Viceroy Residences

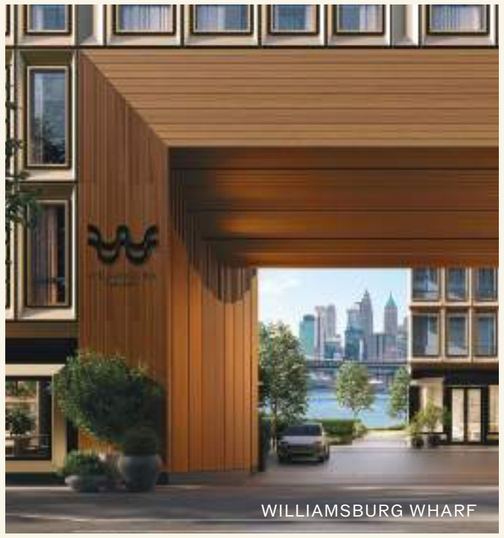
FORT LAUDERDALE

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. A selection of 251 one- to four-bedroom 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.

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

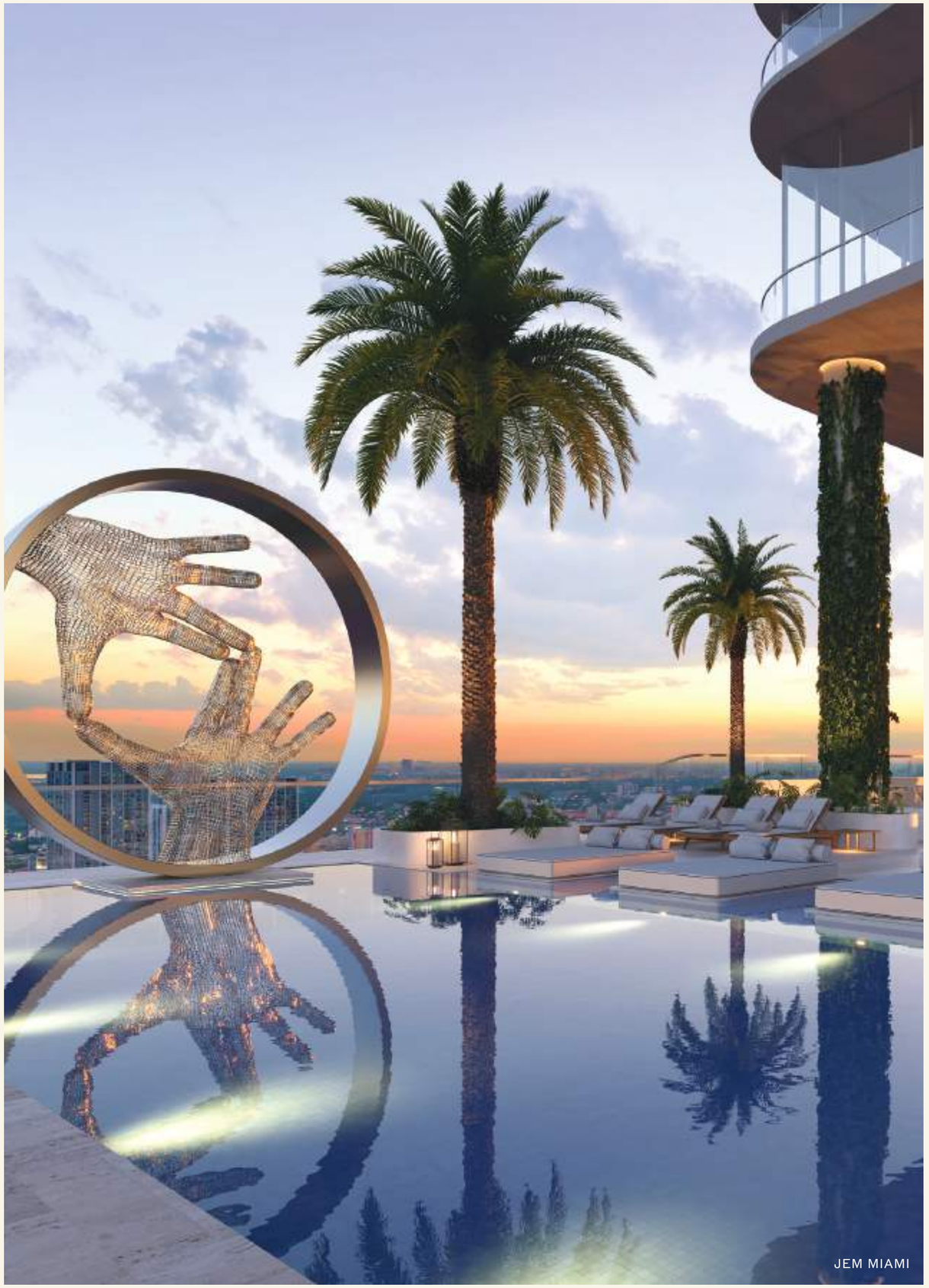

200 EAST 83RD



THE BELLEMONT



JEM MIAMI



JEM MIAMI

VICEROY

With five-star hotels and residences in Sugar Beach (St. Lucia), Los Cabos and Riviera Maya (Mexico), Snowmass (Colorado), Kopaonik (Serbia), 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 800 hotels around the world.



VICEROY LOS CABOS



VICEROY RIVIERA MAYA



SUGAR BEACH, A VICEROY RESORT

VICEROY FORT LAUDERDALE OWNERSHIP BENEFITS





Owners of a Viceroy Fort Lauderdale residence enjoy exclusive access to the following services and lifestyle experiences:

- Privileged entry to local sporting events, fashion experiences, and behind-the scenes visits to high-profile exhibitions and cultural institutions
- A dedicated cultural and experiences concierge
- Quarterly social activations and a curated programming calendar, including fitness and wellness offerings upon owner request
- 24-hour attended security
- Seamless mail and package delivery to your doorstep
- Availability of pet care, plant care, and away-from-home maintenance*
- Personal shopping and delivery services, including dry cleaning, grocery, and pharmacy*
- Catering and event-planning services for private meetings or events*
- Use of bicycles and electric bikes*
- Access to bicycles and electric bikes*

* Subject to availability; additional fees may apply. Residents can coordinate all services through the on-site concierge.

VICEROY DISCOVERY LOYALTY PROGRAM

A home at Viceroy Residences Fort Lauderdale comes with Elite status in the Viceroy DISCOVERY Loyalty Program across 40 hotel brands with 800 hotels in 100 countries. The benefits listed below are available at all Viceroy Hotels & Resorts*:







- Discounted Viceroy Room Rates Up to 20%
- Complimentary Room Upgrades
- Early Arrival / Late Check-Out
- 20% Discount on Spa Treatments and Spa Products
- Complimentary Internet Access
- Access to Exclusive Offers, Curated Experiences and Cultural Events
- Earn and Spend D$ Across Hotels - From Dining, Spa, Golf, Experiences and even the Hotel Bill

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



City lights
and
sea breezes.

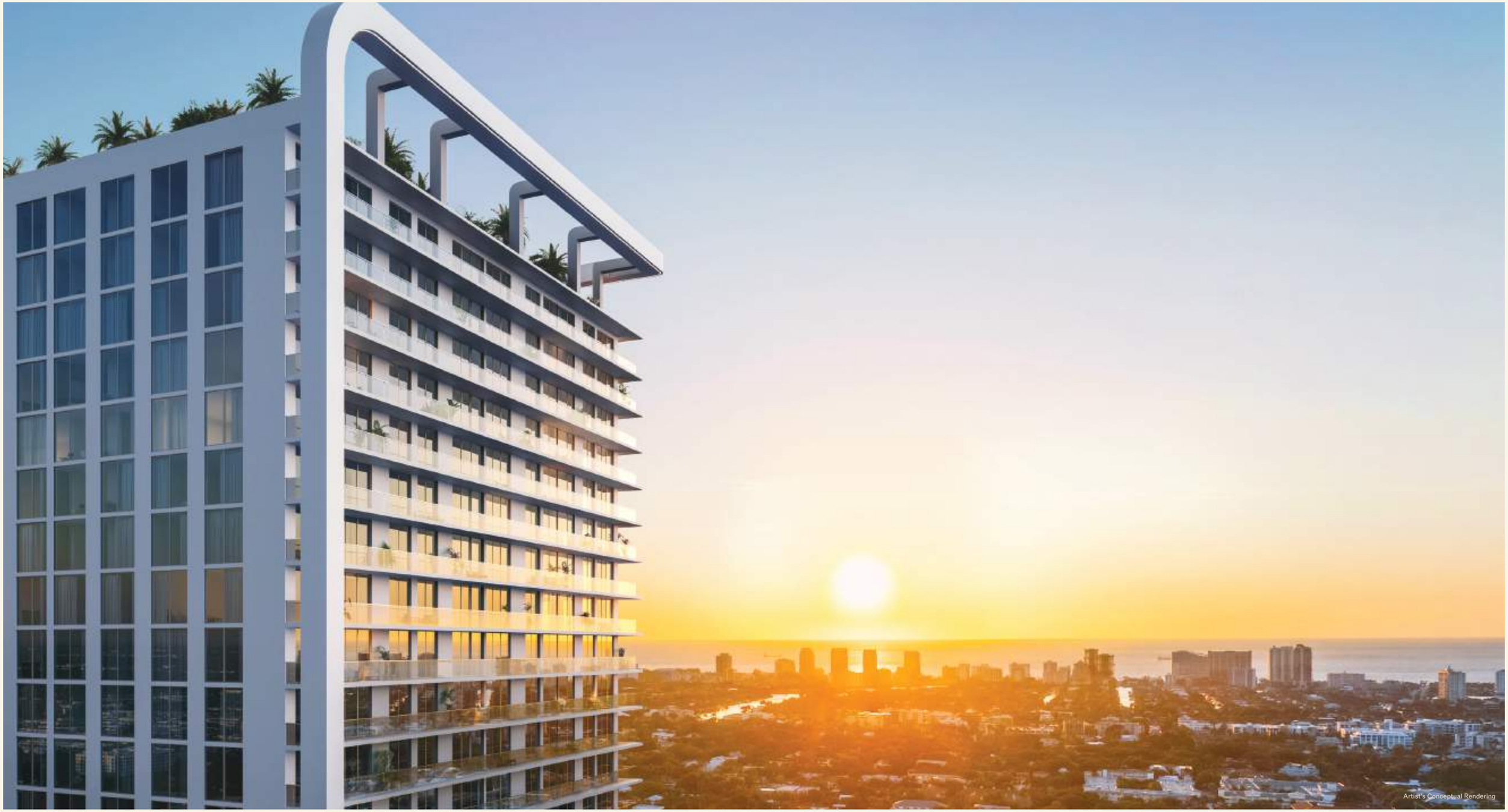
Movement.
Energy.
Radiance.



Artist's Conceptual Rendering

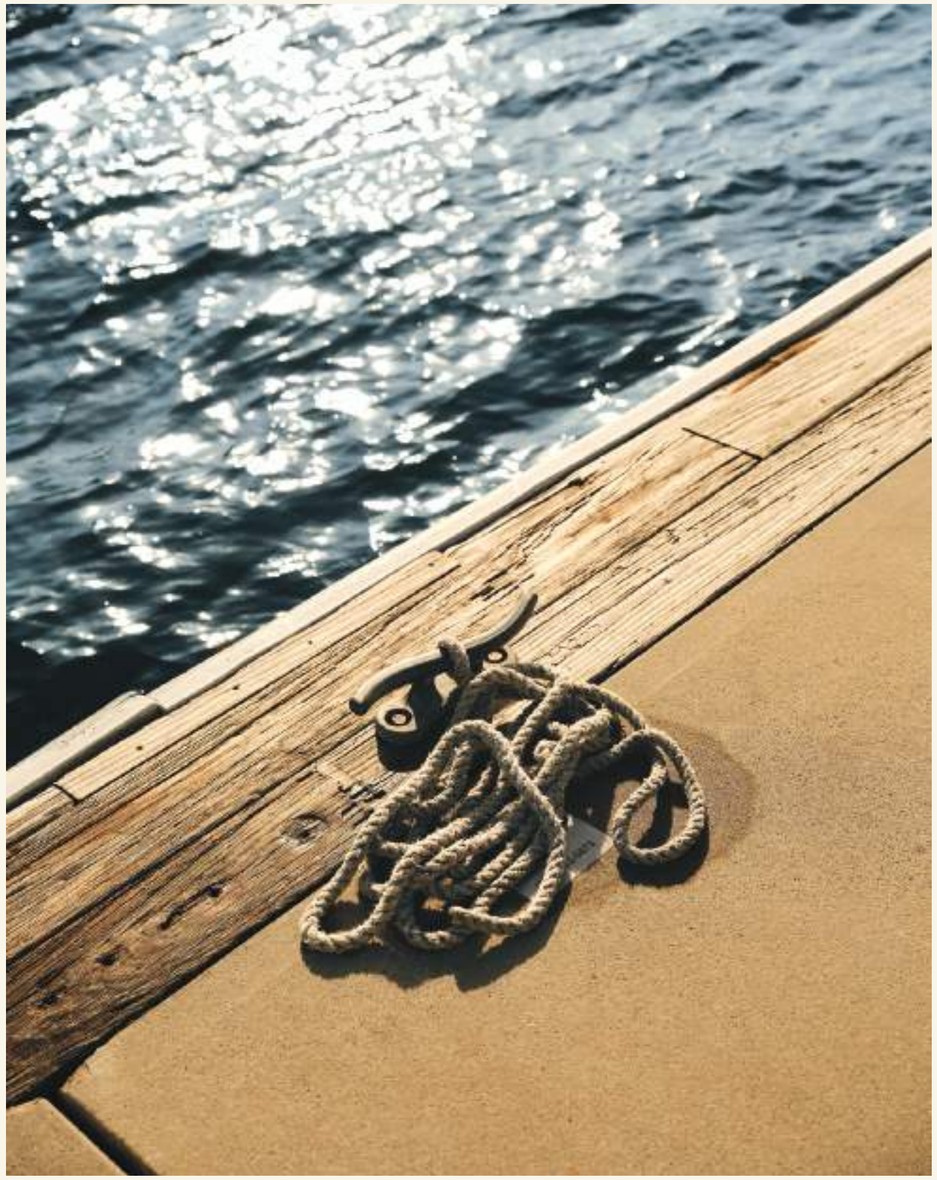
BOLD HORIZONS

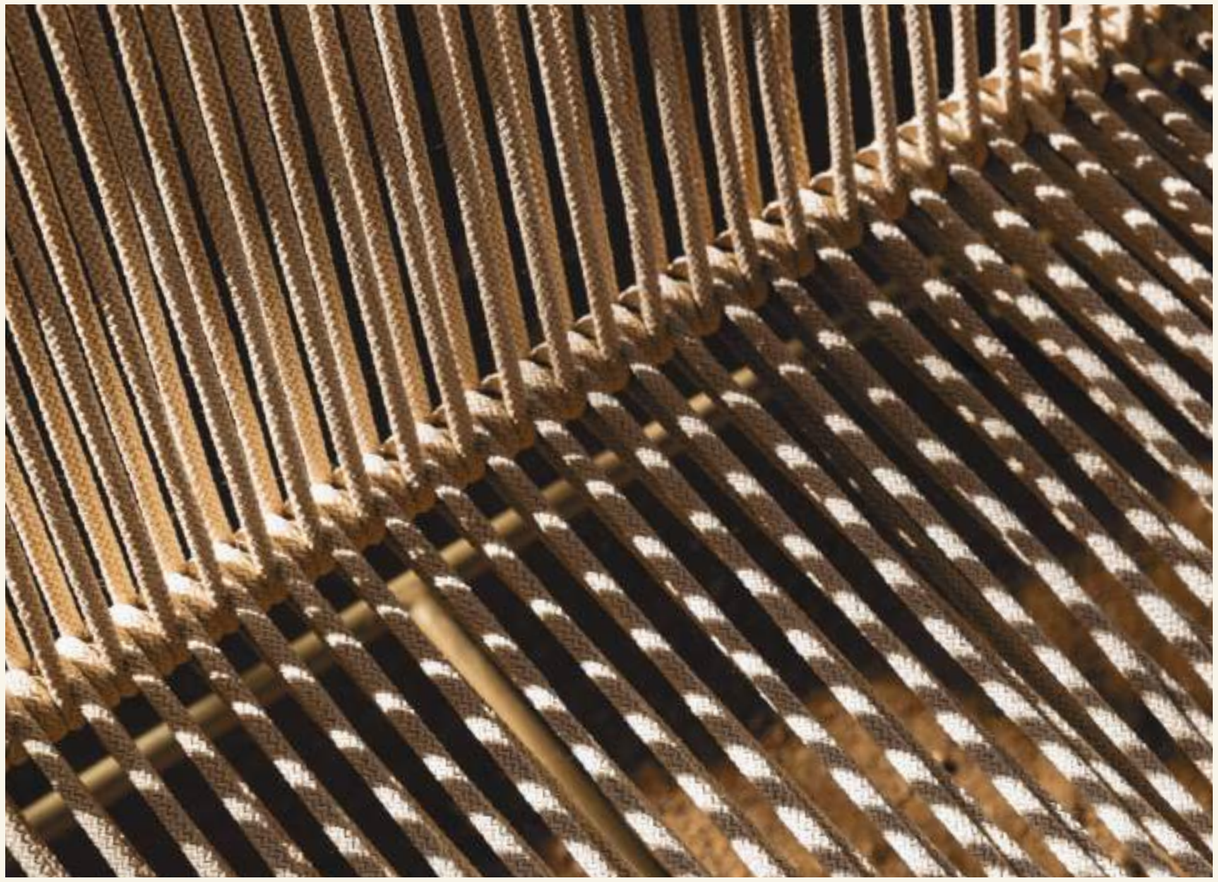
A sleek form emerges from the surrounding landscape, hints of sunlight glisten off a glass facade accented by golden metallics. Curved details catch the breeze off the ocean and the energy of downtown and blend them into a rhythm all their own. There is a vibe here... cosmopolitan, yes. But also something 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 draws 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 building's one- to four-bedroom residences, penthouse collection, and thoughtfully designed amenity spaces introduce a modern point of view, bringing a fresh, contemporary energy to the neighborhood and to those who call it home.

It calls
you forth...

To all things
under
the sun.



ARRIVE IN PRIVACY

For those eager to make a departure from ordinary luxury, Viceroy Residences 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.



Artist's Conceptual Rendering

DIP INTO BLISS

The 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.



Artist's Conceptual Rendering





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 Residences Fort Lauderdale, physical conditioning is achieved through balance with elite-level equipment, privately booked personal training services, and areas purposely-built to be mentally and emotionally rewarding with benefits like natural light, and indoor/outdoor areas for movement, reflection, and relaxation.



Artist's Conceptual Rendering

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.



Artist's Conceptual Rendering

EASE INTO RELAXATION

For those who know true luxury must be felt, Viceroy Residences 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.



Artist's Conceptual Rendering



Artist's Conceptual Rendering

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 room at Viceroy Residences 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.



Artist's Conceptual Rendering



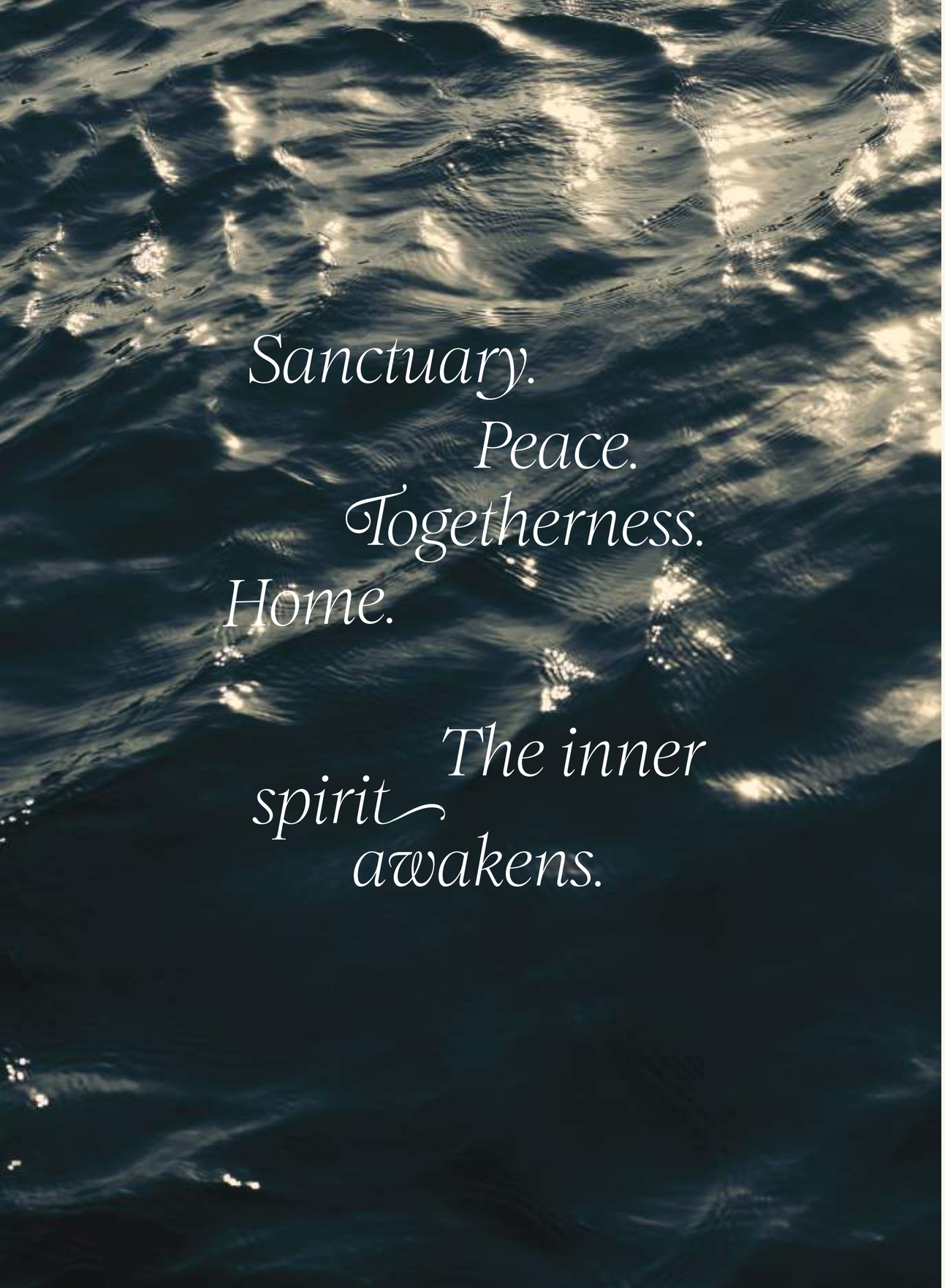
UNWIND AND CONNECT


Artist's Conceptual Rendering

The days of formal, impersonal lounges are gone, replaced by thoughtfully curated spaces designed for comfort, connection, and community. Bathed in natural light, with seamless indoor-outdoor access and lush garden views, the Atrium invites relaxed social engagement, quiet focus, and casual co-working. Cozy seating, flexible surfaces, and inviting nooks accommodate everything from casual conversations and creative pursuits to a change of scenery, while subtle modern touches and ambient lighting create an atmosphere equally suited for unwinding or gathering with neighbors.






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



TRANSCEND BOUNDARIES

Indoor/outdoor living is a hallmark of the south Florida lifestyle, one that features prominently at the heart of every home 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.



COME HOME TO HAPPINESS



Artist's Conceptual Rendering

Open-concept floor plans are a signature feature at the 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.

SAVOR THE MOMENTS

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



Artist's Conceptual Rendering

AWAKE TO NEW POSSIBILITIES

When the pace softens and the day winds down, we find ourselves drawn to 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.



Artist's Conceptual Rendering

IMMERSE IN THE ELEMENTS



Artist's Conceptual Rendering

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.

Powder rooms are anchored by a bespoke vanity crafted from honed Dolomite porcelain slabs and accented with custom sconces framing a tailored mirror. White oak plank flooring adds warmth beneath the polished nickel Kohler fittings, while the dual-flush Kohler toilet completes a space designed for modern sophistication.



Artist's Conceptual Rendering