VICEROY

RESIDENCES



FORT LAUDERDALE

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FORT LAUDERDALE

A NAFTALI GROUP DEVELOPMENT

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. 251 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 of South Florida living.



LETTER FROM THE DEVELOPER

To find the most desired residences in the world's most famous cities, from New York to South Florida, you need look no further than Naftali Group. That is by design.

For us, residential development is a calling, a creative passion that drives us to challenge everyday expectations and constantly raise the bar on inspired architecture, enriching amenities, and flawlessly executed craftsmanship. This has been our guiding purpose for more than 30 years.

Today, that legacy proudly continues with Viceroy Residences Fort Lauderdale. This fresh take on coastal city living embodies the spirit of the surrounding neighborhoods—lively Las Olas and artistic Flagler Village—as well as Fort Lauderdale's yachting heritage. Bringing together the top names in hospitality, architecture, and design, we are proud to introduce you to Naftali Group's first Fort Lauderdale development.

MIKI NAFTALI

Chairman and CEO | Naftali Group

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.


200 East 83rd



Williamsburg Wharf


The Henry


255 East 77th



The Bellemont



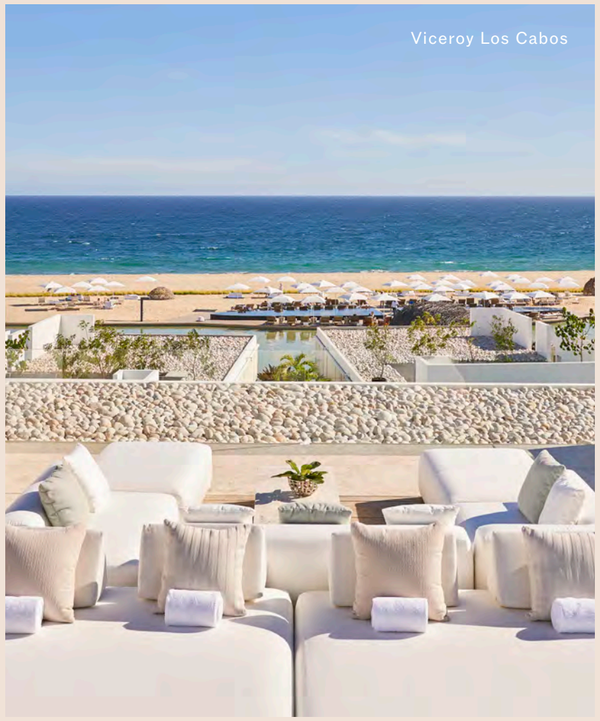
Jem Miami



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, DC, 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 Los Cabos


Viceroy Riviera Maya


Sugar Beach, A Viceroy Resort

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 & 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 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

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



City lights
and
sea breezes.

Movement.
Energy.
Radiance.



BOLD HORIZONS

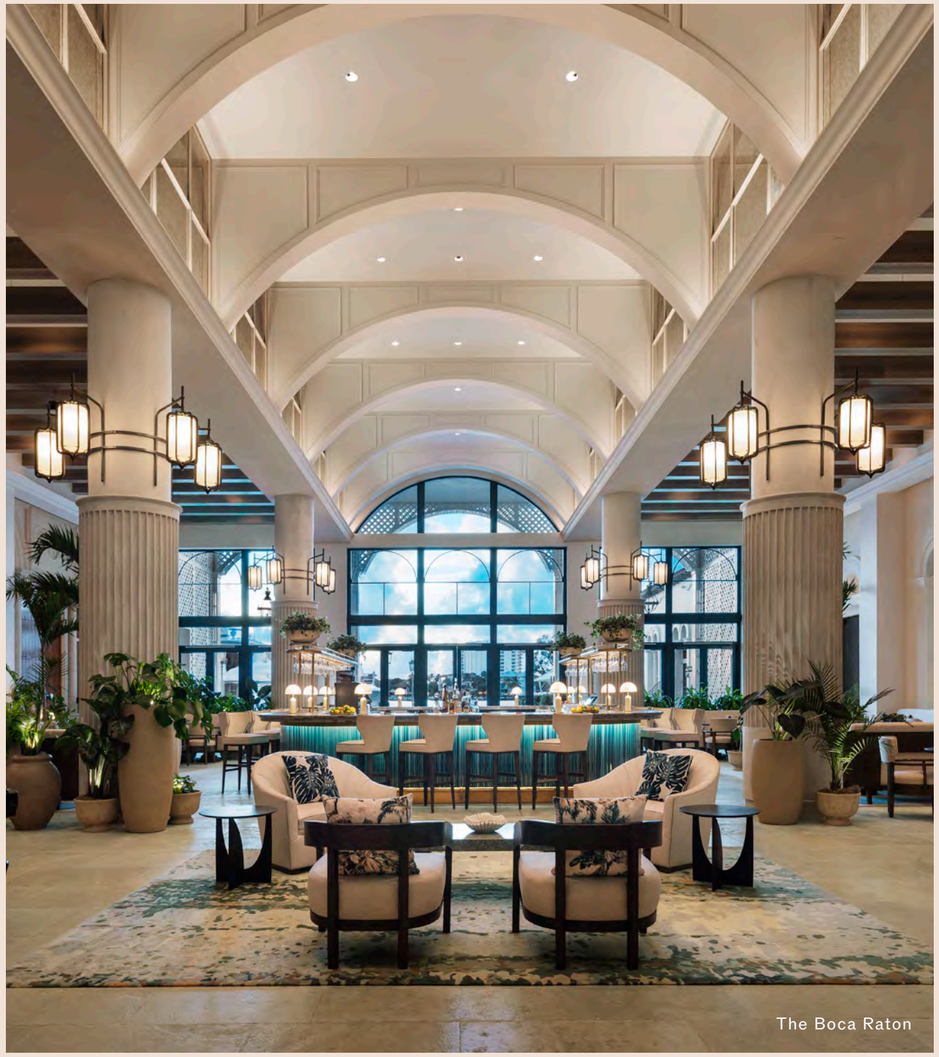
A sleek form emerges from the surrounding landscape, hints of sunlight glisten off a glass facade accented by golden metallics. Curved details catch the breeze off the ocean and the energy of downtown and blend them into a rhythm all their own. There is a vibe here . . . cosmopolitan, yes. But also something 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—Viceroy Residences 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.



The Boca Raton



Brickell City Centre

At the same time, the building, the residences ranging from one 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

Viceroy Residences Fort Lauderdale offers more than 30,000 square feet of pleasures perfected for today's distinctive city dwellers. Multiple lounges, including one on the property's rooftop, all invite connection, relaxation, and perspective. Two shimmering pool decks offer sun-drenched retreats framed by lush gardens. The energy shifts effortlessly between club-style games and entertainment zones, private dining and wine rooms, and the vibrant pulse of dedicated karaoke and theater spaces. Fitness and wellness offerings inspire movement and mindfulness, while innovative business and coworking areas redefine productivity. Here, every element resonates with a sense of modern sophistication and signature Viceroy hospitality that makes it feel like every enjoyment was tailored just for you.



Porte-cochère

ARRIVAL

For those eager to make a departure from ordinary luxury, Viceroy Residences Fort Lauderdale delivers a refreshing welcome that begins with a striking porte-cochère entrance with verdant gardens, a captivating lobby, and ground-floor retail spaces.



Porte-cochère



Lobby

OUTDOOR ENTERTAINMENT

Behold a world where outdoor living means nature and elegance in perfect harmony. An exclusive pool for Viceroy Residence owners, an additional resort-style pool, private cabanas, chaise seating, and full-service pool attendants redefine aquatic leisure, while abundant tropical plants and flowers add effortless serenity to whirlpools, alfresco dining spaces, water features, shaded nooks, and the sky lounge on the 46th floor.



Main Pool



Main Pool

West Pool





Rooftop Terrace

ENTERTAINMENT

City lights and shared laughter. A warm and inviting energy beckoning from the Port Lounge. Stories unfold larger than life in the screening room, while the karaoke room and sound bar hum with unguarded joy. Kids revel in the boundless energy of imagination and adults delight in friendly rivalry in the various games room. Private dining, special events, personal gatherings—it all happens here, exactly when you want, and always right at hand.



Port Lounge



Screening Room



Karaoke Room



Sound Bar



Kids' Room



Games Room



Private Dining



HEALTH & 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 Residences 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.



Fitness Center



Steam Room



Sauna



Juice Bar



Boxing Studio



Yoga Studio



Treatment Room

FOCUS & CONNECT

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.



Coworking Lounge




Sanctuary.
Peace.
Togetherness.
Home.
The inner
spirit
awakens.



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



Terrace



Living Room



Living Room

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



Kitchen

The heart of the home comes alive with compelling simplicity at Viceroy Residences 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.





In the quiet hours known only to ourselves, we seek only to be in one room—the primary 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.



Primary Bedroom

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



Primary Bathroom

Skyline

Meets.

the waves.

Ideas in motion.

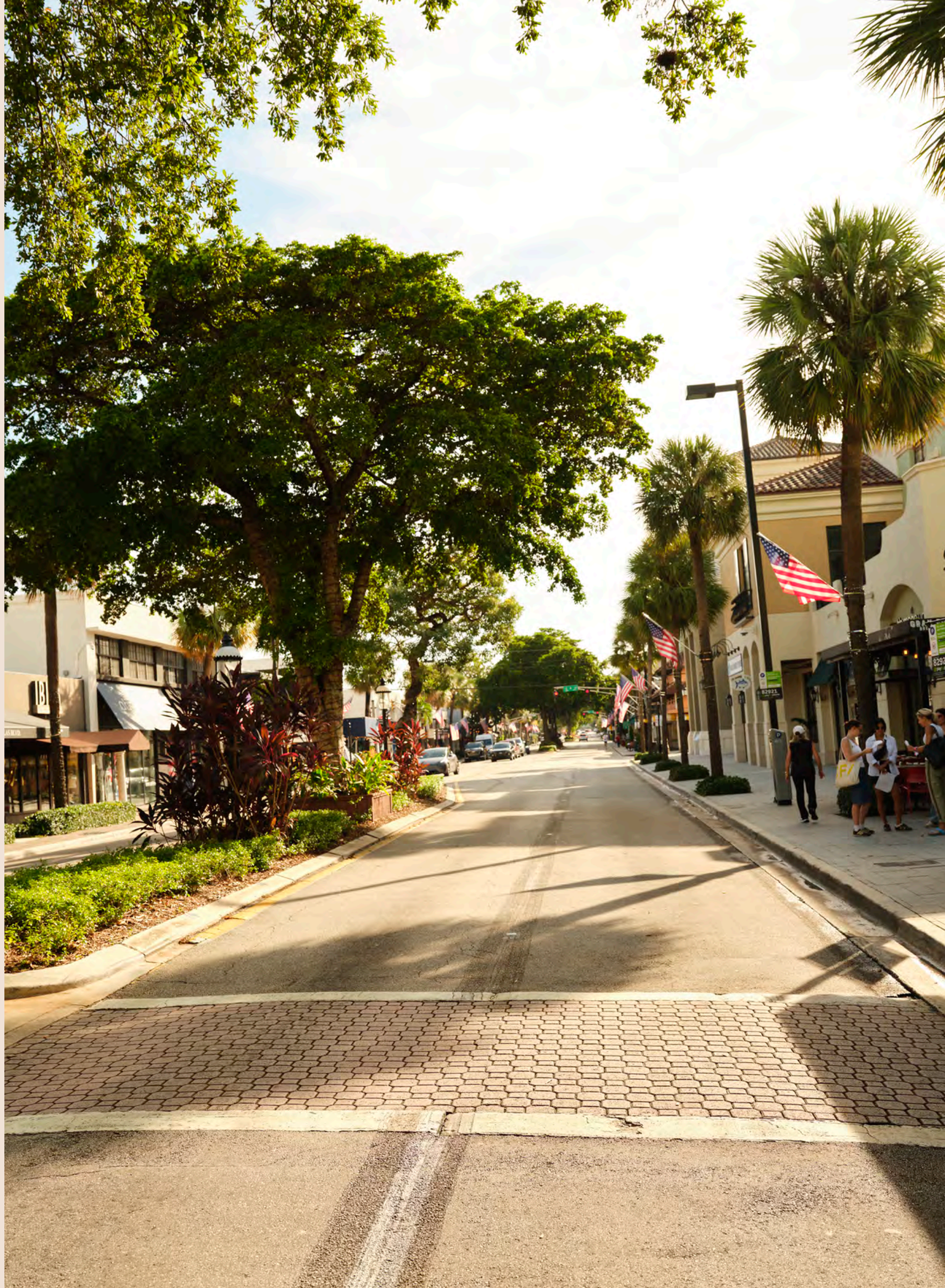
Dreams

within reach.

NEIGHBORHOOD



Just moments from downtown Fort Lauderdale and the beaches, Viceroy Residences Fort Lauderdale sits between two of the area's most sought-after residential locales. Las Olas is beloved for its classic sidewalk cafés and designer boutique charm, while Flagler Village brings artistic urban creativity to the scene. It is this one-of-a-kind mix that gives Viceroy its signature spirit and energy.
















HAMPTON SUNS
SPF 4
OIL

Glitch Bar
Sol Yoga
Invasive Species Brewing
Heritage
The Federal Restaurant
Parker Playhouse
Holiday Park
FATVillage
Wells Coffee
JETSET Pilates
Doc B's
Laudy Bar
Livia Bar and Restaurant
Mister 01 Pizza
Rhythm and Vine
Here and Now
The Fresh Market
Il Mulino
Galleria Mall
Hugh Taylor Birch State Park
Bonnett House Museum and Gardens
FLAGLER VILLAGE
VICEROY
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FORT LAUDERDALE
Brightline Train Station
Museum of Discovery and Science
NSU Museum of Art
Broward Center for the Performing Arts
Riverwalk
Water Taxi
Fort Lauderdale International Airport
Cafe Bastille
Boathouse
LAS OLAS
Ann's Florist
Las Olas Shops
LAS OLAS ISLES
Las Olas Marina
Las Olas Oceanside Park Farmers, Antiques and Artisan Market
Fort Lauderdale Beach

DOWNTOWN LAS OLAS





Named for the famous boulevard inspired by the nearby Atlantic Ocean, Las Olas is a historic streetscape with timeless appeal thanks to popular independent restaurants and bistros, a variety of shops from well-known and emerging designers, a weekend farmers' market, and an upscale nighttime ambience of live music and events.


MAUS
&
HOFFMAN







FLAGLER VILLAGE





As the epicenter of what's next in Fort Lauderdale, Flagler Village is home to the newest concepts in South Florida living. Eclectic art galleries, innovative culinary offerings, monthly art walks, and walk-on connectivity to Miami, West Palm Beach, and beyond via the Brightline high-speed rail system.


ARTISAN COFFEE ROASTERS
SINCE
Wells
COFFEE CO.
2013
DRINK DEEPLY
737

BEACHFRONT



Just a short car or bike ride away from Viceroy, Fort Lauderdale's award-winning beaches and waterways beckon. Spend gorgeous days boating along the Intracoastal and the Atlantic, which has earned the area its reputation as the yachting capital of the Americas. Or, revel in the seaside fun of white sand beaches bordered by miles of wide sidewalks and dozens of ocean-view restaurants, bars, and resorts.




• PASTA • SEA
KTAILS BREAKFAST • LIVE MUSIC • TEAK • PASTA • SEAFOOD • CRAFT COCKTAILS • BREAKFAST • LIVE MUSIC




CONRAD
13





DEVELOPER

NAFTALI GROUP

HOSPITALITY OPERATOR

VICEROY

ARCHITECTURE

ARQUITECTONICA

INTERIOR DESIGN

ROCKWELL GROUP

LANDSCAPE DESIGN

EDSA

505 NE 2nd Street
Fort Lauderdale, FL

BRANDING & GRAPHIC DESIGN BY IF STUDIO

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.

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