

VICEROY

RESIDENCES



FORT LAUDERDALE





VICEROY RESIDENCES AT
FORT
LAUDERDALE

Coastal city. Urban yet charming. It is in these contrasts that an enticing new lifestyle takes shape, one where residential comfort and innovative hospitality come together like never before. 370 residences rise above two of Fort Lauderdale's most dynamic neighborhoods—coveted Las Olas and creative Flagler Village—with an abundance of amenities and the signature gracious service of Viceroy Hotels & Resorts that invite you to discover a distinctively different side to south Florida living.

NAFTALI GROUP

Founded and led by Miki Naftali, Naftali Group has established a reputation for excellence across the real estate development world. Over the past three decades, working in collaboration with renowned architects and designers, the firm has become known for its highly sophisticated planning and design vision and superior-quality construction. Naftali Group nurtures one-of-a-kind collaborations with the most forward-thinking names in architecture, design, and hospitality around the world. Viceroy Residences Fort Lauderdale joins a portfolio of exceptional residential buildings Naftali Group has developed in the world's most desirable neighborhoods.

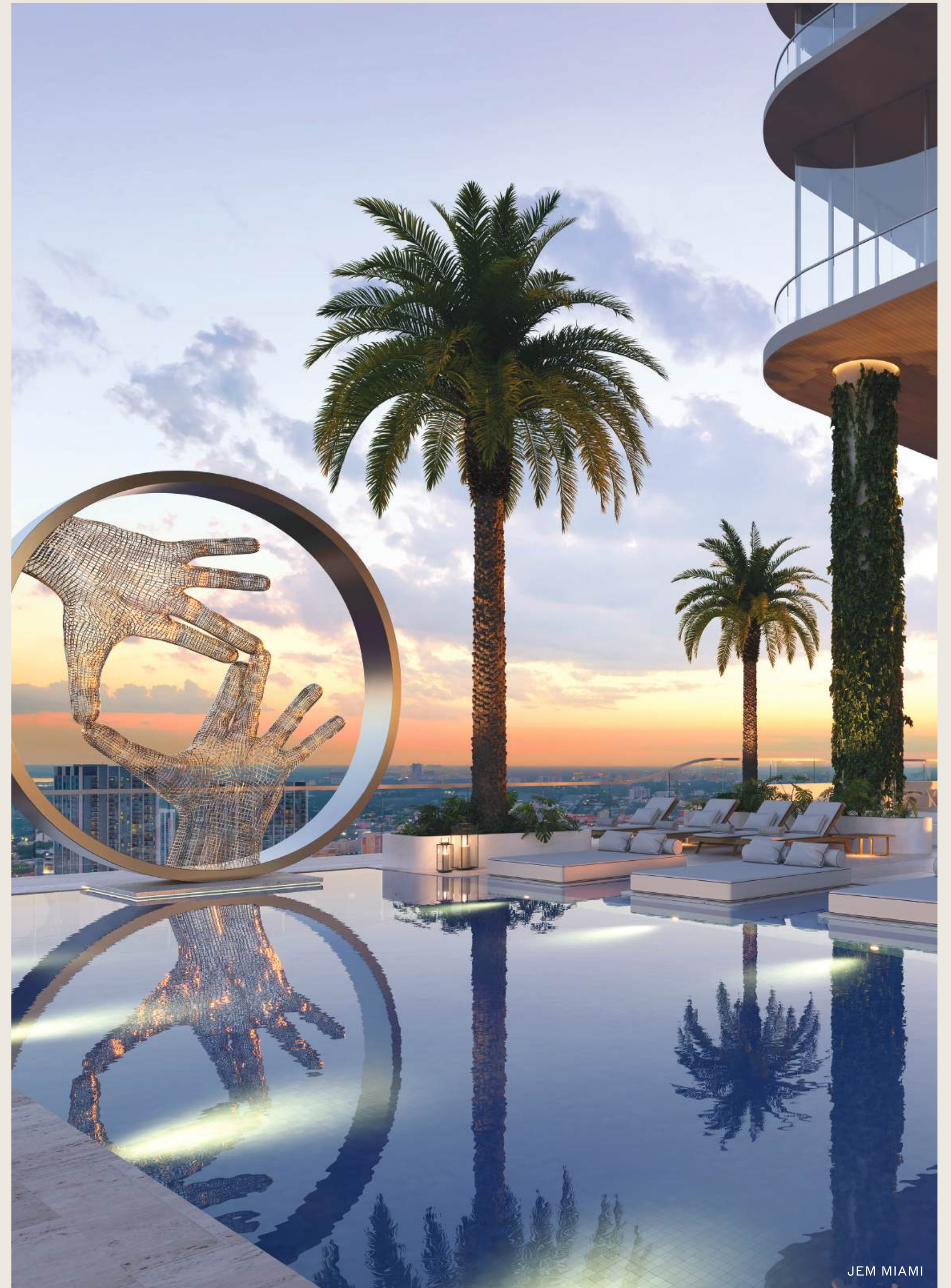




THE BELLEMONT



JEM MIAMI



JEM MIAMI

VICEROY

With five-star hotels and residences in Los Cabos and Riviera Maya (Mexico), Snowmass (Colorado), Kopaonik (Serbia), St. Lucia (West Indies), Santa Monica (California), Chicago (Illinois), Washington, D.C., and Ombria Algarve (Portugal), Viceroy offers a fresh take on hospitality, centered on the richness of experiences and genuine connection. Guests can expect intuitive service, elevated design, and carefully designed moments inspired by the culture, artistry, and natural wonders of each locale. 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.



VICEROY RESIDENTS' LIVING

Owners of a Viceroy Residence receive access to global lifestyle experiences:

- Residents can expect privileged access to local sporting events, fashion events, and behind-the-scenes visits to high-profile exhibits and cultural outlets
- Highly attentive cultural and experiences concierge, with convenient mail and receiving desk, lifestyle curation, and property management
- Quarterly social activations and programming calendar, including fitness and wellness activations at owner request
- 24-hour attended security services and controlled access
- Courier, parcel, and postal service
- Residential oversight including pet care, plant care, and away from home maintenance*
- Fresh flower service and in-residence botanical care and garden maintenance*
- Personal shopping and delivery services, including dry cleaning, grocery, and pharmacy*
- Food and beverage catering services and event planning for private in-residence meetings and events*
- Pre-arrival kitchen and pantry stocking with local options*
- Housekeeping, cleaning, linen, laundry, and dry-cleaning services upon request*
- Childcare services*
- Pet walking and dog sitting services*
- Business support services*
- Access to bicycles and electric bikes*

VICEROY RESIDENTS' GLOBAL PERKS

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

- Discounted Viceroy Room Rates: Special discounted room rates are available at all Viceroy Hotels & Resorts. Discounts vary by season and are up to 20 percent off published rates. As a resident, you'll be provided a special booking code used to reserve rooms online or through their dedicated Concierge services.
- 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 upgrade.
- Viceroy Discovery: Enjoy elite status in the Viceroy DISCOVERY Loyalty Program—a one-of-a-kind initiative that gives you recognition and benefits across 32 hotel brands with 500 hotels in 78 countries.
- 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 a 2:00 p.m. departure.
- 20 percent discount on Spa Treatments and Spa Products: During your stays at Viceroy Hotels & Resorts, pamper yourself with a 20 percent discount on all spa treatments and retail products. The resort will also extend priority reservation times on all spa treatments for residence owners.
- Complimentary Internet Access: Get wired at no charge throughout the duration of your stay, at each Viceroy location.

* Subject to availability/ additional fees may apply for all services and amenities. Residents can coordinate through on-site concierge.

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



*City lights
and
sea
breezes.*

*Movement.
Energy.
Radiance.*

BUILDING



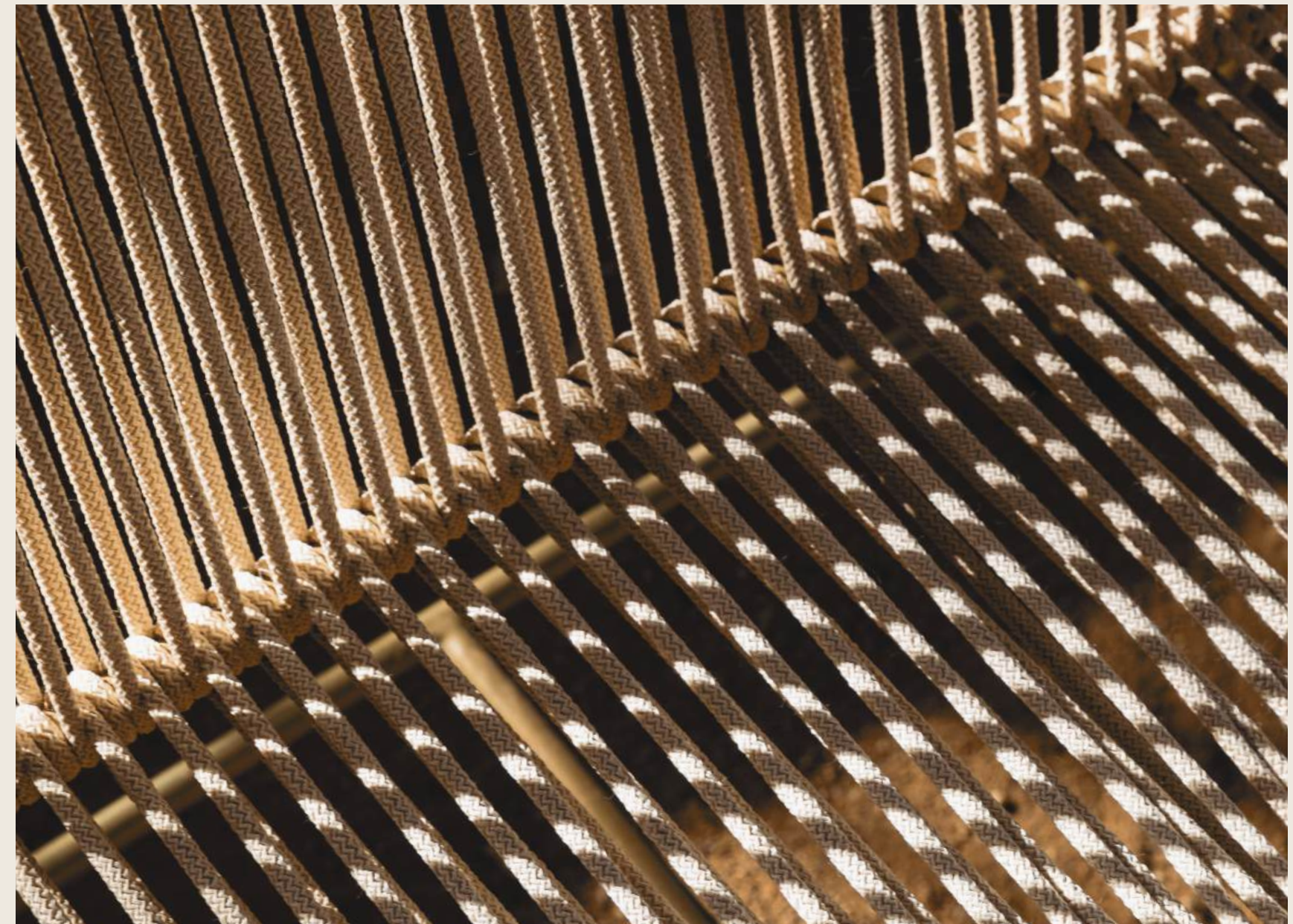
BOLD HORIZONS

A sleek form emerges from the surrounding landscape, hints of sunlight glisten off a glass facade accented by golden metallics. Curved details catch the breeze off the ocean and the energy of downtown and blend them into a rhythm all their own. There is a vibe here... cosmopolitan, yes. But also something more, a modern interpretation of carefree elegance and a sense that this is where you belong.



**DESIGN
CENTRIC**

Made possible by the collaboration of two visionaries in the field—Arquitectonica and Rockwell Group, the Residences at Viceroy Fort Lauderdale draw inspiration from the heritage and spirit of the surrounding area. Influences such as Fort Lauderdale's rich yachting history, its sidewalk café and boutique culture, and glorious beaches can be felt everywhere.



At the same time, the building, the residences ranging from studios to four bedrooms, the penthouse collection, and amenity areas are uniquely contemporary in their execution, setting a fresh tone for the area and the residents who live there.

*It calls
you forth...*

*To all things
under
the sun.*

AMENITIES & SERVICES



ARRIVE IN PRIVACY

For those eager to make a departure from ordinary luxury, Viceroy Fort Lauderdale bids you welcome. A prelude to the 30,000 square feet of thoughtfully designed amenities and bespoke services, the porte-cochère entrance greets residents and guests with shade from the sun, shelter from the elements, and the warm smiles of staff to make everyone feel welcome.



DIP INTO BLISS

The Main Pool is an elevated residential retreat, on par with Viceroy resort properties around the world. Fully outfitted with chaise lounge seating, cabanas and daybeds, shaded terraces, soft music, and full-service attendants offering food and beverage and towel service, this oasis feels worlds away and right at home all at the same time.





ACTIVATE WELLNESS

Get in touch with full-body fitness and vitality with opportunities to fine tune everything from cardio, strength training, and endurance, to yoga, flexibility, and low-impact work. At Viceroy Fort Lauderdale, physical conditioning is achieved through balance with elite-level equipment, privately booked personal training services, and areas purpose-built to be mentally and emotionally rewarding with benefits like natural light, and indoor/outdoor areas for movement, reflection, and relaxation.



ALL THINGS IN BALANCE

It is said that there is no such thing as perfection in yoga, which is why it is called a “practice.” However, there is value in “holding space” for body and mind to work together. Breathe in and reconnect with strength and serenity in a designated calm area filled with natural light, opening out to a meditation terrace.



EASE INTO RELAXATION

For those who know true luxury must be felt, Viceroy Fort Lauderdale is pleased to provide. Worries melt in the radiating heat of the sauna. Traffic and other troubles disappear in the surroundings of lush foliage and ocean views on the horizon. You can connect or retreat in countless ways, with every choice more enticing than the last.



Wrapped in gentle heat, aromatherapy, and moisture, stresses melt away and a weight feels lifted from mind and body alike. The private, residents-only steam rooms at Viceroy Fort Lauderdale make this welcome restoration yours whenever you desire.

DELIGHT DIFFERENTLY

There is a space between coastline and skyline where anything feels possible—as though you need only think of a desire and it appears. Crave a coffee or fruity refresher and your own personal juice bar beckons with on-the-go refreshments. Fresh conversation, warm hospitality, a sense of belonging... it happens so effortlessly here.

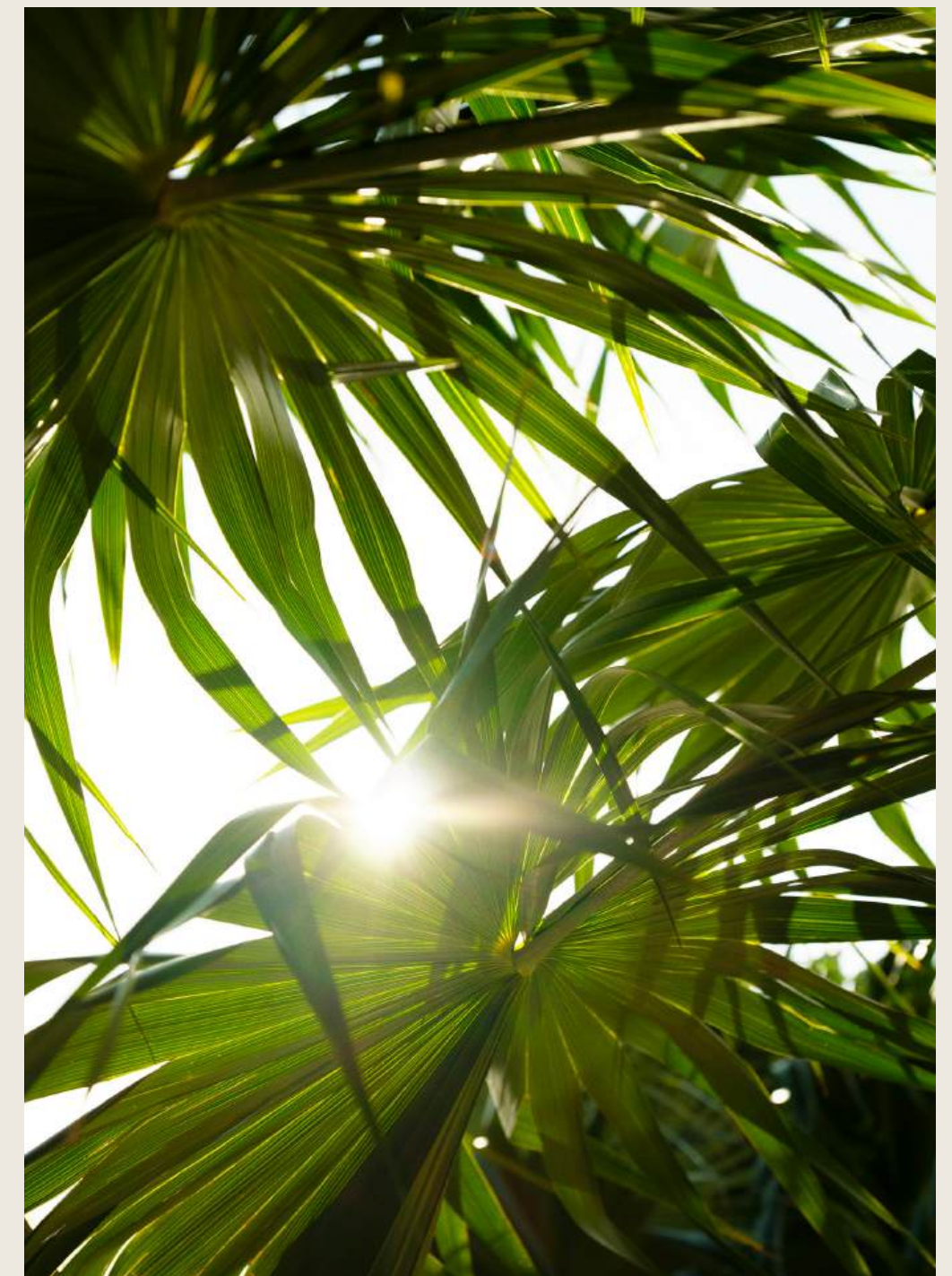




ACHIEVE FROM HOME

The days of cubicles and square boardrooms are gone, refreshingly replaced by more intuitive work environments that foster innovation and collaboration. Surrounded by natural light, transitional indoor-outdoor spaces, and lush gardens, with thoughtfully integrated state-of-the-art technologies, there is a peacefulness and easy flow of energy that is just as welcome for group efforts as it is for solo concentration and focus.

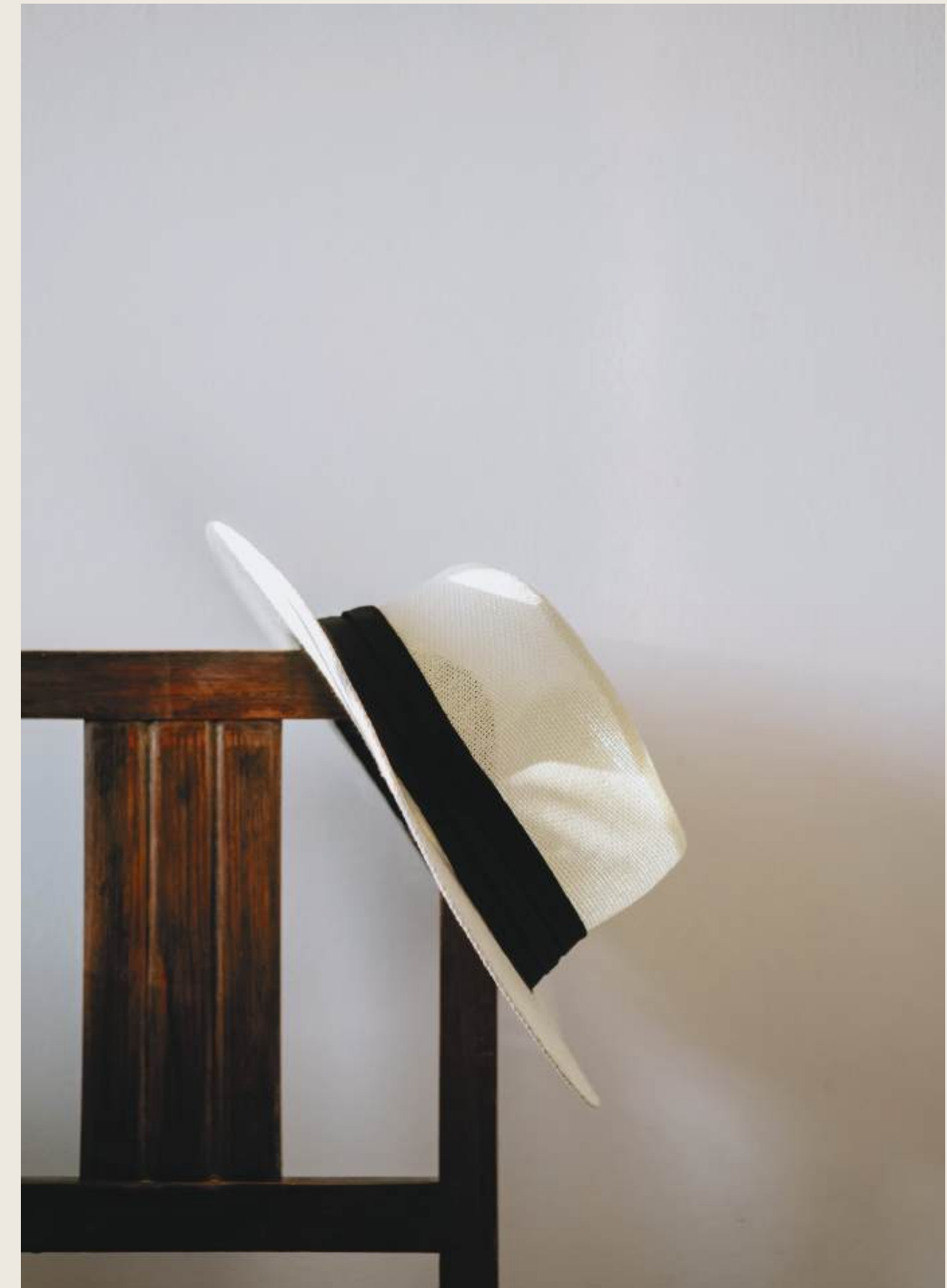




*Sanctuary.
Peace.
Togetherness.
Home.*

*The inner
spirit
awakens.*

RESIDENCES



TRANSCEND BOUNDARIES

Indoor-outdoor living is a hallmark of the south Florida lifestyle, and one that features prominently at the heart of every Residence at Viceroy Fort Lauderdale. Generously sized terraces are seamless extensions of every home, with ample social space and captivating views accessible from almost every room.



COME HOME TO HAPPINESS



Open-concept floor plans are a signature feature at the Residences at Viceroy Fort Lauderdale, allowing for maximum outdoor exposure, panoramic vistas, and abundant light through all rooms, while also creating ideal spaces for gathering with loved ones, private moments, and everything in between.

SAVOR THE MOMENTS



The heart of the home comes alive with compelling simplicity at the Residences at Viceroy Fort Lauderdale. Elegant minimalist oak cabinetry and honed quartz counters are warm and inviting, with Miele and Sub-Zero appliances that make everything from everyday dining to at-home entertaining effortless.

AWAKE TO NEW POSSIBILITIES

In the quiet hours known only to ourselves, we seek only to be in one room—the bedroom. Sweeping walls of windows look out toward the skyline or the horizon. Spacious terraces provide a breath of fresh air. The cares of the day are released and inner peace is restored.



IMMERSE IN THE ELEMENTS



Water, light, air, and warmth are amazing in their power to create new beginnings with something as simple as a bath, a shower, a look in the mirror. Designed by Rockwell Group and framed by white marble and ceramic tile, polished nickel fixtures, and light oak cabinetry, these rooms enhance feelings of wellness even further.



DEVELOPER
NAFTALI GROUP

HOSPITALITY OPERATOR
VICEROY

ARCHITECTURE
ARQUITECTONICA

INTERIOR DESIGN
ROCKWELL GROUP

LANDSCAPE DESIGN
EDSA

BRANDING & GRAPHIC DESIGN BY IF STUDIO

505 NE 2nd Street
Fort Lauderdale, FL

SALES GALLERY
451 NE 4th Street
Fort Lauderdale, FL

954-266-0000
ViceroyFortLauderdale.com

THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP24-0096. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.



Please note that the "Developer" 201 N FEDERAL HIGHWAY CONDO LLC a Delaware limited liability company. Neither the Naftali Group, nor Miki Naftali (collectively, including its or their affiliates or members, "Naftali") are the Developer. Any and all statements, disclosures and/or representations, whether attributed to Naftali, Miki Naftali or any members of the design team, shall be deemed made by Developer and not by Naftali, Miki Naftali or any members of the design team and Buyer agrees to look solely to Developer (and not to any other party) with respect to any and all matters referenced herein, relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus.

The sketches, renderings, graphic materials, plans, specifications, services, design techniques, design features, materials, amenities, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Developer further reserves the right to modify, change or replace any members of the design team and buyer has not relied upon the participation of any particular design professional. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same and modifications may be made throughout the approvals process and construction. The building is not yet constructed and as such all depictions are renderings and are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the building, residences, amenity areas or building designs or materials. Materials shown are reflective of the design vision, but are not representations of actual materials selected or to be utilized. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, soffits, floor coverings, balcony railing configurations, landscaping plans and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. Views vary from each unit and there is no assurance of the views from any particular unit. Services provided may be offered on an a la carte basis, with charges for use required. Offering and then continuation of services is not assured and should not be relied upon. The Fort Lauderdale community is constantly evolving and as such, shops, restaurants, museums, and other are attractions constantly change. Inclusion in the brochure is only intended to depict current offerings from the community and is not intended as a representation of community offerings that may be available at the time of delivery of the Condominium. The Condominium is part of a larger mixed-use building and certain amenities and/or features may be shared with other owners and/or occupants of the larger mixed-use community (and not be exclusive to the Condominium). The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited. The building is not yet constructed and as such all depictions (including artwork) are renderings and are conceptual only and are for the convenience of reference. Any artwork included may be temporary and may be removed by the Developer at any time.





VICEROY
RESIDENCES
FORT LAUDERDALE