

VICEROY

RESIDENCES

AVENTURA

Price Ranges Starting As of February 2025

1 Bedroom | 1.5 Bath: \$925,900

1 Bedroom+ Den | 1.5 Bath: \$1,152,900

2 Bedroom+ Den | 2 Bath: \$1,425,900

2 Bedroom+ Den | 2.5 Bath: \$1,490,900

3 Bedroom | 3.5 Bath: \$1,878,900

4 Bedroom | 3.5 Bath: \$2,437,900

Sales Gallery

2999 NE 191st Street, 9th Floor,
Aventura, FL 33180
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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"). No statement should be relied upon if not made in the Developer's Prospectus (the "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, BH 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. 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 final details of the residences or the Condominium. The Developer expressly reserves the right to make modifications, 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 offering is made only by the Prospectus for the Condominium. Consult the Prospectus for the proposed budget, terms, conditions, specifications, fees, and unit dimensions. Sketches, renderings, or photographs depicting use of space, design, furnishings, lifestyle, amenities, food services, club services, rental services, hosting services, finishes, materials, fixtures, appliances, cabinetry, soffits, lighting, countertops, floor plans, or art are proposed only, and the Developer reserves the right to modify or withdraw the same in its sole discretion. No specific view is guaranteed. No specific use of space is guaranteed. Unit owners will be members of the Condominium association and a master association requiring assessment payments to each. 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 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. Pursuant to license agreements, the Developer has a right to use the trade names, marks, and logos of: (1) Related Group and (2) BH Group, each of which is a licensor. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units to residents of any jurisdiction where prohibited by law. 2024 © Aventura 2999 Development LLC, with all rights reserved.



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