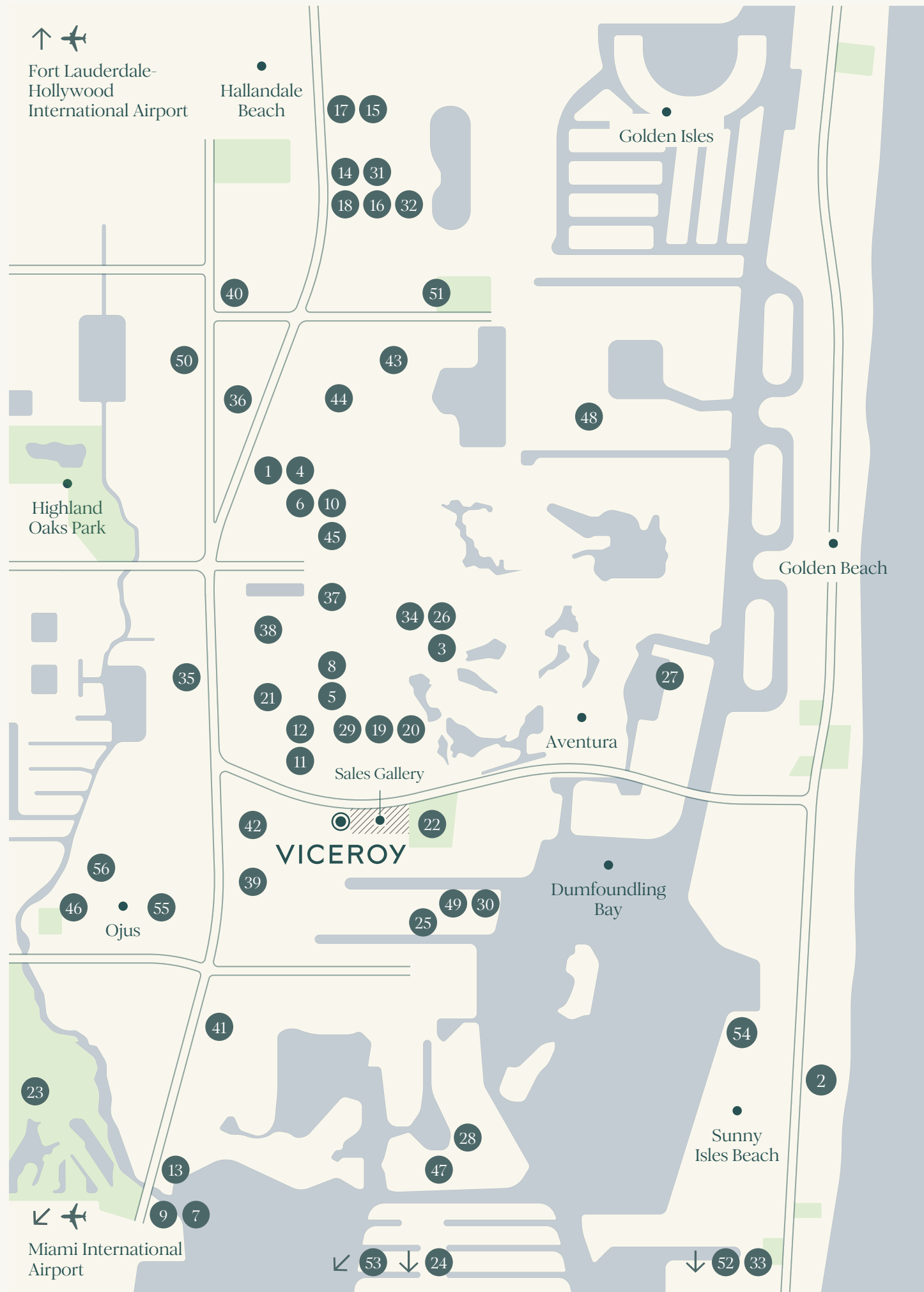
Artist's Conceptual Rendering



Spa

Artist's Conceptual Rendering





In the Neighborhood

Set in the heart of Aventura—an epicenter of sophisticated arts and culture, the coveted Aventura Mall, PGA-level golf courses, exceptional cuisine, natural beauty, and a balanced way of life—ideally located between Miami’s exhilarating energy and the understated luxury of Fort Lauderdale.

Food & Beverage

- 1 Asiatiko Robata Bar
- 2 Avra Miami
- 3 Bourbon Steak Miami by Michael Mina
- 4 Casa D'Angelo
- 5 CVICHE 105
- 6 Graziano's Mercado Aventura
- 7 Houston's
- 8 Motek Aventura
- 9 Morton's The Steakhouse
- 10 Pura Vida Miami
- 11 STK Steakhouse Aventura

Shopping

- 12 Aventura Mall
 - Balmain
 - Burberry
 - Bvlgari
 - Cartier
 - Christian Louboutin
 - Dior
 - Fendi
 - Givenchy
 - Gucci
 - Hermès
 - RH Aventura | The Gallery
 - Valentino
- 13 Artefacto
- 14 Crate & Barrel
- 15 Pottery Barn
- 16 The Village at Gulfstream Park
- 17 West Elm
- 18 Williams-Sonoma

Parks & Recreation

- 19 Casas Padel Club Aventura
- 20 Don Soffer Exercise Trail
- 21 Equinox Aventura
- 22 Founders Park
- 23 Greynolds Golf Course
- 24 Oleta River State Park
- 25 Peace Park
- 26 Turnberry Isle Country Club
- 27 Turnberry Marina
- 28 Williams Island Marina

Fun & Entertainment

- 29 AMC Aventura 24
- 30 Aventura Arts & Cultural Center
- 31 Gulfstream Park Casino
- 32 Gulfstream Park Racing
- 33 Lapis Spa
- 34 Tidal Cove Waterpark

Convenience & Healthcare

- 35 Brightline Aventura Station
- 36 HCA Florida Aventura Hospital
- 37 Kosher Kingdom Supermarket
- 38 Mount Sinai Medical Center
- 39 Publix Super Market at Town Center Aventura
- 40 Sylvester Comprehensive Cancer Center at Aventura
- 41 The Fresh Market
- 42 VCA Aventura Animal Hospital & Pet Resort
- 43 Whole Foods Market

Religious Organizations

- 44 Aventura Chabad
- 45 Aventura Turnberry Jewish Center & Tauber Academy
- 46 Michael-Ann Russell Jewish Community Center
- 47 The Willie & Celia Trump Synagogue of Williams Island
- 48 Young Israel of Aventura

Schools & Education

- 49 Aventura Charter Elementary
- 50 Aventura Waterways K-8 Center
- 51 Don Soffer Aventura High School
- 52 Hebrew Academy (RASG)
- 53 Jewish Leadership Academy
- 54 Norman S. Edelpcup Sunny Isles Beach K-8
- 55 Ojus Elementary School
- 56 Scheck Hillel Community School

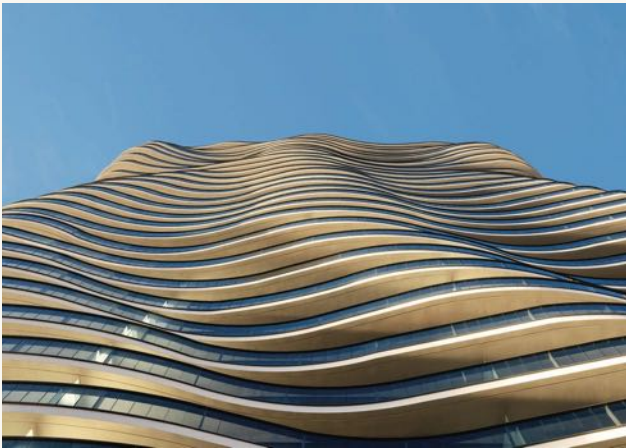
A breakthrough collaboration of artists, architects, designers, engineers, craftspeople, and innovators.



Residences by ARMANI/CASA, Sunny Isles Beach, FL



Six Fisher, Fisher Island, FL



Testimonio II, Monaco



Flora Flora, Washington, DC

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. Since its inception more than 40 years ago, the company has built, rehabilitated, and managed over 100,000 condominium, rental, and commercial units. The firm is one of the largest privately owned businesses in the United States with a development portfolio worth more than \$40 billion. Currently, Related Group has 90+ projects in varying phases of development. The company has earned international status for its visionary designs and development of luxury condominiums, market-rate rentals, mixed-use centers, and affordable properties – all built with the goal of positively impacting neighborhoods and improving quality of life across all demographics. Related Group has redefined real estate by diversifying both its products and buyers, expanding internationally while also sponsoring public art installations that enhance cities' global culture and streetscapes.

BH GROUP
DEVELOPER

BH Group is a Miami-based real estate development firm focused on the ground-up development of luxury residential projects throughout South Florida. BH has extensive experience in taking a project from acquisition through opening, specifically overseeing all phases of development and asset management. Most are earmarked for redevelopment as mid-and high-rise luxury condominiums, condo-hotels, resorts, and rental communities, generating an unprecedented response from a broad range of local, national, and international buyers. The stellar team at BH Group brings multi-faceted skills to the real estate market, including acquisitions, construction, design, capital structuring, and asset management. In addition to its core competencies, the BH team provides a vitality and spirit to the business that is most often found in driven entrepreneurs who come from challenging business environments abroad.

ARQUITECTONICA
ARCHITECTURE

Arquitectonica is known as one of the pioneers of globalization in the architecture profession. From its inception in Miami in 1977, the firm received almost instant attention and acclaim from critics and the public alike due to a bold modernism that was immediately identified with a renaissance in Miami's urban landscape. Led by Bernardo Fort-Brescia and Laurinda Spear, Arquitectonica continues to push the limits of design with its innovative use of materials, geometry, pattern, and color to introduce a new brand of humanistic modern design to the world.

DESIGNAGENCY
INTERIOR DESIGN

DesignAgency is an international studio that unites interior design, architectural concepting, strategic branding, and visual communications. Since its beginnings in 1998, DesignAgency has established itself as a global leader in the development of transformative brands and spaces. With a lead studio in Toronto and offices in Barcelona, Los Angeles, and Washington, D.C., DesignAgency works with leading hotels and resorts, restaurateurs, entrepreneurs, and developers, and leverages talent, skill and passion to realize extraordinary experiences that bring lasting value.

VICEROY

RESIDENCES

AVENTURA



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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 TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

This condominium, Aventura 2999 Condominium, a condominium within a portion of a building or within a multiple parcel building ("the Condominium") marketed as Viceroy Aventura Residences is developed by Aventura 2999 Development LLC, a Florida limited liability company("the Developer"). These renderings and depictions are conceptual only and are for convenient reference, and include artists' renderings. They should not be relied upon as representations, express or implied, of the nal details of the residences or the Condominium. The Developer expressly reserves the right to make modi cations, revisions, and changes it deems desirable in its sole and absolute discretion. All residence features and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services, and/or the design team. The Condominium views will vary depending on the unit purchased. No view is guaranteed. This o ering is made only by the Developer's prospectus (the "Prospectus") for the Condominium. 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 e ect. No statement should be relied upon if not made in the Developer's Prospectus. Architectural design elements may vary from concept to actual construction. All depictions of views, waterfront or water access, nishes, xtures, design, and amenities are conceptual. Furnishings, décor, and interior designs depicted are not included in the unit purchase. Sketches, renderings, or photographs depicting lifestyle, amenities, food services, resort services, rental services, nishes, designs, materials, furnishings, xtures, appliances, cabinetry, so ts, lighting, countertops, oor plans, speci cations, or art contained in this brochure are proposed only and should not be relied upon as representations, express or implied, of the nal details of the Condominium or any unit. The Developer reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion and without prior notice. No water view or other speci c view is guaranteed, whether from a unit or from common areas. Views from units vary depending upon the unit selected. Dimensions and square footage are approximate and may vary depending on how measured and based upon actual construction. Also, locations and layouts of windows, doors, closets, plumbing xtures, and structural and architectural design elements may vary from concept to actual construction. All designs and construction are subject to rst obtaining the appropriate federal, state, and local permits and approvals, which may require the Developer to alter any design, oor plan, layout, or detail depicted or planned. Art depicted is not included with a unit purchase and art depicted is not owned by the Association(s) for this Condominium. The Condominium may be a part of a master association (the "Master Association") that will require unit owners to pay assessments to such Master Association and be subject to the rules and operational policies of such Master Association. Certain Units in the Condominium (the "Hero Units") are allocated to the City of Aventura's HERO housing program. The Hero Units are governed and burdened by, and subject to, and each purchaser of such Hero Units is governed and burdened by, and subject to, all of the terms and conditions of the "Hero Housing Covenant/Restrictive Covenants". For more details, a copy of the Hero Housing Covenants/Restrictive Covenants can be provided upon request. If art is installed at the Condominium or at the property of any Master Association to which the Condominium belongs, all such art shall be selected by the Developer at the Developer's sole discretion and may be substituted or removed by the Developer; art installed by the Developer shall be deemed to be on loan to the Condominium Association or the Master Association, and removable by Developer at Developer's election without recourse to Developer. No art installed is owned by the Condominium Association or any Master Association unless the installation is specially gifted or sold to such association by written and signed agreement between the Developer and the Condominium Association or Master Association. The Prospectus is not a securities or investment o ering. 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Information regarding on-site attractions, developments, and venues, whether existing at the time of this publication or proposed, have been obtained from public records and other sources of public information and there is no guarantee that any on-site attractions, shopping venues, restaurants, or activities will exist as depicted or that there will not be changes or substitutions of the attractions and venues nearby. Pursuant to license agreements, the Developer has a right to use the trade names, marks, and logos of: (1) The Related Group and (2) BH Group, each of which is a licensor and neither of which is the Developer. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units to residents of any other jurisdiction where prohibited by law. All prices are subject to change at any time and without notice, and do not include optional features, design packages, furniture packages, or premiums for upgraded units. 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