

VICEROY

RESIDENCES

AVENTURA





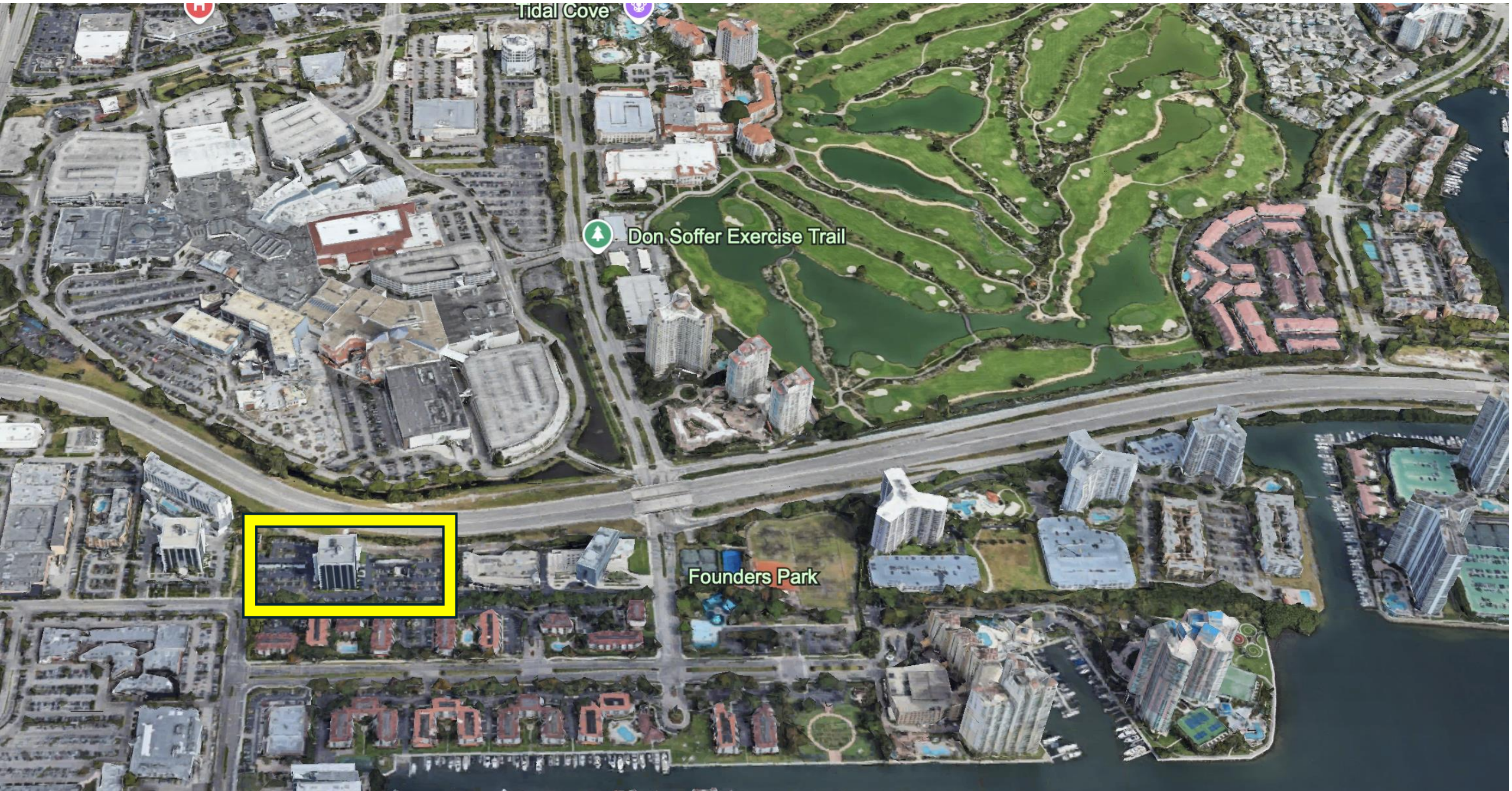
AVENTURA

City of Excellence

Florida



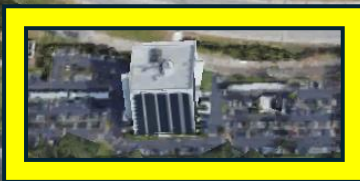




Tidal Cove



Don Soffer Exercise Trail



Founders Park



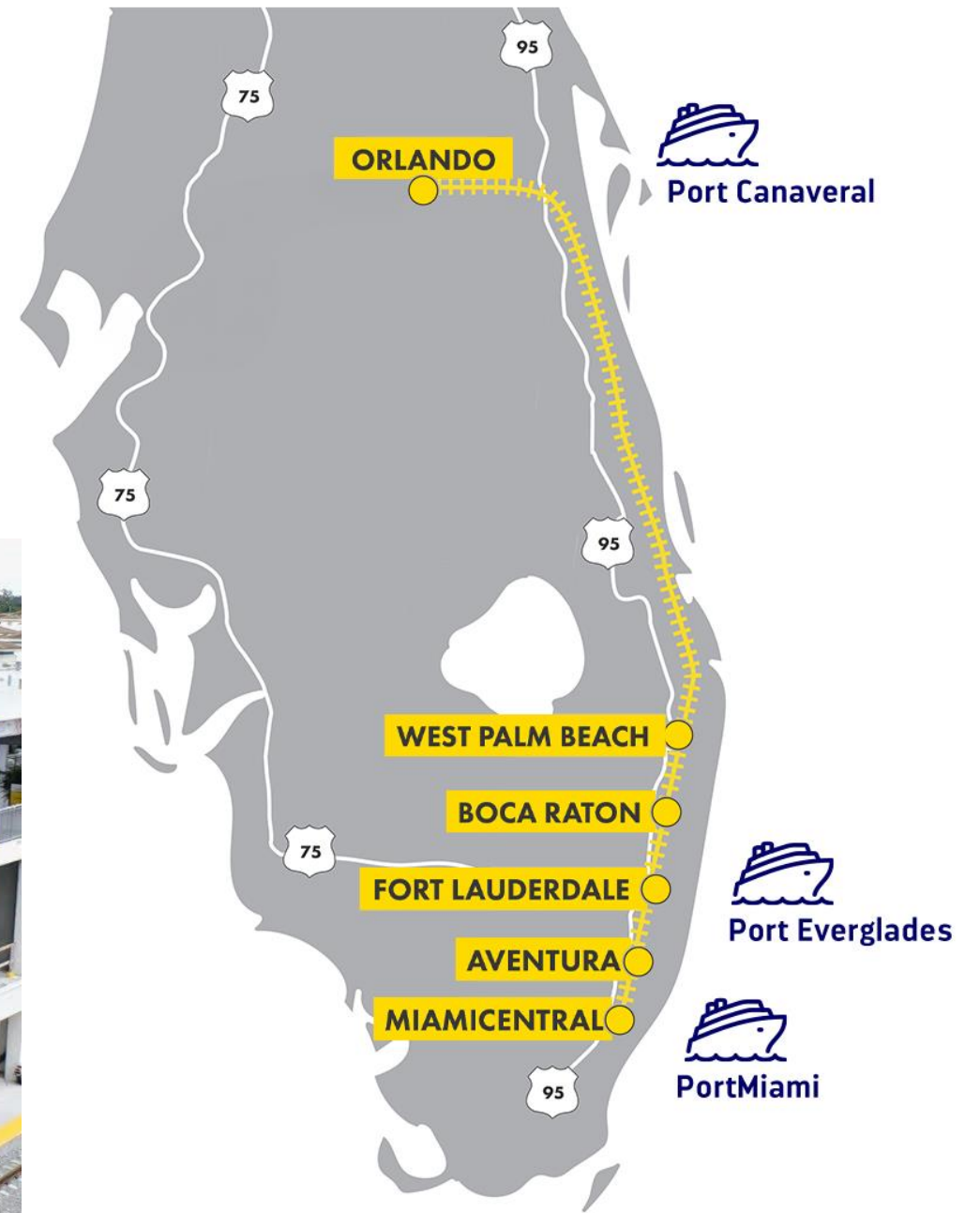
Aventura Mall

3rd Largest in the United States

3rd party ad content

brightline®

FAST FACTS





Turnberry Water Park



Turnberry Golf Course



A-Rated Public Schools



Dining Options

VICEROY

With luxury hotels and residences worldwide, Viceroy offers a lifestyle defined by a blend of sophisticated design and five-star services and amenities.

This exceptional experience is enhanced by a dedicated residential team ready to attend to your every request.



SAINT LUCIA



UNITED STATES



MEXICO



UNITED STATES

1155 14th Street NW
Washington, DC



UNITED STATES

451 NE 4th Street, Fort Lauderdale, FL
Fort Lauderdale



UNITED STATES

2999 NE 191st Street, Aventura, FL
Aventura



VICEROY
CHICAGO

UNITED STATES



VICEROY
SANTA MONICA

UNITED STATES



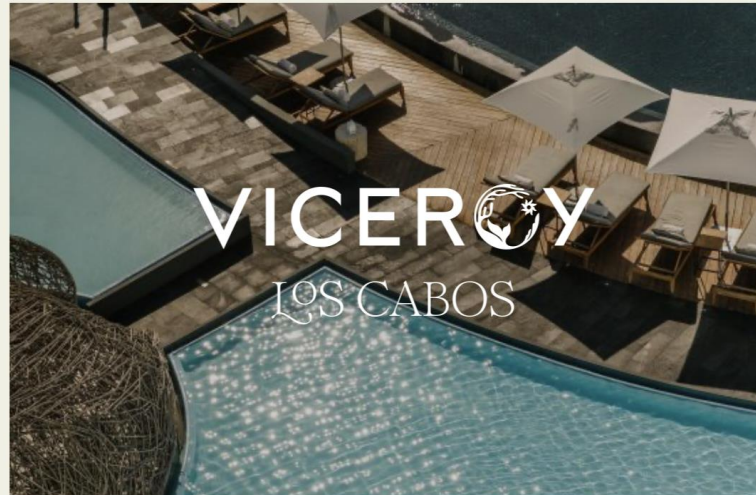
VICEROY
WASHINGTON DC

UNITED STATES



VICEROY
OMBRIA ALGARVE

PORTUGAL



VICEROY
LOS CABOS

MEXICO



VICEROY
KOPACONIK

SERBIA

BUILDING & RESIDENCE FEATURES

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





Bedroom

Artist's Conceptual Rendering

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





VICEROY
RESIDENCES
AVENTURA



VICEROY
RESIDENCES
AVENTURA



*ARTIST'S CONCEPTUAL RENDERING

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.

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.*





Conceptual Rendering

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



Poolside Cabanas
& Poolside Cabana Bar



Landscaped Pool Deck with Private Cabanas,
Daybeds, Summer Kitchen and Grill

*ARTIST'S CONCEPTUAL RENDERING



Poolside Bar & lounge

ARTIST'S CONCEPTUAL RENDERING



Game Room



Golf Simulator



Half Basketball Court



Rock Climbing Wall



Pickleball Courts



Thoughtfully Designed Children's Playroom



Pet Spa



State-of-the-art Fitness Center

*ARTIST'S CONCEPTUAL RENDERING



World-class Spa with Sauna, Hot and Cold Plunge



Coffee & Juice Bar



Hemingway's Rooftop Bar, Lounge, and Garden Terrace



Hemingway's Rooftop Bar, Lounge, and Garden Terrace

*ARTIST'S CONCEPTUAL RENDERING



Shabbat Elevator

Residences



*ARTIST'S CONCEPTUAL RENDERING



*ARTIST'S CONCEPTUAL RENDERING





Primary Bath

Price Ranges As of January 2025

1 Bedroom | 1.5 Bath: \$925,900 - \$1,165,900

1 Bedroom+ Den | 1.5 Bath: \$1,150,900 - \$1,365,900

2 Bedroom | 2.5 Bath: \$1,500,900 - \$1,813,900

2 Bedroom+ Den | 2 Bath: \$1,450,900 - \$1,850,900

2 Bedroom+ Den | 2.5 Bath: \$1,875,900 - \$2,450,900

3 Bedroom | 3.5 Bath: \$1,875,900 - \$2,500,900

4 Bedroom | 3.5 Bath: \$2,400,900 - \$3,000,900

Deposit Schedule

- 10% Deposit at Reservations
- 10% At Contract about 4 to 5 months from now
- 10% At ground breaking
- 10% at top off
- Balance at closing

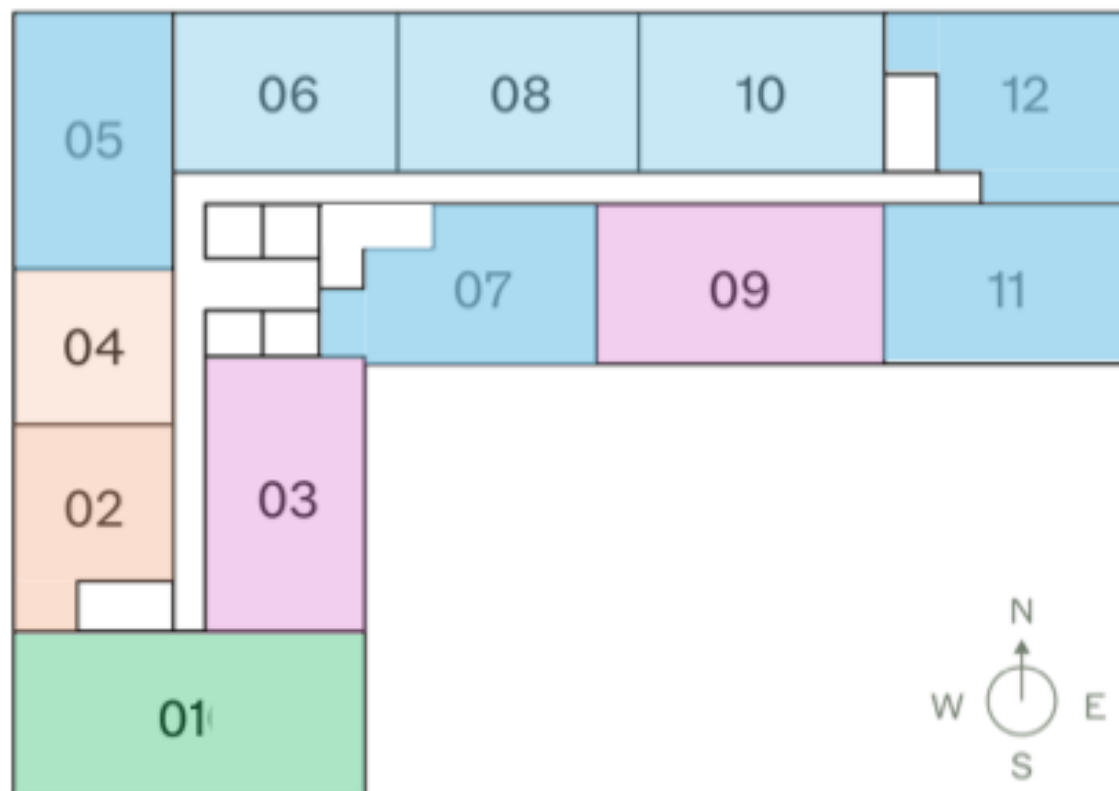


Views

VICEROY

RESIDENCES
AVENTURA

1 Bed / 1.5 Bath
1 Bed+Den / 1.5 Bath
2 Bed+Den / 2 Bath
2 Bed+Den / 2.5 Bath
3 Bed / 3.5 Bath
4 Bed / 3.5 Bath



UNIT 04

1 BEDROOMS | 1.5 BATHROOMS

INTERIOR	858 SQ. FT 79.71 M ²
TERRACE*	158 SQ. FT 14.68 M ²
TOTAL	1,016 SQ. FT 94.39 M ²

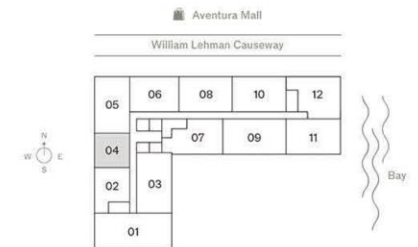


***TERRACE | TYPE A, B, C**

TYPE A	FLOORS 4, 7, 10, 14, 17, 20, 23	158 SQ. FT 14.68 M ²
TYPE B	FLOORS 5, 8, 11, 15, 18, 21, 24	92 SQ. FT 8.55 M ²
TYPE C	FLOORS 6, 9, 12, 16, 19, 22	96 SQ. FT 8.92 M ²

*Terraces vary in size and location by floor

VICEROY RESIDENCES AVENTURA



UNIT 02

1 BEDROOM | 1.5 BATHROOMS | DEN

INTERIOR	970 SQ. FT 90.12 M ²
TERRACE*	121 SQ. FT 11.24 M ²
TOTAL	1,091 SQ. FT 101.36 M ²

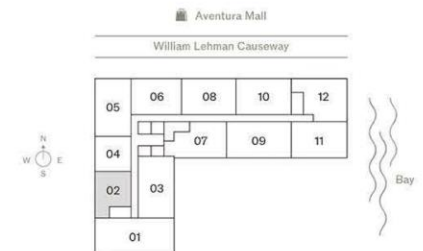


***TERRACE | TYPE A, B, C**

TYPE A	FLOORS 4, 7, 10, 14, 17, 20, 23	90 SQ. FT 8.36 M ²
TYPE B	FLOORS 5, 8, 11, 15, 18, 21, 24	85 SQ. FT 7.9 M ²
TYPE C	FLOORS 6, 9, 12, 16, 19, 22	121 SQ. FT 11.24 M ²

*Terraces vary in size and location by floor

VICEROY RESIDENCES AVENTURA



UNIT 05

VICEROY RESIDENCES AVENTURA

2 BEDROOMS | 2.5 BATHROOMS | DEN

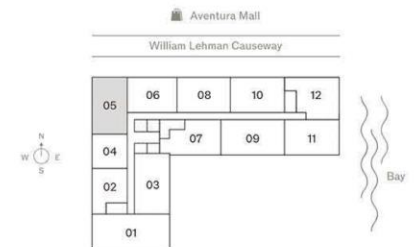
INTERIOR	1,430 SQ. FT 132.8 M ²
TERRACE*	343 SQ. FT 31.87 M ²
TOTAL	1,773 SQ. FT 164.72 M ²



*TERRACE | TYPE A, B, C

TYPE A	FLOORS 4, 7, 10, 14, 17, 20, 23	334 SQ. FT 31.03 M ²
TYPE B	FLOORS 5, 8, 11, 15, 18, 21, 24	332 SQ. FT 30.84 M ²
TYPE C	FLOORS 6, 9, 12, 16, 19, 22	343 SQ. FT 31.87 M ²

*Terraces vary in size and location by floor



UNIT 06

2 BEDROOMS | 2 BATHROOMS | DEN

INTERIOR	1,260 SQ. FT 117.06 M ²
TERRACE*	163 SQ. FT 15.14 M ²
TOTAL	1,423 SQ. FT 132.20 M ²



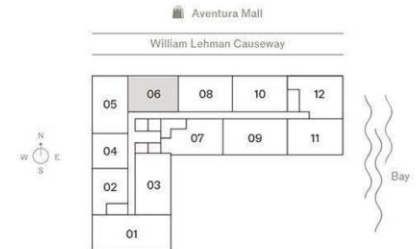
***TERRACE | TYPE A, B, C**

TYPE A	FLOORS 4, 7, 10, 14, 17, 20, 23	160 SQ. FT 14.86 M ²
TYPE B	FLOORS 5, 8, 11, 15, 18, 21, 24	163 SQ. FT 15.14 M ²
TYPE C	FLOORS 6, 9, 12, 16, 19, 22	163 SQ. FT 15.14 M ²

*Terraces vary in size and location by floor

VICEROY

RESIDENCES
AVENTURA



UNIT 08

2 BEDROOMS | 2 BATHROOMS | DEN

INTERIOR	1,348 SQ. FT 125.23 M ²
TERRACE*	190 SQ. FT 17.65 M ²
TOTAL	1,538 SQ. FT 142.89 M ²



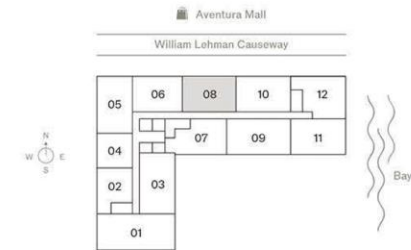
*TERRACE | TYPE A, B, C

TYPE A	FLOORS 4, 7, 10, 14, 17, 20, 23	190 SQ. FT 17.65 M ²
TYPE B	FLOORS 5, 8, 11, 15, 18, 21, 24	171 SQ. FT 15.89 M ²
TYPE C	FLOORS 6, 9, 12, 16, 19, 22	170 SQ. FT 15.79 M ²

*Terraces vary in size and location by floor

VICEROY

RESIDENCES
AVENTURA



UNIT 10

2 BEDROOMS | 2 BATHROOMS | DEN

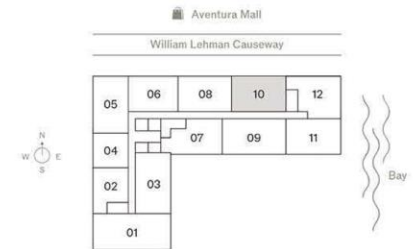
INTERIOR	1,348 SQ. FT 125.23 M ²
TERRACE*	189 SQ. FT 17.56 M ²
TOTAL	1,537 SQ. FT 142.79 M ²



***TERRACE | TYPE A, B, C**

TYPE A	FLOORS 4, 7, 10, 14, 17, 20, 23	107 SQ. FT 9.94 M ²
TYPE B	FLOORS 5, 8, 11, 15, 18, 21, 24	189 SQ. FT 17.56 M ²
TYPE C	FLOORS 6, 9, 12, 16, 19, 22	170 SQ. FT 15.79 M ²

*Terraces vary in size and location by floor



UNIT 12

2 BEDROOMS | 2.5 BATHROOMS | DEN

INTERIOR	1,366 SQ. FT 126.91 M ²
TERRACE*	388 SQ. FT 36.04 M ²
TOTAL	1,754 SQ. FT 162.95 M ²

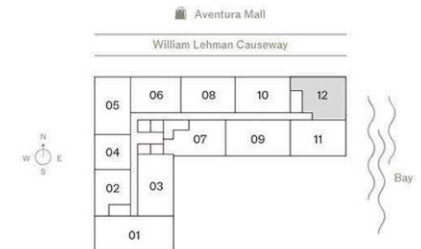


***TERRACE | TYPE A, B, C**

TYPE A	FLOORS 4, 7, 10, 14, 17, 20, 23	369 SQ. FT 34.28 M ²
TYPE B	FLOORS 5, 8, 11, 15, 18, 21, 24	362 SQ. FT 33.63 M ²
TYPE C	FLOORS 6, 9, 12, 16, 19, 22	388 SQ. FT 36.05 M ²

*Terraces vary in size and location by floor

VICEROY RESIDENCES AVENTURA



UNIT 11

VICEROY RESIDENCES AVENTURA

2 BEDROOMS | 2.5 BATHROOMS | DEN

INTERIOR 1,372 SQ. FT | 127.46 M²

TERRACE* 339 SQ. FT | 31.49 M²

TOTAL 1,711 SQ. FT | 158.96 M²



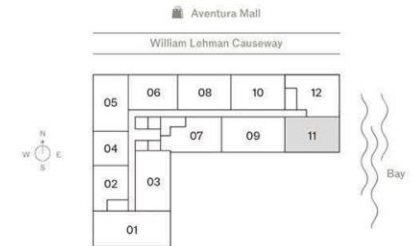
***TERRACE | TYPE A, B, C**

TYPE A FLOORS 4, 7, 10, 14, 17, 20, 23 313 SQ. FT | 29.08 M²

TYPE B FLOORS 5, 8, 11, 15, 18, 21, 24 339 SQ. FT | 31.49 M²

TYPE C FLOORS 6, 9, 12, 16, 19, 22 215 SQ. FT | 19.97 M²

*Terraces vary in size and location by floor



UNIT 09

VICEROY RESIDENCES AVENTURA

3 BEDROOMS | 3.5 BATHROOMS

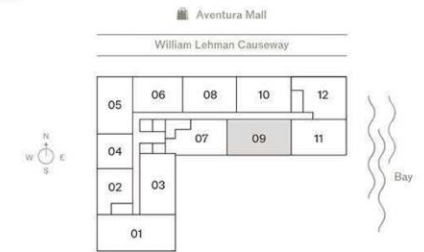
INTERIOR	1,599 SQ. FT 148.55 M ²
TERRACE*	170 SQ. FT 15.79 M ²
TOTAL	1,769 SQ. FT 164.35 M ²



***TERRACE | TYPE A, B, C**

TYPE A	FLOORS 4, 7, 10, 14, 17, 20, 23	170 SQ. FT 15.79 M ²
TYPE B	FLOORS 5, 8, 11, 15, 18, 21, 24	158 SQ. FT 14.68 M ²
TYPE C	FLOORS 6, 9, 12, 16, 19, 22	163 SQ. FT 15.14 M ²

*Terraces vary in size and location by floor



UNIT 07

2 BEDROOMS | 2.5 BATHROOMS | DEN

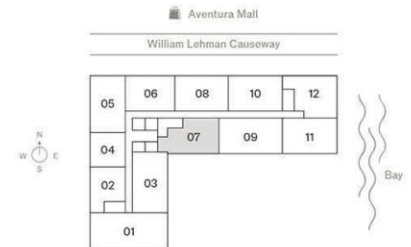
INTERIOR	1,376 SQ. FT 127.83 M ²
TERRACE*	168 SQ. FT 15.61 M ²
TOTAL	1,544 SQ. FT 143.44 M ²



***TERRACE | TYPE A, B, C**

TYPE A	FLOORS 4, 7, 10, 14, 17, 20, 23	108 SQ. FT 10.03 M ²
TYPE B	FLOORS 5, 8, 11, 15, 18, 21, 24	168 SQ. FT 15.61 M ²
TYPE C	FLOORS 6, 9, 12, 16, 19, 22	163 SQ. FT 15.14 M ²

*Terraces vary in size and location by floor



UNIT 03

3 BEDROOMS | 3.5 BATHROOMS

INTERIOR 1,508 SQ. FT | 140.10 M²

TERRACE* 209 SQ. FT | 19.42 M²

TOTAL 1,717 SQ. FT | 159.51 M²



***TERRACE | TYPE A, B, C**

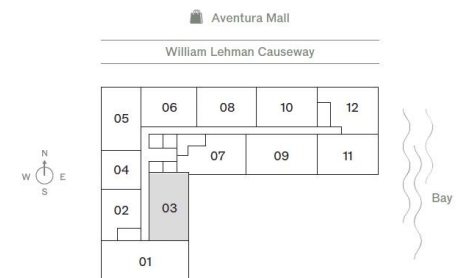
TYPE A FLOORS 4, 7, 10, 14, 17, 20, 23 145 SQ. FT | 13.47 M²

TYPE B FLOORS 5, 8, 11, 15, 18, 21, 24 209 SQ. FT | 19.42 M²

TYPE C FLOORS 6, 9, 12, 16, 19, 22 144 SQ. FT | 13.38 M²

*Terraces vary in size and location by floor

305-307-5082 | ViceroyResidencesAventura.com



UNIT 01

VICEROY RESIDENCES AVENTURA

4 BEDROOMS | 3.5 BATHROOMS

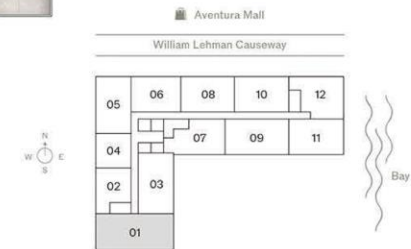
INTERIOR	2,014 SQ. FT 187.11 M ²
TERRACE*	600 SQ. FT 55.74 M ²
TOTAL	2,614 SQ. FT 242.85 M ²



***TERRACE | TYPE A, B, C**

TYPE A	FLOORS 4, 7, 10, 14, 17, 20, 23	600 SQ. FT 55.74 M ²
TYPE B	FLOORS 5, 8, 11, 15, 18, 21, 24	508 SQ. FT 47.19 M ²
TYPE C	FLOORS 6, 9, 12, 16, 19, 22	485 SQ. FT 45.06 M ²

*Terraces vary in size and location by floor





VICEROY
RESIDENCES
AVENTURA