

# VICEROY

## RESIDENCES

### AVVENTURA

Viceroy Residences, set in the heart of Aventura's thriving city energy, bring the Viceroy brand's new evolution to life with thoughtful design, flawless service, engaging amenities, and locally curated experiences.

*Viceroy Aventura blends the finest elements of a cosmopolitan city with the effortless elegance of a lifestyle on the coast.*

#### Property Overview

Viceroy Aventura is a 25-story tower featuring 274 one- to four-bedroom residences, defined by modern, elegant layouts and thoughtful, creative design, with interiors by renowned DesignAgency and architecture by globally renowned Arquitectonica.

#### Location Overview

Set in Aventura's most exclusive neighborhood at the center of the city's arts, culture, and culinary scenes, with the coveted Aventura Mall, PGA-level golf courses, parks, biking paths, and the glittering coastline all close to home. Ideally located between Miami's global energy and the understated luxury of Fort Lauderdale. Minutes from Sunny Isles Beach, Turnberry Isle Country Club, Aventura Mall, Brightline Aventura Station, and Bal Harbour.

#### Building Features

25 stories  
274 residences  
Architecture by globally renowned Arquitectonica  
Interiors by DesignAgency  
Shabbat elevator  
Curated by the renowned Viceroy Residences Hospitality Team with a suite of services tailored to each resident  
Museum-quality art selected from the Jorge M. Pérez Contemporary Art Collection

#### Outdoor Amenities

Landscaped pool deck with private cabanas, daybeds, summer kitchen, and grill  
Poolside social lounge and bar  
Full-service cabana bar  
Hemingway Rooftop Bar, Lounge, and Garden Terrace  
Half basketball court  
Pickleball court  
Rock climbing wall  
Pet spa

#### Indoor Amenities

State-of-the-art fitness center with private studio for personal training  
Coffee and juice bar  
World-class spa with sauna, hot, and cold plunge  
Co-working center appointed with private offices  
Thoughtfully designed children's playroom  
Gaming lounge  
State-of-the-art golf simulator room

#### Residential 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  
High-speed WiFi in all residences  
Green-building certified with energy-efficient windows

#### Viceroy Residential Services

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

\*Subject to availability. Additional fees may apply.

## A breakthrough collaboration of artists, architects, designers, and innovators.

### Developer / Related Group

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 over 40 years ago, the company has built, rehabilitated, and managed over 120,000 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 design 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.

### Developer / BH Group

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 multifaceted 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 from challenging business environments abroad.

### Brand / Viceroy Hotels & Resorts

With hotels and residences in Algarve (Portugal), Los Cabos (Mexico), Snowmass (Colorado), and St. Lucia (West Indies), and hotels in Riviera Maya (Mexico), Kopaonik (Serbia), Santa Monica (California), Chicago (Illinois), and Washington, D.C., Viceroy offers a fresh take on hospitality, centered on richness of experiences and genuine connection. Viceroy is committed to creating unique and immersive programming that allow guests to craft unforgettable narratives during their travels. Viceroy is a member of the Global Hotel Alliance (GHA) DISCOVERY, a unique loyalty program offering exclusive benefits and experiences to its members at over 550 hotels around the world.

### Architecture / Arquitectonica

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 artistry to the world.

### Interior Design / DesignAgency

DesignAgency is an international studio that unites interior design, architectural conceiving, 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, leveraging talent, skill, and passion to realize extraordinary experiences that create lasting value.



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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 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 effect. 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, finishes, fixtures, 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, finishes, designs, materials, furnishings, fixtures, appliances, cabinetry, soffit, lighting, countertops, floor plans, specifications, or art contained in this brochure are proposed only and should not be relied upon as representations, express or implied, of the final 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 specific 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 fixtures, and structural and architectural design elements may vary from concept to actual construction. All designs and construction are subject to final obtaining the appropriate federal, state, and local permits and approvals, which may require the Developer to alter any design, floor plan, layout, or detail depicted or proposed. The Condominium will 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 specifically 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 offering. No statements or representations have been made by the Developer, or any of its agents, employees, or representatives, with respect to any potential for future profit, future appreciation in value, investment opportunity potential, rental income potential, or other benefits to be derived from ownership of one or more units, but if made, such statements should not be relied upon in your unit purchase decision. The Developer, its agents, employees, and representatives are not tax advisors, and statement(s) made with respect to tax benefit of ownership should not be relied upon in your unit purchase decision. Certain nearby attractions, shopping venues, restaurants, and activities referenced or identified in this publication are off site and are not controlled by the Developer. 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