

FORT LAUDERDALE

A transformation has begun . . . a bold landmark for incomparable living rises above the Fort Lauderdale skyline, bringing with it the vision of one of the world's most respected names in design, hospitality, and lifestyle. This is Viceroy Residences Fort Lauderdale, developed by Naftali Group.

Soaring at 500 feet with panoramic views above Fort Lauderdale, Viceroy Residences Fort Lauderdale embodies cosmopolitan sophistication like never before. Masterful architecture by Arquitectonica, curated interiors by Rockwell Group, landscape design by EDSA, and unparalleled five-star amenities and services by Viceroy Hotels & Resorts all combine to provide a residential experience unmatched in luxury and refinement in a single address.

VICEROY LIVING & GLOBAL PERKS

VICEROY RESIDENTS' PERKS

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 & 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*

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

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 Viceroy's 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.

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

ARCHITECTURE & DESIGN

Designed by the globally renowned Arquitectonica, the entire building emphasizes movement, light, and duality—with connections to nature and cityscape as well as energy and relaxation.

- Glistening in the Fort Lauderdale sun, the 500-foot residential tower stands as a monument to modern luxury
- Sleek walls of glass, brushed champagne bronze exteriors, and subtle curved details form a contemporary aesthetic
- An open amenity level creates a striking visual space between the podium and tower of the building with 30,000 square feet of amenities, bespoke services, and the legendary hospitality of Viceroy Hotels & Resorts
- Dramatic porte-cochère entryway, with lush tropical landscaping, attended by the Viceroy building staff
- Corner plaza anchored by F&B offering with 22-foot ceilings, lush landscaping, and outdoor seating
- Strategically placed lighting emphasizes lines, patterns, and aesthetics

AMENITIES & SERVICES

Viceroy Fort Lauderdale offers a life of pleasures perfected for today's distinctive city dwellers. Each enjoyment here has been hand selected with care and delivered with the idea that service is more than just a luxury—no matter what you choose from more than 35 amenities across 30,000 square feet.

- 24-hour attended lobby with bespoke reception desk, expansive lounge area, custom artwork, lighting, intricate wall details, and ceiling and floor detailing
- Lobby concierge available to assist with travel and transportation, entertainment, events, deliveries, and scheduling of private services
- Grand porte-cochère offering valet service appointed with abundant foliage, a sculptural centerpiece and millwork details
- Private residential-only porte-cochère entrance and valet on second level
- Condominium management and services provided exclusively by Viceroy Management
- Amenity Club, a masterfully curated indoor-outdoor amenity collection occupying the 11th and 46th floors
- Exclusive beach club access on Fort Lauderdale beach with chairs and umbrellas via Viceroy concierge
- Official Premier Residence Partner of The FORT, offering buyers a complimentary year social membership

OUTDOOR ENTERTAINMENT

Make the most of the gorgeous year-round weather by basking in the warm Florida sunshine and relaxing in calm waters, or enjoy soft breezes flowing through shaded spaces and lushly landscaped gardens.

- Private Viceroy Residences Fort Lauderdale pool exclusively for owners and their guests with private cabanas and chaise seating
- Resort-style pool with cabanas, floating daybeds, and a signature sculpture
- Jacuzzi zone with lounge seating and an outdoor tropical shower
- Full-service pool attendants offering food & beverage, towel service, and other conveniences
- AI fresco lounge with outdoor BBQ, lush tropical landscaping, water details, and a variety of seating
- Botanical garden lounge highlighted by landscaped lawn and foliage, fountains, open-air art installations, and conversation and dining vignettes winding through the space
- 46th floor landscaped outdoor lounge with dining area, fire pit, ample seating, and art installations

FORT LAUDERDALE

ENTERTAINMENT

When it's time to connect and share in the delights of being together with friends and loved ones, Viceroy Fort Lauderdale elevates the moment with specialized spaces and attentive service.

- The residents-only Port Lounge & Bar features dramatic underlighting, curved banquette couches, and organic shaped marble tables, opening to an intimate garden patio
- 46th floor Games Lounge and Salon with foosball, air hockey, darts, shuffleboard, lounge seating, and a wet bar
- 46th floor wine and sound bar with private wine locker
- Game room with leather-upholstered walls and multiple tables for cards, board games, large cinema-style television, and select video games
- Kids' room with dedicated arts and crafts, book nooks, and play spaces for younger residents
- Private dining room with two-story windows, elegantly appointed wall coverings, and a custom carved wood table
- Connected catering and expo kitchen featuring a separate entryway to dining room and monolithic stone counter that also serves as a chef's table
- Karaoke room complete with digital song catalog, audio equipment, and lounge tables
- Screening room featuring sofa-style seating, cinematic screen, and integrated on-demand programming for movies, shows, and sports

HEALTH & WELLNESS

Strengthen the balance between body and mind with thoughtfully selected spaces modeled after an elite spa and health club experience.

- Juice bar with on-the-go refreshment selection and seating areas
- Dedicated spa concierge for booking private massages, facials, or other treatments with the outside provider of your choice
- Calm and quiet spa treatment suites exclusively for residents
- Fitness center equipped with cardio theater, weight-training machines, and free weights
- Yoga studio
- Boxing studio
- Separate men's and women's locker rooms each with custom-designed sauna, steam room, and showers
- Outdoor lawn and garden space with reflecting pools, water features, and secluded botanical alcoves
- Private personal training services available for booking with the concierge team
- Outdoor yoga terrace

FOCUS & CONNECT

Think of it as productivity perfected, a place where you can work from home, work together, or work on your next big idea in a setting that impresses and inspires.

- Indoor-outdoor coworking lounge with casual open seating and work tables made of light oak, textural fabrics, and oil-rubbed bronze accents
- Outdoor coworking suite with integrated water feature
- Architecturally crafted poured terrazzo amphitheater seating with central living garden atrium
- Integrated high-speed internet and communications technologies
- Private phone vestibules for video and phone conference calls with digital presentation capabilities
- Private work rooms, studies, and conference rooms

RESIDENTIAL FEATURES

RESIDENCES

- Designed by Rockwell Group and inspired by the flowing patterns of sea and sand, the creative character of the neighborhood, and Fort Lauderdale's sailing and yachting heritage
- A variety of studio to four-bedroom residences, including two penthouse residences located at the crown of the building
- Open-concept layouts with floor-to-ceiling impact windows, glass doors, and gracious ceiling heights
- Generously sized terraces for seamless indoor-outdoor living in all residences
- Light oak wood flooring throughout main living areas and bedrooms
- High-efficiency, eco-friendly washer and dryer in all residences

KITCHENS

- Custom Italian cabinetry in a light oak veneer finish
- Honed Calacatta Miraggio Gold quartz slab countertops
- *Miele* oak-paneled integrated refrigerator and freezer
- *Miele* fully integrated wine refrigerators; full-height *Sub-Zero* in select residences
- *Miele* oak-paneled dishwasher
- *Miele* cooktop with built-in speed oven and ventilation hood; convection oven and warming drawer in select residences
- *Kohler* stainless steel undermount sink paired with polished-nickel fixtures and garbage disposal

BATHROOMS

- Custom vanities by Rockwell Group featuring oak finishings and polished-nickel hardware
- Custom-designed medicine cabinets with mirror-mounted integrated lighting and storage
- Honed Bianco Dolomite porcelain marble vanity tops
- Rivoli White ceramic tile floors and walls
- *Kohler* vanity sink basins with polished-nickel *Kohler* faucets
- *Kohler* polished-nickel hand shower and showerhead
- Freestanding soaking tub with *Kohler* freestanding polished-nickel standing tub faucet; in select residences
- *Kohler* toilet with dual flush mechanism

POWDER ROOMS

- Bespoke vanities with Honed Dolomite porcelain slabs and feature wall
- White oak plank-wood flooring
- *Kohler* vanity basin with *Kohler* faucet in polished nickel
- Custom sconces flanking a custom mirror
- *Kohler* toilet with dual flush mechanism

VICEROY

RESIDENCES

FORT LAUDERDALE

A NAFTALI GROUP DEVELOPMENT

505 NE 2nd Street
Fort Lauderdale, FL

SALES GALLERY
451 NE 4th Street
Fort Lauderdale, FL

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ViceroyFortLauderdale.com

THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP24-0096.

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