

UNIT 11

2 BEDROOMS | 2.5 BATHROOMS | DEN

INTERIOR	1,372 SQ. FT 127.46 M ²
TERRACE*	339 SQ. FT 31.49 M ²
TOTAL	1,711 SQ. FT 158.96 M ²



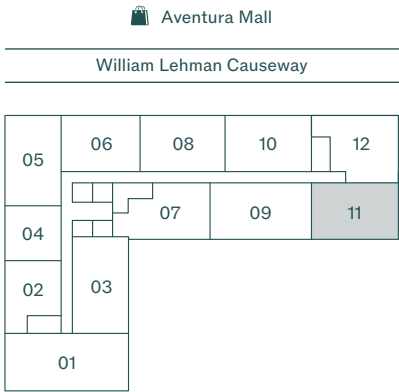
*TERRACE | TYPE A, B, C

TYPE A	FLOORS 4, 7, 10, 14, 17, 20, 23	313 SQ. FT 29.08 M ²
TYPE B	FLOORS 5, 8, 11, 15, 18, 21, 24	339 SQ. FT 31.49 M ²
TYPE C	FLOORS 6, 9, 12, 16, 19, 22	215 SQ. FT 19.97 M ²

*Terraces vary in size and location by floor

305-307-5082 | ViceroyResidencesAventura.com

MIAMI CONDO LIFESTYLE



THIS CONDOMINIUM, AVENTURA 2999 CONDOMINIUM, A CONDOMINIUM WITHIN A PORTION OF A BUILDING OR WITHIN A MULTIPLE PARCEL BUILDING ("THE CONDOMINIUM"), MARKED AS VICEROY AVENTURA RESIDENCES, IS DEVELOPED BY AVENTURA 2999 DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY ("THE DEVELOPER"). NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE DEVELOPER'S PROSPECTUS (THE "PROSPECTUS"). 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, BH 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. 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 DIMENSIONS STATED IN THIS FLOOR PLAN ARE APPROXIMATE BECAUSE THERE ARE VARIOUS RECOGNIZED METHODS FOR CALCULATING THE SQUARE FOOTAGE OF A UNIT. THE SQUARE FOOTAGE STATED HERE IS CALCULATED FROM THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS TO THE CENTERLINE OF THE INTERIOR DEMISING WALLS, WITHOUT DEDUCTIONS FOR CUTOUTS, CURVES, OR ARCHITECTURAL FEATURES. THIS METHOD TYPICALLY RESULTS IN QUOTED DIMENSIONS GREATER THAN THE DIMENSIONS THAT WOULD BE DETERMINED BY USING OTHER ACCEPTED METHODS. THE DEFINITION OF "UNIT" AND THE CALCULATION METHOD TO BE RELIED UPON IS SET FORTH BY THE DEVELOPER IN THE PROSPECTUS, WHICH METHOD MAY RESULT IN A SQUARE FOOTAGE CALCULATION LESS THAN THE RESULT OF THE CALCULATION METHOD USED HERE. CONSULT THE PROSPECTUS TO LEARN WHAT IS INCLUDED WITH UNIT PURCHASE AND TO UNDERSTAND UNIT DIMENSIONS. 2024 © AVENTURA 2999 DEVELOPMENT LLC, WITH ALL RIGHTS RESERVED.