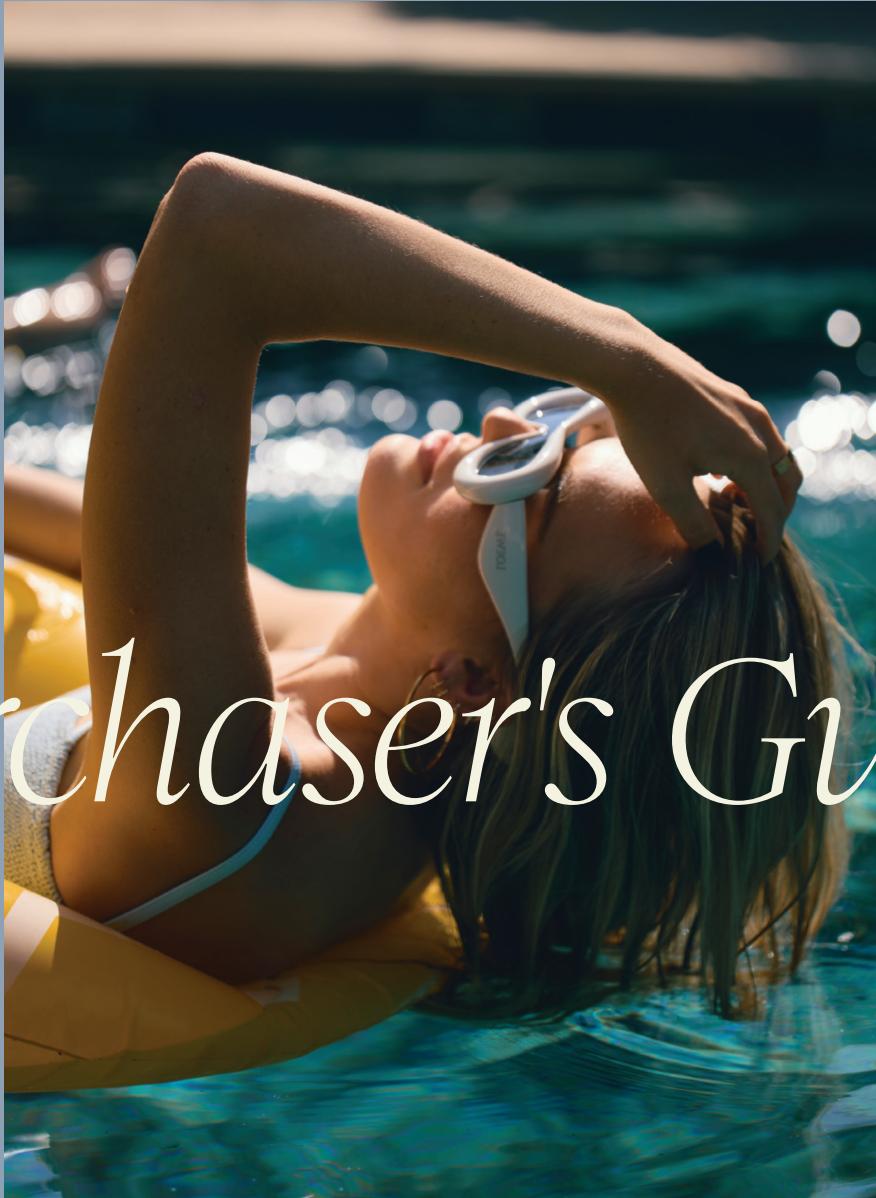


Purchaser's Guide



VICEROY
RESIDENCES
AVVENTURA

Thiving city energy. A glittering coastline. A lifestyle of elegance and ease. Set in the heart of Aventura, Viceroy Residences are defined by a distinctive combination of sophisticated design, individual character, and the renowned five-star services and amenities of Viceroy Hotels & Resorts—all complemented by your dedicated residential team to attend to every request.



A woman with blonde hair is floating in clear, rippling water. She is wearing a white bikini. The water is a light blue-green color with sunlight reflecting off the surface. The background is a bright, sandy beach. The overall atmosphere is serene and relaxing.

A stunning skyline

Gentle waves

Fresh perspectives

A story that could only be yours

www.miamibeachdoninvestments.com

BUILDING FEATURES

28 stories, 274 custom-designed residences

Architecture by globally renowned Arquitectonica

Interiors by DesignAgency

Curated by the renowned Viceroy Residences Hospitality Team,
with a host of personalized residential services

Museum-quality art selected from the Jorge M. Pérez
Contemporary Artwork Collection

Minutes from Sunny Isles Beach, Turnberry Isle Country Club,
Aventura Mall, Brightline Aventura Station, and Bal Harbour





Viceroy Residences Aventura, designed by globally renowned Arquitectonica, rises in the heart of Aventura—illuminating the vibrant skyline and mirroring the bold colors of the setting sun with sleek, sculptural lines that frame the city below. Viceroy Residences are designed to blend the most engaging elements of refined city life with five-star amenities, bespoke services, and a carefree sensibility—for those who value exceptional taste and local connection, who constantly seek new perspectives, and who fully engage with the world around them.





www.miamicondoinvestments.com

*A balance of lived-in luxury
and effortless sophistication*





www.mrsgreyevents.com

VICEROY

A New Chapter

With luxury hotels and residences in Los Cabos, Riviera Maya, Snowmass, St. Lucia, Santa Monica, Chicago, Washington, D.C., Kopaonik in Serbia, and Ombria Algarve in Portugal, Viceroy brings a fresh perspective to hospitality, focused on the richness of experience and genuine connection to the locale and community. For over two decades, Viceroy has stood above and apart—defined by creativity, comfort, and service, with guests' needs thoughtfully anticipated and graciously accommodated. Viceroy's blend of the indispensable and unexpected makes each hotel and residence a destination unto itself—and has earned the brand countless accolades in Condé Nast Traveler, Travel + Leisure, The New York Times, Vogue, and Departures Magazine, among others.

In the Spirit of Place

Every Viceroy hotel and residence is unique to its locale, weaving the brand's impeccable style and exacting service into the natural and cultural landscape of each destination.



VICEROY RESIDENTS' GLOBAL PERKS

Discounted Viceroy Room Rates: Special discounted room rates are available at all Viceroy Hotels & Resorts. Discounts vary by season and are up to 20% off published rates. As a resident, you'll be provided a special booking code used to reserve rooms online or through the Viceroy Concierge service.

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 room upgrade if available.

DISCOVERY Loyalty Program: Enjoy elite status with Viceroy. A one-of-a-kind initiative that gives you recognition and benefits across 32 hotel brands with 500 hotels in 78 countries. See your sales associate for details.

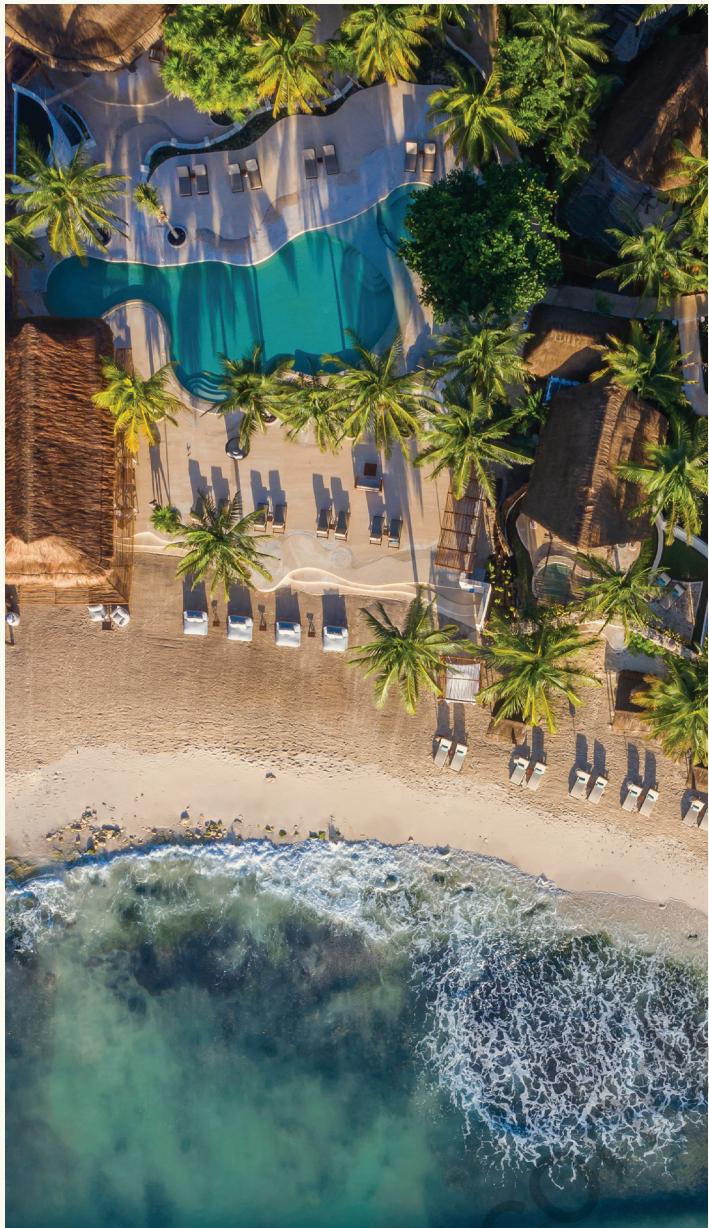
The benefits listed are available at all Viceroy Hotels & Resorts.

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 2 p.m.

20% Discount on Spa Treatments and Products: During your stays at Viceroy Hotels & Resorts, pamper yourself with a 20% discount on all spa treatments and retail products. The resort will also extend priority reservations to residence owners for all spa treatments.

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 viceroyhotelsandresorts.com
Participating hotels are subject to change.



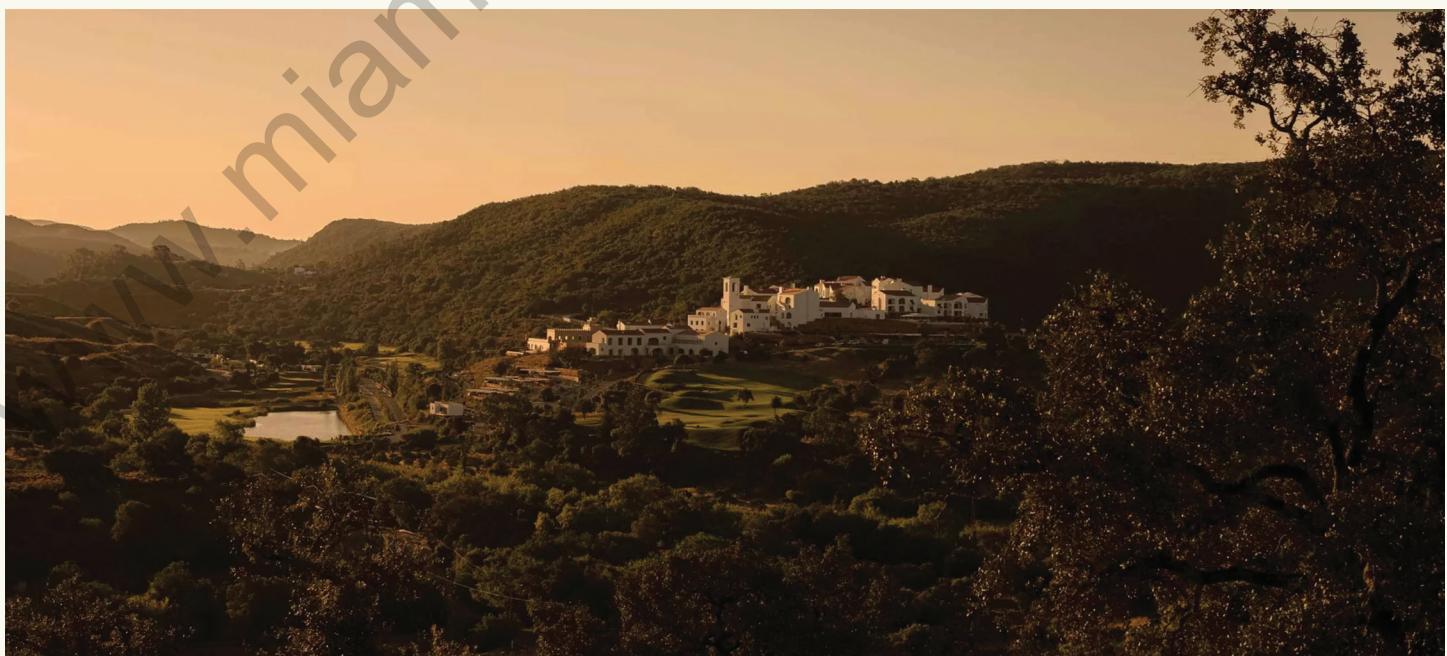
Viceroy Riviera Maya



Viceroy Snowmass



Viceroy Los Cabos



Viceroy at Ombria Algarve

EXCLUSIVE RESIDENTIAL SERVICES

Viceroy offers a comprehensive suite of five-star services, all overseen by the Viceroy Residences Hospitality Team and tailored to each resident.

Preferred access to exclusive local sporting, fashion, art, and other high-profile events*

Viceroy culture concierge with extensive local network

A full calendar of social gatherings, fitness, wellness, and more

Custom in-residence aromatherapy*

In-residence plant care and garden maintenance*

While-you're-away services, including dog sitting and routine home maintenance*

Mail/Parcel service

Personal delivery services, including dry cleaning, grocery, and pharmacy*

24-hour attended front desk

24-hour valet parking

24-hour security

Pet walking*

**Subject to availability.
Additional fees may apply.*





Pool deck with private cabanas and daybeds

AMENITIES

Landscaped pool deck with private cabanas, daybeds, summer kitchen, and grill

World-class spa with sauna, hot and cold plunge

Hemingway Rooftop Bar, Lounge, and Garden Terrace

Poolside social lounge and bar

Full-service cabana bar

State-of-the-art fitness center with private personal training studio

Half basketball court

Pickleball court

Rock-climbing wall

Coffee and juice bar

Gaming lounge

Golf simulator room

Co-working center appointed with private offices

Thoughtfully designed children's playroom

Pet spa



Pristinely landscaped pool deck with private cabanas, daybeds, fully appointed summer kitchen, and grill





*A bright, inviting indoor-outdoor
Hemingway bar for all-day gathering*





Half basketball court for practice, play, and family time





State-of-the-art fully equipped fitness center with advanced cardio, weight training, yoga, personal training, and more





*Creative, thoughtfully designed children's playroom,
with exciting spaces to explore*





World-class spa, appointed with sauna and hot & cold plunges





House-brewed local coffee and fresh juice bar





www.miamicondoinvestments.com

RESIDENCE FEATURES

- One- to four-bedroom residences with open, versatile layouts
- Wide, expansive balconies
- Fine porcelain flooring
- Spacious walk-in closets
- Artful, 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
- Smart keyless entry
- All residences appointed with high-speed WiFi
- Green-building certified with energy-efficient windows



Spacious, open living room inspired by the natural environment—revealed in a blend of light





Airy, modern kitchens, appointed with Italian cabinetry, top-tier Miele appliance package, and wine refrigeration





A tranquil primary bedroom boasts floor-to-ceiling sliding glass doors, leading directly outside to the oversized terrace





Spa-inspired bath with custom Italian fluted vanities





www.miaandoinvestments.com

A Cultural Capital

Viceroy Residences are set in the heart of Aventura, a thriving local city with a global sensibility, minutes from exceptional arts and culture, spectacular cuisine, the coveted Aventura Mall, PGA-level golfing, outstanding schools, abundant green space, and a wide variety of family-focused experiences. Ideally located between Miami's global energy and the understated luxury of Fort Lauderdale.



In the Neighborhood

An epicenter of sophisticated arts and culture, the coveted Aventura Mall, PGA-level golf courses, exceptional cuisine, natural beauty, and balanced way of life.

Food & Beverage

- 1 Asiatiko Robata Bar
- 2 Avra Miami
- 3 Bourbon Steak Miami
by Michael Mina
- 4 Casa D'Angelo
- 5 CVI.CHE 105
- 6 Graziano's Mercado Aventura
- 7 Houston's
- 8 Motek Aventura
- 9 Morton's The Steakhouse
- 10 Pura Vida Miami
- 11 STK Steakhouse Aventura

Shopping

- 12 Aventura Mall
Balmain
Burberry
Bvlgari
Cartier
Christian Louboutin
Dior
Fendi
Givenchy
Gucci
Hermès
RH Aventura | The Gallery
Valentino
- 13 Artefacto
- 14 Crate & Barrel
- 15 Pottery Barn
- 16 The Village at Gulfstream Park
- 17 West Elm
- 18 Williams-Sonoma

Parks & Recreation

- 19 Casas Padel Club Aventura
- 20 Don Soffer Exercise Trail
- 21 Equinox Aventura
- 22 Founders Park
- 23 Greynolds Golf Course
- 24 Oleta River State Park
- 25 Peace Park
- 26 Turnberry Isle Country Club
- 27 Turnberry Marina
- 28 Williams Island Marina

Fun & Entertainment

- 29 AMC Aventura 24
- 30 Aventura Arts & Cultural Center
- 31 Gulfstream Park Casino
- 32 Gulfstream Park Racing
- 33 Lapis Spa
- 34 Tidal Cove Waterpark

Convenience & Healthcare

- 35 Brightline Aventura Station
- 36 HCA Florida Aventura Hospital
- 37 Kosher Kingdom Supermarket
- 38 Mount Sinai Medical Center
- 39 Publix Super Market at
Town Center Aventura
- 40 Sylvester Comprehensive Cancer
Center at Aventura
- 41 The Fresh Market
- 42 VCA Aventura Animal Hospital
& Pet Resort
- 43 Whole Foods Market

Religious Organizations

- 44 Aventura Chabad
- 45 Aventura Turnberry Jewish
Center & Tauber Academy
- 46 Michael-Ann Russell Jewish
Community Center
- 47 The Willie & Celia Trump
Synagogue of Williams Island
- 48 Young Israel of Aventura

Schools & Education

- 49 Aventura Charter Elementary
- 50 Aventura Waterways K-8 Center
- 51 Don Soffer Aventura High School
- 52 Hebrew Academy (RASG)
- 53 Jewish Leadership Academy
- 54 Norman S. Edelcup Sunny
Isles Beach K-8
- 55 Ojus Elementary School
- 56 Scheck Hillel
Community School

A breakthrough collaboration of artists, architects, designers, and innovators.



Residences by ARMANI/CASA, Sunny Isles Beach, FL



Six Fisher, Fisher Island, FL

RELATED GROUP

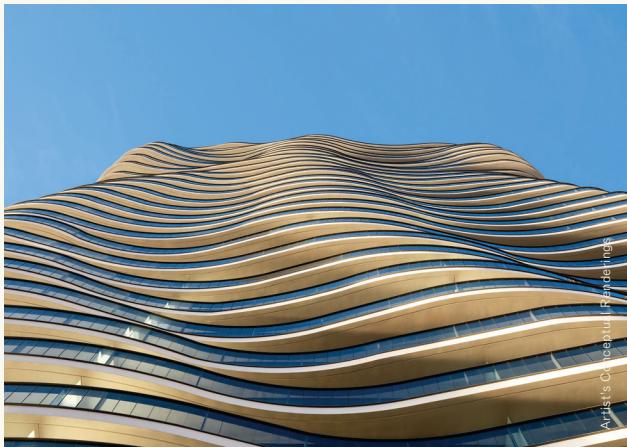
DEVELOPER

Established in 1979, Related Group is Florida's leading developer of sophisticated metropolitan living and one of the country's largest real estate conglomerates. Since its inception over 40 years ago, the company has built, rehabilitated, and managed over 120,000 condominium, rental, and commercial units. The firm is one of the largest privately owned businesses in the United States with a development portfolio worth more than \$40 billion. Currently, Related Group has 90+ projects in varying phases of development. The company has earned international status for its visionary design and development of luxury condominiums, market-rate rentals, mixed-use centers, and affordable properties—all built with the goal of positively impacting neighborhoods and improving quality of life across all demographics. Related Group has redefined real estate by diversifying both its products and buyers, expanding internationally while also sponsoring public art installations that enhance cities' global culture and streetscapes.

BH GROUP

DEVELOPER

BH Group is a Miami-based real estate development firm focused on the ground-up development of luxury residential projects throughout South Florida. BH has extensive experience in taking a project from acquisition through opening, specifically overseeing all phases of development and asset management. Most are earmarked for redevelopment as mid-and high-rise luxury condominiums, condo-hotels, resorts, and rental communities, generating an unprecedented response from a broad range of local, national, and international buyers. The stellar team at BH Group brings multi-faceted skills to the real estate market, including acquisitions, construction, design, capital structuring, and asset management. In addition to its core competencies, the BH team provides a vitality and spirit to the business that is most often found in driven entrepreneurs who come from challenging business environments abroad.



Testimonio II, Monaco



Flora Flora, Washington, DC

ARQUITECTONICA ARCHITECTURE

Arquitectonica is known as one of the pioneers of globalization in the architecture profession. From its inception in Miami in 1977, the firm received almost instant attention and acclaim from critics and the public alike due to a bold modernism that was immediately identified with a renaissance in Miami's urban landscape. Led by Bernardo Fort-Brescia and Laurinda Spear, Arquitectonica continues to push the limits of design with its innovative use of materials, geometry, pattern, and color to introduce a new brand of humanistic modern design to the world.

DESIGNAGENCY INTERIOR DESIGN

DesignAgency is an international studio that unites interior design, architectural conceiving, strategic branding, and visual communications. Since its beginnings in 1998, DesignAgency has established itself as a global leader in the development of transformative brands and spaces. With a lead studio in Toronto and offices in Barcelona, Los Angeles, and Washington, D.C., DesignAgency works with leading hotels and resorts, restaurateurs, entrepreneurs, and developers, and leverages talent, skill, and passion to realize extraordinary experiences that bring lasting value.

VICEROY RESIDENCES

AVVENTURA



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

This condominium, Aventura 2999 Condominium, a condominium within a portion of a building or within a multiple parcel building ("the Condominium") marketed as Viceroy Aventura Residences is developed by Aventura 2999 Development LLC, a Florida limited liability company ("the Developer"). These renderings and depictions are conceptual only and are for convenient reference, and include artists' renderings. They should not be relied upon as representations, express or implied, of the final details of the residences or the Condominium. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All residence features and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services, and/or the design team. The Condominium views will vary depending on the unit purchased. No view is guaranteed. This offering is made only by the Developer's prospectus (the "Prospectus") for the Condominium. 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. No statement should be relied upon if not made in the Developer's Prospectus. 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. Furnishings, décor, and interior designs depicted are 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 should not be relied upon as representations, express or implied, of the final details of the Condominium or any unit. The Developer reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion and without prior notice. No water view or other specific view is guaranteed, whether from a unit or from common areas. 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. All designs and construction are subject to first obtaining the appropriate federal, state, and local permits and approvals, which may require the Developer to alter any design, floor plan, layout, or detail depicted or planned. Art depicted is not included with a unit purchase and art depicted is not owned by the Association(s) for this Condominium. The Condominium may be a part of a master association (the "Master Association") that will require unit owners to pay assessments to such Master Association and be subject to the rules and operational policies of such Master Association. Certain Units in the Condominium (the "Hero Units") are allocated to the City of Aventura's HERO housing program. The Hero Units are governed and burdened by, and subject to, and each purchaser of such Hero Units is governed and burdened by, and subject to, all of the terms and conditions of the "Hero Housing Covenant/Restrictive Covenants". For more details, a copy of the Hero Housing Covenants/Restrictive Covenants can be provided upon request. If art is installed at the Condominium or at the property of any Master Association to which the Condominium belongs, all such art shall be selected by the Developer at the Developer's sole discretion and may be substituted or removed by the Developer; art installed by the Developer shall be deemed to be on loan to the Condominium Association or the Master Association, and removable by Developer at Developer's election without recourse to Developer. No art installed is owned by the Condominium Association or any Master Association unless the installation is specifically gifted or sold to such association by written and signed agreement between the Developer and the Condominium Association or Master Association. The Prospectus is not a securities or investment offering. No statements or representations have been made by the Developer, or any of its agents, employees, or representatives, with respect to any potential for future profit, future appreciation in value, investment opportunity potential, rental income potential, or other benefits to be derived from ownership of one or more units, but if made, such statements should not be relied upon in your unit purchase decision. The Developer, its agents, employees, and representatives are not tax advisors, and statement(s) made with respect to tax benefits of ownership should not be relied upon in your unit purchase decision. Certain nearby attractions, shopping venues, restaurants, and activities referenced or identified in this publication are off site and are not controlled by the Developer. Information regarding off-site attractions, developments, and venues, whether existing at the time of this publication or proposed, have been obtained from public records and other sources of public information and there is no guarantee that any off-site attractions, shopping venues, restaurants, or activities will exist as depicted or that there will not be changes or substitutions of the attractions and venues nearby. Pursuant to license agreements, the Developer has a right to use the trade names, marks, and logos of: (1) The Related Group and (2) BH Group, each of which is a licensor and neither of which is the Developer. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units to residents of any other jurisdiction where prohibited by law. All prices are subject to change at any time and without notice, and do not include optional features, design packages, furniture packages, or premiums for upgraded units. Consult the Developer's Prospectus to understand the amenities, proposed budget, terms, conditions, specifications, fees, unit dimensions, site plans, and association structure, including that of the Master Association, and to learn what is included with purchase and by payment of regular assessments and what amenities may require payment of additional fees. The project graphics, renderings, photographs, and text provided herein are copyrighted works owned by the respective Developer, unless otherwise credited. 2025 © Aventura 2999 Development LLC, with all rights reserved. ☺

