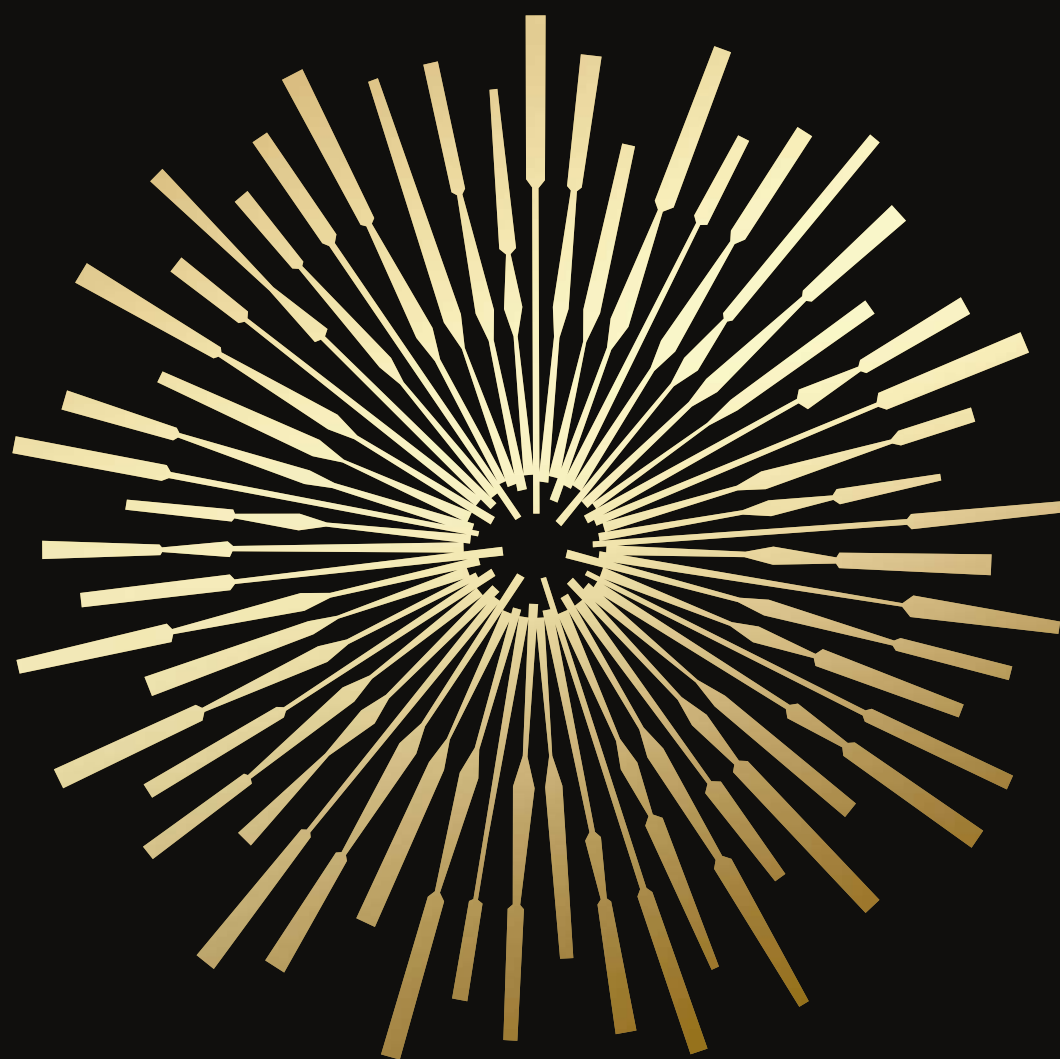


VICEROY BRICKELL

LAS RESIDENCIAS



MIRANO

REAL ESTATE GROUP

proudly presents

VICEROY BRICKELL

THE RESIDENCES



ESTILO GLOBAL CHIC EN LA UBICACIÓN MÁS CODICIADA DE MIAMI

EL ARTE DE VIVIR EN LA CIUDAD

Viceroy Brickell, en el corazón del Centro Financiero de Brickell, es la oferta más novedosa de los principales promotores inmobiliarios Related Group y GTIS Partners. Se trata del primer proyecto residencial independiente de uno de los nombres más respetados de la hostelería de lujo, la marca Viceroy. Diseñado con maestría por el estudio de arquitectura de fama mundial Arquitectónica, con interiores cuidadosamente seleccionados por el renombrado Meyer Davis Studio, el equipo de hospitalidad de Viceroy Hotels & Resorts se encargará de administrar cuidadosamente Viceroy Brickell para garantizar que todos los deseos de los residentes se cumplan e incluso se superen.

VICEROY BRICKELL

LAS RESIDENCIAS





VICEROY BRICKELL
THE RESIDENCES



ESTILO IMPECABLE, CUIDADOSAMENTE DISEÑADO— PERFECTAMENTE SUPERVISADO POR EL EQUIPO DE HOSPITALIDAD DE VICEROY

CARACTERÍSTICAS DEL EDIFICIO Y AMENIDADES

Ubicación privilegiada en One Brickell, a la entrada de la Avenida Brickell al cruzar el río Miami, con acceso directo a la orilla del río.

Una impresionante torre de cristal de 45 pisos rodeada de barandales de cristal con vistas panorámicas a la bahía Biscayne, el río Miami y el perfil urbano.

Una acogedora entrada para autos que conduce a un impresionante vestíbulo de cristal atendido por personal las 24 horas del día, los 7 días de la semana.

Centro de ejercicios y gimnasio de categoría mundial con saunas, salas de tratamientos personalizados y área de cardio con vistas al dinámico perfil de la ciudad.

Estudio simulador de deportes que incluye golf, fútbol, baloncesto y carreras de F1.



REPRESENTACIÓN CONCEPTUAL DEL ARTISTA

UN ESPACIO SOFISTICADO
PARA REUNIRSE Y RELACIONARSE



CARACTERÍSTICAS DEL EDIFICIO Y AMENIDADES

Un lobby con impresionantes techos altos, con una sala elegante para recibir a residentes e invitados.

Sala de proyección con lo último en calidad audiovisual.

Exhibición permanente de colección de arte, curada con la calidad digna de un museo, en los espacios públicos del edificio.

Mercado gourmet virtual.

Sala de negocios con cuarto de conferencias y oficinas.

Sala comedor privado con servicio de comidas y bebidas.



REPRESENTACIÓN CONCEPTUAL DEL ARTISTA

EL PRESTIGIO DE UN CLUB PRIVADO,
EL SERVICIO DE UN HOTEL DE 5 ESTRELLAS



CARACTERÍSTICAS DEL EDIFICIO Y AMENIDADES

Lobby bar con servicio completo administrado por personal de A&B de Viceroy Hotels & Resorts.

Salas del club para residentes con bar, billar, humidores e instalaciones multimedia en el piso 14.

Bodega de vinos y sala de degustación.

Seis elevadores de alta velocidad activados por llave.

Valet 24 horas, concierge y servicio de seguridad.

Estaciones de carga de vehículos eléctricos.

Almacenamiento para bicicletas.





VIDA DE COMPLEJO HOTELERO EN EL CORAZÓN DE BRICKELL

CARACTERÍSTICAS DEL EDIFICIO Y AMENIDADES

Terraza de amenidades del complejo hotelero en el piso 14, con piscina climatizada, spa al aire y cabañas junto a la piscina.

Café con servicio completo al área de la piscina y zonas de descanso al aire libre rodeadas de exuberantes jardines.

Area de barbacoa y comedor exterior junto a la piscina.

Pista de petanca.

Comunidad que acepta mascotas con caminos y frondosos jardines.

Afiliación gratuita al club de playa privado Grand Bay Club en la cercana playa de Key Biscayne.

UN RETIRO PRIVADO
JUNTO A LA PISCINA







LA MARCA

VICEROY

Desde que el Hotel Viceroy abrió sus puertas por primera vez hace más de dos décadas, se ha distinguido por su creatividad, comodidad y servicio, y ha sabido anticiparse a las necesidades de sus huéspedes y satisfacerlas con creces. La mezcla de lo indispensable y lo inesperado de Viceroy hace de cada hotel y residencia un destino en sí mismo, y ha logrado que la marca reciba innumerables elogios en Condé Nast Traveler, Travel + Leisure, New York Times, Vogue y Departures, entre otros.

DONDE SE ELEVAN LOS ESTÁNDARES Y EL SERVICIO ES INIGUALABLE

Convertirse en residente de Viceroy le abre un mundo de privilegios en destinos alrededor del mundo.

SERVICIOS RESIDENCIALES VICEROY

Concierge cultural Viceroy con una amplia red local y amplio conocimiento de la cultura local.

Acceso preferente a eventos deportivos locales, de moda, artísticos y otros eventos de alto perfil.

Un calendario lleno de reuniones sociales, fitness, bienestar, etc.

Aromaterapia personalizada.

Servicios durante su ausencia, como cuidado de mascotas, plantas y mantenimiento rutinario del hogar*.

Cuidado botánico y mantenimiento de plantas en residencia*.

Servicios de compras personales y entrega a domicilio, como tintorería, alimentación y farmacia*.

*Sujeto a disponibilidad. Puede haber tarifas adicionales.

VENTAJAS GLOBALES PARA LOS RESIDENTES DEL VICEROY

Los beneficios a continuación están disponibles en todos los Viceroy Hotels. Para consultar la lista actualizada de propiedades, visite viceroyhotelsandresorts.com. La lista de hoteles participantes está sujeta a cambios.

Tarifas con descuentos en las habitaciones del Viceroy: Todos los Viceroy Hotels & Resorts ofrecen descuentos especiales en las habitaciones. Los descuentos varían según la temporada y son de hasta un 20% sobre las tarifas publicadas. Como residente, se le proporcionará un código de reserva especial para hacer reservas en línea o a través del servicio de Concierge de Viceroy.

Ascensos de habitación sin costo: Si se aloja en un Viceroy Hotels & Resorts fuera de su propiedad de origen, se le ofrecerá automáticamente un ascenso de categoría de habitación.

Programa de fidelidad DISCOVERY: Disfrute de un estatus de élite en VICEROY, una iniciativa única en su clase que le ofrece reconocimiento y ventajas en 32 cadenas hoteleras con 500 hoteles en 78 países. Consulte a su representante de ventas para obtener más detalles.

Llegada anticipada / Salida tardía: Solicite la comodidad de un registro anticipado a su habitación. Los socios también pueden solicitar una salida tardía hasta las 2 p.m.

20% de descuento en todos los tratamientos de spa y productos de venta al público. El complejo también dará prioridad de reserva a los propietarios de residencias para todos los tratamientos de spa.

Acceso a Internet gratuito: Conéctese gratuitamente durante toda su estancia en todos los establecimientos Viceroy.





REPRESENTACIÓN CONCEPTUAL DEL ARTISTA

ESPACIOS DISEÑADOS PARA
EL ENTRETENIMIENTO



LAS RESIDENCIAS

Conjunto de 442 residencias en la torre, coronadas por dos niveles de Penthouse y ancladas por 56 City Flats con vistas en primera fila al vibrante estilo de vida urbano de Brickell.

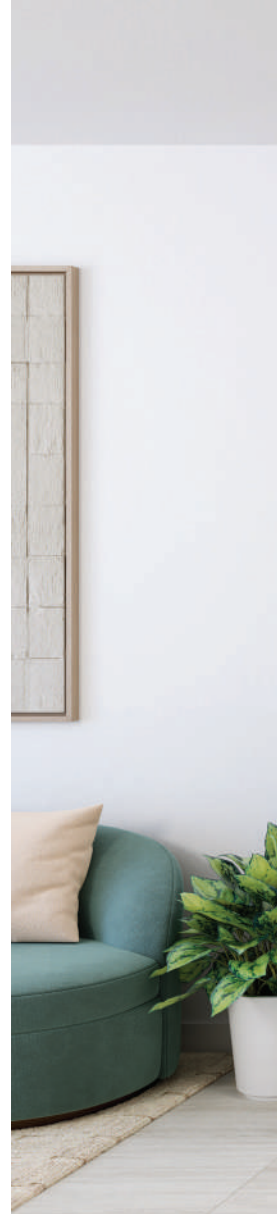
Planos de planta abierta con estudios, residencias de una y dos recámaras, y de tres recámaras en los Penthouse.

Ventanas y puertas corredizas tintadas del piso al techo de alta eficiencia energética y resistentes a los impactos, con vistas al deslumbrante paisaje urbano, al río Miami y a la bahía de Biscayne.

Pisos de porcelana travertino importada en todas las residencias, baños y balcones.



REPRESENTACIÓN CONCEPTUAL DEL ARTISTA



DISEÑADO POR MEYER DAVIS, CON LA CALIDEZ Y SOBRIEDAD DE LA ESTÉTICA MODERNA DE MIAMI

LAS RESIDENCIAS

Balcones con barandales de cristal en cada unidad, accesibles tanto desde la sala como de las recámaras.

Techos de 9 pies de altura en la torre, 13 pies en los City Flats y 10 pies en los niveles de Penthouse.

Sistema de puerta de entrada sin llave para facilitar el acceso mediante una aplicación inteligente.

Las cocinas diseñadas por Meyer Davis Studio incluyen armarios italianos, con electrodomésticos integrados, encimeras de porcelana importada y protector contra salpicaduras completo con iluminación bajo encimera y detalles de agarraderas de latón.

Paquete de electrodomésticos Bosch y Fisher & Paykel que incluye refrigerador / congelador y lavavajillas con cubiertas integradas, placas de cocina eléctricas empotradas y hornos de convección con microondas, y lavadoras y secadoras GE y Blomberg.



Baño con regaderas de cristal sin marco, grifería Brizo Luxe con acabado dorado y armarios italianos, todo ello seleccionado por Meyer Davis Studio.

Edificio inteligente con tecnología avanzada, precableado para Internet Wi-Fi de alta velocidad, datos/voz y vídeo por cable y satélite.

Closets vestidores en la mayoría de las residencias.

Sistema de aspersores contra incendios.

Sistemas centrales de aire acondicionado y calefacción de alta eficiencia.

VICEROY BRICKELL

LAS RESIDENCIAS





VISTAS AÉREAS



VISTAS AL NORTE



VISTAS AL ESTE



VISTAS AL SUROESTE





REPRESENTACIÓN CONCEPTUAL DEL ARTISTA

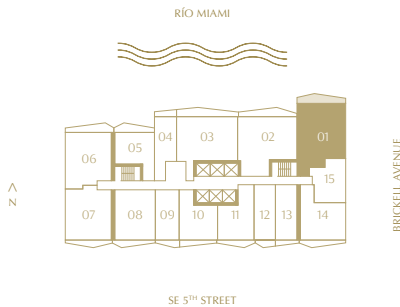
Residencia 01

2 RECÁMARAS | 2 BAÑOS
NIVELES 15 A 42
EXPOSICIÓN NORESTE

INTERIOR
1,217 SF | 113.06 M²

TERRAZA
141 SF | 13.10 M²

TOTAL
1,358 SF | 126.16 M²



The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by 444 BRICKELL TWO, LLC (the "Developer") in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. VICEROY BRANDS, LLC owns the mark and name Viceroy®. The Developer is permitted to use the name and logo of The Related Group® and Viceroy® pursuant to license agreements which are valid unless terminated or expired; neither The Related Group nor Viceroy Brands, LLC are the Developer. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2024 © 444 BRICKELL TWO, LLC with all rights reserved.

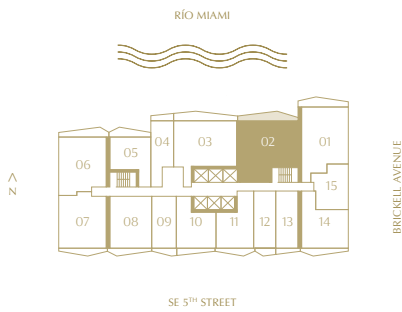
Residencia 02

2 RECÁMARAS | 2 BAÑOS
NIVELES 15 A 42
EXPOSICIÓN NORTE

INTERIOR
1,286 SF | 119.47 M²

TERRAZA
161 SF | 14.96M²

TOTAL
1,447 SF | 134.43 M²



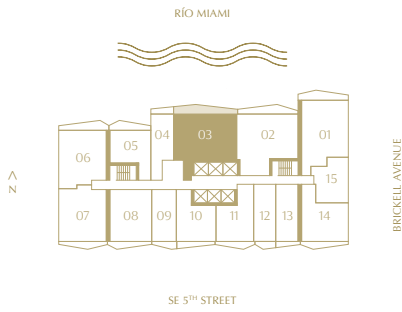
Residencia 03

2 RECÁMARAS | 2 BAÑOS
NIVELES 15 A 42
EXPOSICIÓN NORTE

INTERIOR
1,235 SF | 114.74 M²

TERRAZA
187 SF | 17.37 M²

TOTAL
1,422 SF | 132.11 M²



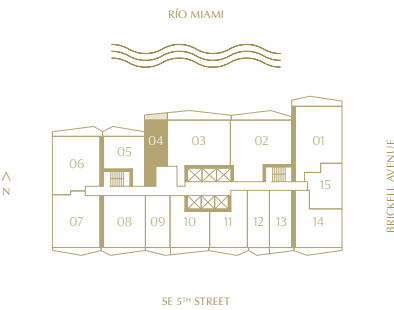
Residencia 04

ESTUDIO | 1 BAÑO
NIVELES 15 A 42
EXPOSICIÓN NORTE

INTERIOR
519 SF | 48.22 M²

TERRAZA
57 SF | 5.30 M²

TOTAL
576 SF | 53.52 M²



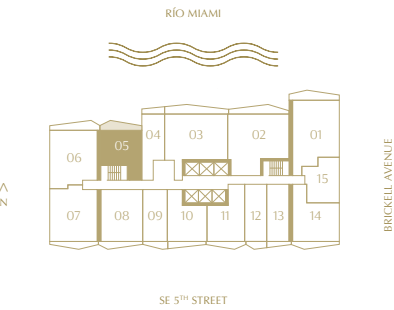
Residencia 05

1 RECÁMARA | 1 BAÑO
NIVELES 15 A 42
EXPOSICIÓN NORTE

INTERIOR
670 SF | 62.25 M²

TERRAZA
117 SF | 10.87 M²

TOTAL
787 SF | 73.12 M²



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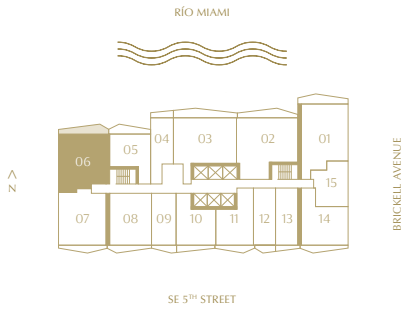
Residencia 06

2 RECÁMARAS | 2 BAÑOS
NIVELES 15 A 42
EXPOSICIÓN NOROESTE

INTERIOR
1,041 SF | 96.71 M²

TERRAZA
138 SF | 12.82 M²

TOTAL
1,179 SF | 109.53 M²



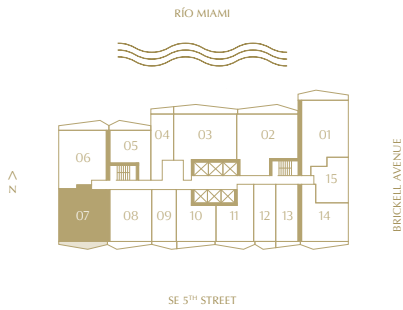
Residencia 07

2 RECÁMARAS | 2 BAÑOS
NIVELES 15 A 42
EXPOSICIÓN SUROESTE

INTERIOR
1,030 SF | 95.69 M²

TERRAZA
104 SF | 9.66 M²

TOTAL
1,134 SF | 105.35 M²



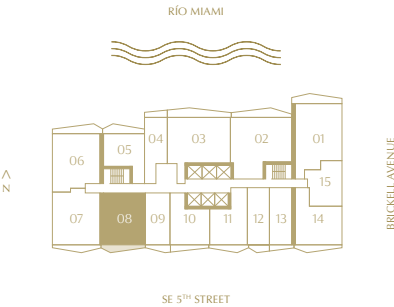
Residencia 08

1 RECÁMARA | 1 BAÑO
NIVELES 15 A 42
EXPOSICIÓN SUR

INTERIOR
862 SF | 80.08 M²

TERRAZA
96 SF | 8.92 M²

TOTAL
958 SF | 89 M²



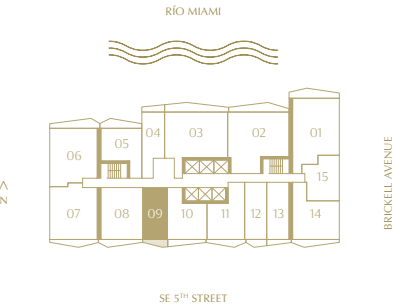
Residencia 09

ESTUDIO | 1 BAÑO
NIVELES 15 A 42
EXPOSICIÓN SUR

INTERIOR
485 SF | 45.06 M²

TERRAZA
57 SF | 5.30 M²

TOTAL
542 SF | 50.36 M²



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Residencia 10

1 RECÁMARA | 1 BAÑO
NIVELES 15 A 42
EXPOSICIÓN SUR

INTERIOR
686 SF | 63.73 M²

TERRAZA
78 SF | 7.25 M²

TOTAL
764 SF | 70.98 M²



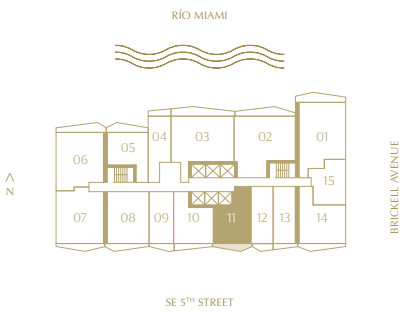
Residencia 11

1 RECÁMARA | 1 BAÑO
NIVELES 15 A 42
EXPOSICIÓN SUR

INTERIOR
699 SF | 64.94 M²

TERRAZA
85 SF | 7.90 M²

TOTAL
784 SF | 72.84 M²



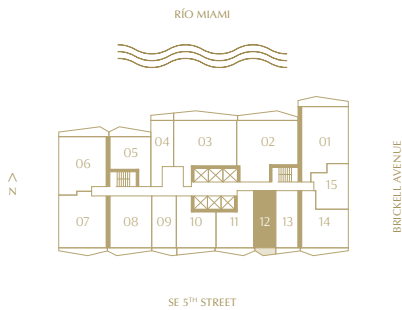
Residencia 12

ESTUDIO | 1 BAÑO
NIVELES 15 A 42
EXPOSICIÓN SUR

INTERIOR
489 SF | 45.43 M²

TERRAZA
53 SF | 4.92 M²

TOTAL
542 SF | 50.35 M²



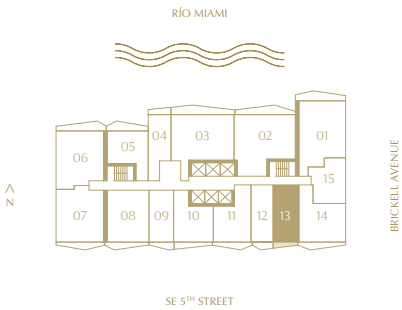
Residencia 13

ESTUDIO | 1 BAÑO
NIVELES 15 A 42
EXPOSICIÓN SUR

INTERIOR
539 SF | 50.07 M²

TERRAZA
45 SF | 4.18 M²

TOTAL
584 SF | 54.25 M²



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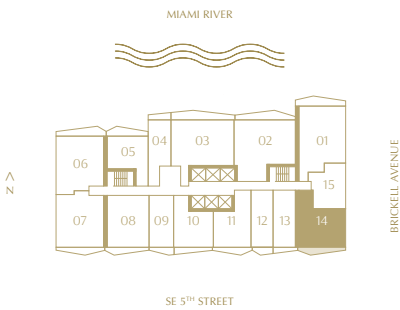
Residencia 14

ESTUDIO | 1 BAÑO
NIVELES 15 A 42
EXPOSICIÓN SURESTE

INTERIOR
833 SF | 77.39 M²

TERRACE
102 SF | 9.48 M²

TOTAL
935 SF | 86.87 M²



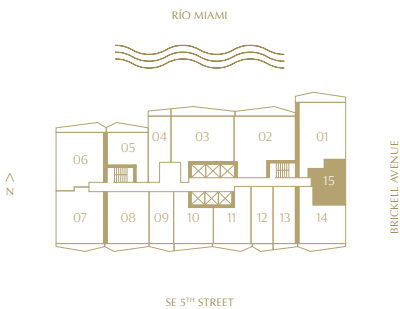
Residencia 15

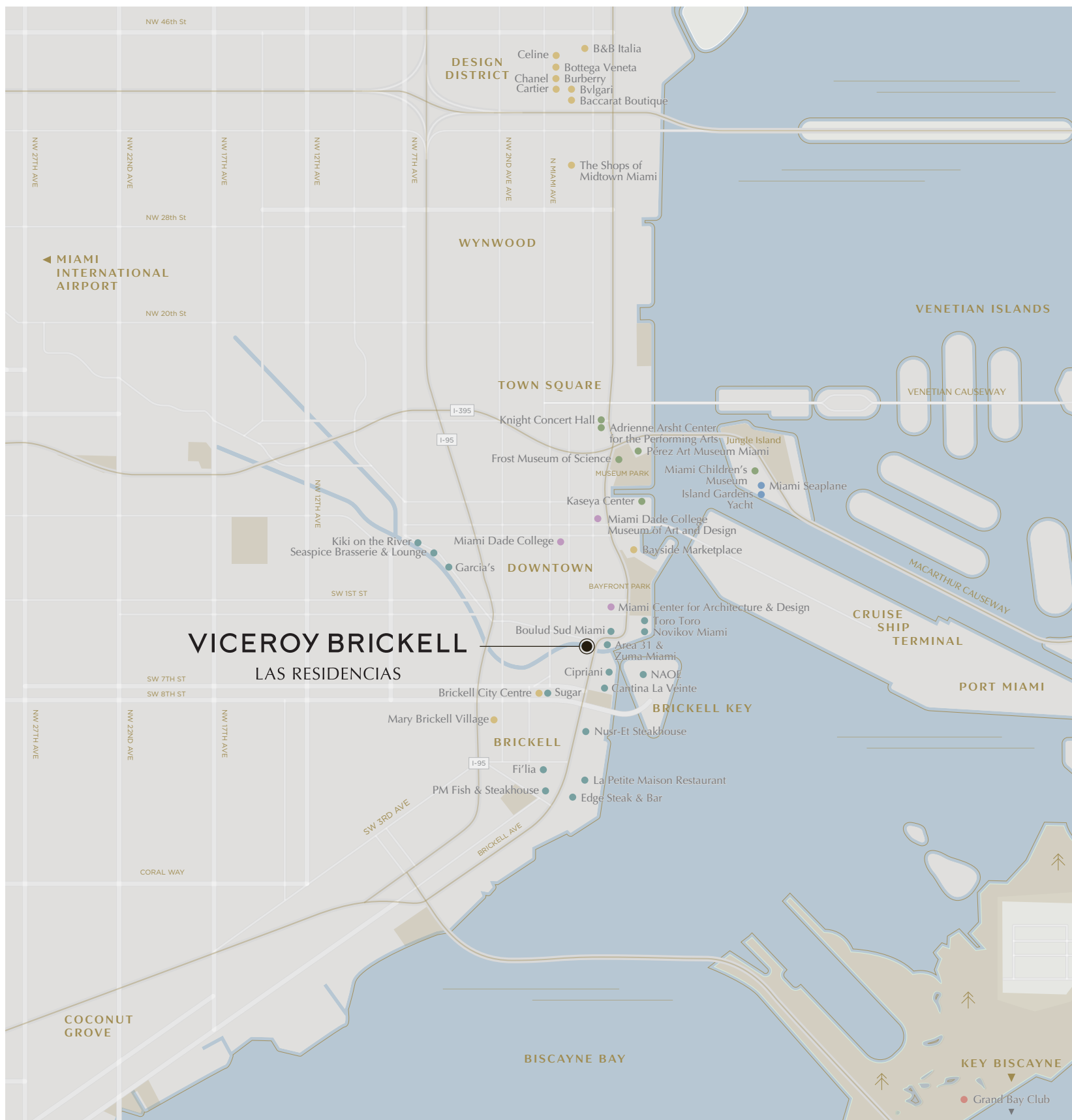
1 RECÁMARA | 1 BAÑO
NIVELES 15 A 42
EXPOSICIÓN ESTE

INTERIOR
551 SF | 51.19 M²

TERRAZA
10 SF | 0.92 M²

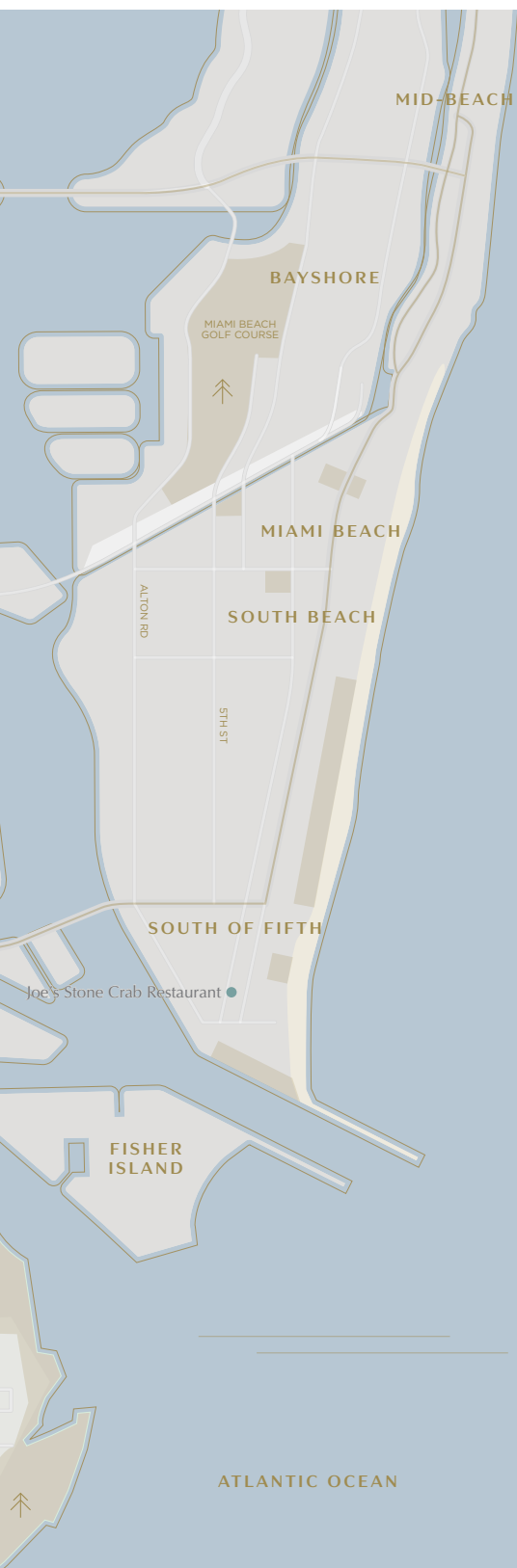
TOTAL
561 SF | 52.11 M²





“Con sus bancos, sus relucientes rascacielos, sus hoteles de gran altura, su accesibilidad a pie y su amplia oferta de restaurantes, para mí Brickell se parece más una mini-NYC que la Miami de la imaginación popular, salvo que todo está a tiro de piedra de la hermosa bahía de Biscayne, con sus centelleantes aguas salpicadas de barcos y bordeadas de palmeras”.

- Financial Times



BRICKELL

FRENTE AL MAR Y MÁS

● Restaurantes

Boulud Sud
Cantina La Veinte
Capital Grille
Casa Tua Cucina
Cipriani
Dirty French
Gekko
Hutong Miami
Il Gabbiano
Kiki on the River
La Mar by Gaston Acurio
LPM Miami
Novikov
Osaka Miami
PM Fish & Steak House
Quinto La Huella
Seaspice Brasserie & Lounge
Sexy Fish
Sugar
The Henry
Zuma Miami

● Cultura y eventos

Adrienne Arsht Center
for the Performing Arts
Bayfront Park Amphitheater
CMX Brickell City Centre
Cinemas
Freedom Tower
Frost Museum of Science
James L. Knight Center
Kaseya Center
Marlins Park Stadium
Miami Center for
Architecture & Design
Miami Children's Museum
Museum of Art and Design
at MDC
Olympia Theater
Pérez Art Museum Miami
SilverSpot Cinema
Vizcaya Museum & Gardens
Ziff Ballet Opera House

● Compras

Brickell City Centre
Acqua Di Parma
Apple
Bally
Giuseppe Zanotti
Harmont & Blaine
Rolex
Saks Fifth Avenue
Santa Maria Novella
TUMI
Vilebrequin
Zara
Miami Design District
Baccarat Boutique
Bottega Veneta
Burberry
Bvlgari
Cartier
Celine
Channel
Christian Louboutin
Dior
Dolce & Gabbana
Fendi
Giorgio Armani
Givenchy
Gucci
Harry Winston
Hermès
KITH Miami
Loewe
Loro Piana
Louis Vuitton
Prada
Saint Laurent
Salvatore Ferragamo
Tiffany & Co.
Tom Ford
Valentino
Versace

● Viajes y excursiones

Cruise Terminals at PortMiami
Island Gardens Yacht Charters
Aeropuerto Internacional de Miami
Miami Seaplane
Signature MIA Private Airport

● Parques

Bayfront Park
Brickell Park
Jungle Island
Mary Brickell Park
Miami Circle Park
Museum Park

● Hoteles

EAST Miami
Four Seasons
JW Marriott Marquis
Kimpton EPIC
SLS Lux Brickell
The Ritz-Carlton Key Biscayne
W Miami

● Playas

Crandon Park Beach
Grand Bay Club
South Beach



REPRESENTACIÓN CONCEPTUAL DEL ARTISTA

NO TE OLVIDES DE VIVIR

DESARROLLO

Related Group
GTIS Partners

MARCA

Viceroy

ARQUITECTURA

Arquitectonica

DISEÑO DE INTERIORES

Meyer Davis Studio

ARQUITECTURA DEL PAISAJE

ArquitectonicaGEO

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

This condominium, marketed as Viceroy Brickell The Residences (the "Condominium"), is developed by 444 BRICKELL TWO, LLC ("Developer") and this offering is made only by the Developer's Prospectus for the Condominium. No statement should be relied upon if not made in the Developer's 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 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. 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. The furnishings, décor, and interior design depicted are conceptual and 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, soffits, lighting, countertops, floor plans, specifications, or art contained in this brochure are proposed only and the Developer reserves the right to modify, revise, or withdraw any or all the same in its sole discretion and without prior notice. No water view or other specific view is guaranteed. 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. 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