

A romantic couple embracing in a tropical setting. The man is seen from the back, wearing a white shirt. The woman is in the foreground, wearing a blue top and large gold earrings, looking towards the camera with a slight smile. The background is softly blurred, showing palm trees and a bright sky.

VICEROY
RESIDENCES
PLAYA DEL CARMEN

VICEROY
RESIDENCES
PLAYA DEL CARMEN

VICEROY



VICEROY

A NEW *Chapter*

Viceroy has stood above and apart for over two decades—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 uniquely engaging destination unto itself—and has earned the brand countless accolades in Condé Nast Traveler, Travel + Leisure, The New York Times, Vogue, and Departures, among others.

With five-star 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 delivers a fresh perspective on hospitality, focused on the richness of experience and genuine connection to the locale and community.

Becoming a Viceroy Resident Opens a World of New Doors

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.

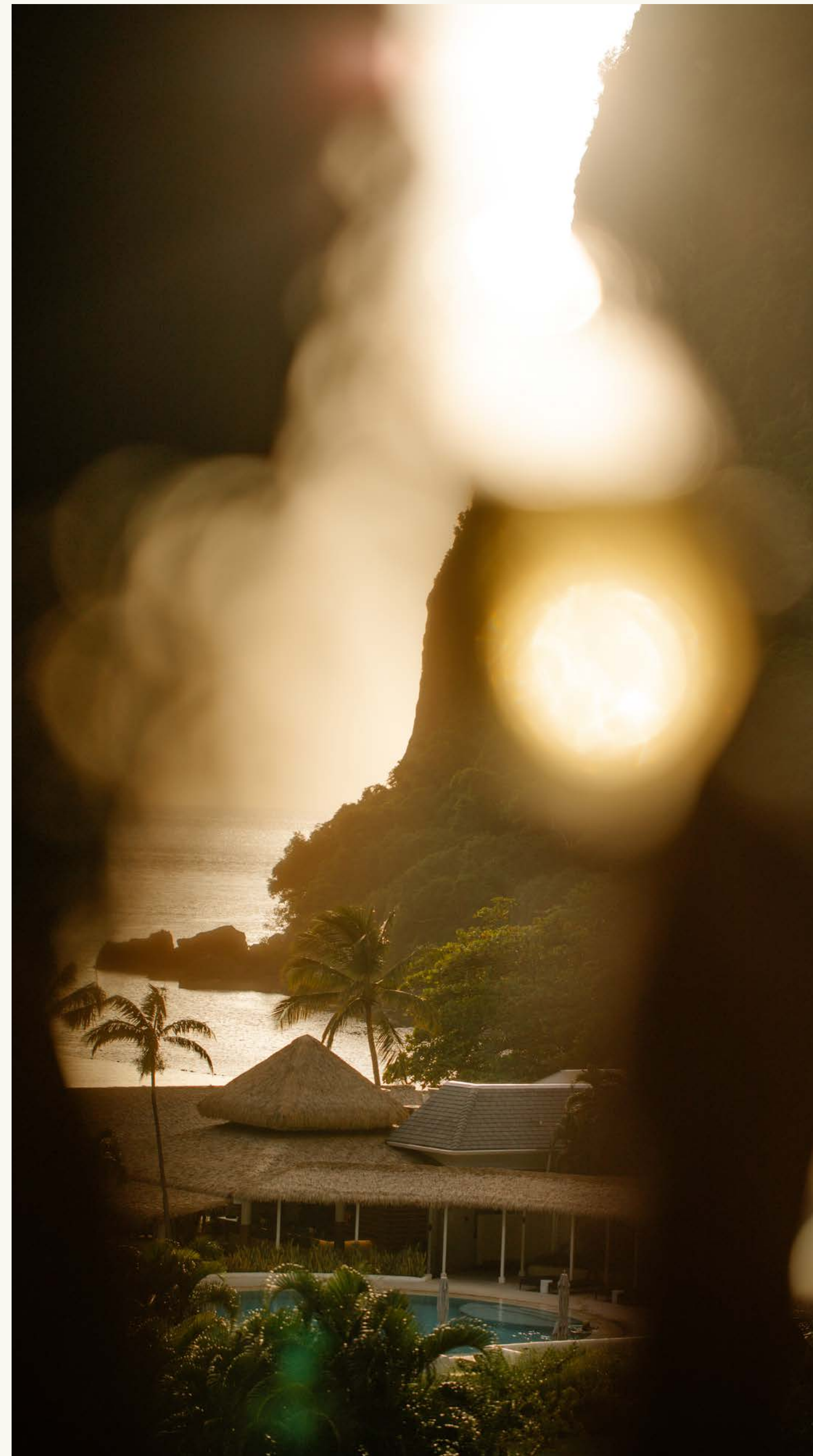
Early Arrival/Late Check-Out: Request the convenience of early check-in to your room. Members may also be extended a late check-out up to 2 p.m.

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.

VICEROY DISCOVERY

Viceroy owners gain Elite Status within GHA Discovery's global collection of 45 hotel brands and 850 properties across 100 countries. GHA Discovery, the world's largest alliance of independent hotel brands, offers unique exclusive benefits and experiences across its global portfolio.



Sugar Beach, A Viceroy Resort



Viceroy at Ombria Algarve



Viceroy Los Cabos

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



Viceroy Riviera Maya



Viceroy Snowmass



Viceroy Los Cabos

Features & Amenities

VICEROY
RESIDENCES
PLAYA DEL CARMEN



Artistic Conceptual Rendering

Building Features & Amenities

- Resident-exclusive beach club
- Restaurant overlooking the ocean
- Private walkway directly to the beach
- Stunning entrance featuring Reloj Solar Maya, a modern tribute to ancient Mayan heritage
- Two arrival lobbies
- Peaceful yoga and meditation terrace
- Rooftop terrace with three infinity pools
- Poolside bar and private cabanas
- State-of-the-art fitness center including cardio and strength training machines with personal screens, free weights, yoga and stretching mats, Pilates balls, and more
- Spa including sauna, steam room, hot and cold plunge, outdoor Jacuzzi, experience shower, massage suites, ice fountain, and custom treatments
- Multimedia room
- Teens lounge
- Kids club
- Executive business center
- Private event space
- Concierge, hotel, and restaurant services
- Dedicated Viceroy Residences Hospitality Team
- Impeccably landscaped grounds



Artist's Conceptual Rendering

Residence Features

Outdoor terraces with sliding glass doors, appointed with glass and aluminum railings, accessible from living areas and bedrooms

Corner residences feature expansive wraparound terraces

Open-plan kitchens with integrated dining areas

Premium Italian cabinetry

Spacious walk-in closets in primary bedrooms

Spa-inspired baths with glass-enclosed showers, mirrors, and vanity

Generous hallways with seating areas and stunning views



Artist's Conceptual Rendering

Quality Specifications Appliances and Finishes

Ceiling Height:

2.8m (9.2ft) in living areas

Windows:

Floor-to-ceiling aluminum and glass with integrated planters

Kitchens:

Travertine countertops and light oak cabinets in kitchens

Top-tier stainless steel appliance suite including:

Refrigerator

Oven

Electric stove

Range hoods

Bathrooms:

Porcelain backsplashes with quartz countertops, premium Italian light oak cabinets, German-style fixtures, and mirrors

Flooring:

Imported European porcelain tile

(60×120cm) in travertine tones

Penthouse Residences:

Two-stories, with pergolas

Parking:

Floating spaces with assigned spots for penthouse residents

High-Speed Elevators

Spacious lobbies with lounge seating and scenic views

Renderings

VICEROY
RESIDENCES
PLAYA DEL CARMEN





Artist's Conceptual Rendering

MEDITATION TERRACE



GREEN WALKWAY AND SCULPTURE GARDEN

Artis's Conceptual



GREAT ROOM

Artist's Conceptual Rendering





PRIMARY BEDROOM