

Viceroy Brickell

AI Visibility Report | 10/13/2026, 5:13:40 PM ET

Report 66a3a0e0-0497-417b-bd92-80cc5dec549f | Report layout v61

Executive overview

Viceroy Brickell was recognized by name in 3 of 3 completed direct answers in this run, and named in 0 of 15 completed local recommendation answers. Recognition by name coexists with limited visibility in the local questions tested.

- **Local visibility:** 0 local answers positively recommended it. It was absent from the completed answers for luxury developments, waterfront residences, branded residences, amenities and services and design and architecture.
- **Competitors:** In the same local sample, The St. Regis Residences, Miami appeared in 11 of 15 answers, Villa Miami appeared in 11 of 15 answers and Waldorf Astoria Residences Miami appeared in 11 of 15 answers.
- **Official links:** The supplied property website had a captured narrative/source link in 2 of 18 completed answers; this does not establish which sources the models used. Separately, 1 answer included a subject card with a captured official-site destination. Card links are excluded from the narrative/source count.
- **Website review:** Direct website inspection covered 7 of 7 sampled pages; findings apply to that sample.
- **Opportunity:** Viceroy is absent from the complete amenities-and-services answers across the three systems, although its official amenities page documents wellness facilities, simulator spaces, a wine salon and beach-club privileges. ChatGPT instead ranks Waldorf Astoria first, while Google AI Mode leads with St. Regis. Viceroy's one-year off-site beach-club benefit should remain distinct from on-site facilities.
- **Facts to review:** Gemini presents a "30-day minimum rental policy" as an established operating rule. The inspected official residence and floor-plan pages establish residential scope and collections but do not verify that rental minimum. This is an unresolved policy claim, not a demonstrated factual contradiction.
- **Priorities:** Confirm active sales locations, update photo-page footers and the identified listing, and label building versus gallery addresses consistently; verify every published sales destination against the approved contact record. Use relevant questions and verified property strengths to guide content priorities. Review existing residence, team and press coverage; connect approved Arquitectonica and Meyer Davis design explanations with project-specific imagery and captions, then verify accurate recognition in design-focused discovery answers.

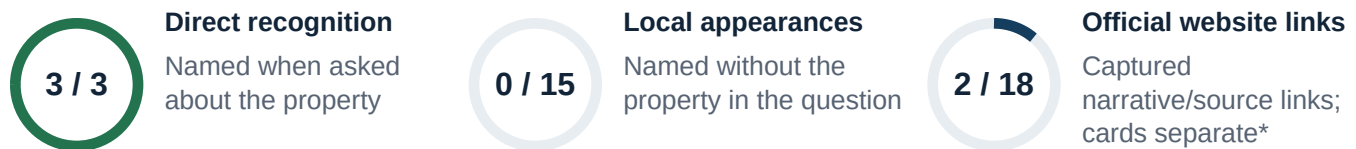
Verified property information

Detail	Official information
Property	Viceroy Brickell
Property type	Condo Development
Location	Miami
Addresses and roles	Property: 77 SE 5th St., Miami, FL 33131; Sales gallery: 77 SE 5th St, #3803, Miami, FL 33131; Sales gallery: 444 Brickell Avenue Suite One, Lobby Level, Miami, FL 33131
Search market (questions)	Miami, FL
Property website reviewed	https://viceroybrickellresidences.com

Your property at a glance

The completed direct answers recognize Viceroy Brickell by name. None named it in the local recommendations tested.

18 completed answers; 0 unavailable



Viceroy Brickell in local answers

ChatGPT	0 of 5
Gemini	0 of 5
Google AI Mode	0 of 5

Recognized, but absent from local discovery

0 positive recommendations across the 15 completed local answers.

Other properties named most often

The St. Regis Residences, Miami	11 of 15
Villa Miami	11 of 15
Waldorf Astoria Residences Miami	11 of 15
The Residences at Mandarin Oriental, Miami	7 of 15
The Perigon Miami Beach	6 of 15

One count per property per answer, including passing mentions. Counts show this run only, not market share or recommendation rank.

*Captured narrative/source links only (card destinations counted separately): ChatGPT 1 of 6; Gemini 0 of 6; Google AI Mode 1 of 6. Recognition and appearance counts do not establish factual accuracy.

Visibility in the answers

Local question	ChatGPT	Gemini	Google AI Mode
Luxury developments	Not named	Not named	Not named
Waterfront residences	Not named	Not named	Not named
Branded residences	Not named	Not named	Not named
Amenities and services	Not named	Not named	Not named
Design and architecture	Not named	Not named	Not named

Parenthesized # values are explicit positions within individual answers, not an overall ranking.

Findings and actions

1 Clarify developer and broker inquiry destinations

Issue: ChatGPT cites viceroyresidences-miami.com for subject amenities. Its inspected form routes inquiries to Privé Advisory Group at Bayview International Realty, which describes itself as a buyer's representative, not the developer. Google AI Mode also links the opening address to viceroy-brickell.miami, an uninspected destination, while separately linking the official site. Broker appointment is not established.

Priority: High · Owner: Marketing leadership and appointed sales team

Evidence

- **ChatGPT · Property recognition link - Question: What can you tell me about Viceroy Brickell in Miami, FL?** : Amenities | Viceroy Brickell Residences | Miami Florida <https://viceroyresidences-miami.com/amenities>
- **Inspected source: Amenities | Viceroy Brickell Residences | Miami Florida | Skyline Residences:** Consent: I agree to be contacted by Privé Advisory Group at Bayview International Realty via call, email, and text for real estate services.
- **Inspected source: Amenities | Viceroy Brickell Residences | Miami Florida | Skyline Residences:** Bayview International Realty is an objective buyer's representative and may offer a variety of projects, including, but not limited to, the one featured on this website.
- **Google AI Mode · Property recognition link - Question: What can you tell me about Viceroy Brickell in Miami, FL?** 77 SE 5th St, Miami, FL 33131 <https://viceroy-brickell.miami/>
- **Google AI Mode · Property recognition link - Question: What can you tell me about Viceroy Brickell in Miami, FL?** Viceroy Brickell Residences Official Site <https://viceroybrickellresidences.com/>

Recommended action

Label the developer sales route prominently; review Bayview's published role and contact details with sales leadership, then verify that subject inquiry links clearly identify their recipient.

2 Translate direct recognition into luxury and branded discovery

Issue: Viceroy is recognized in direct answers but absent from the complete luxury-development and branded-residence answers across ChatGPT, Gemini and Google AI Mode. Those answers recommend identifiable competitors, including St. Regis, Waldorf Astoria and Baccarat. Official content establishes Viceroy's standalone hospitality-branded residential proposition and move-in-ready status, making these relevant discovery opportunities.

Priority: High · Owner: Marketing leadership, content and PR

Evidence

- **Official source: viceroybrickellresidences.com:** It is the inaugural standalone residential endeavor by one of the most respected names in luxury hospitality, Viceroy.
- **Official source: viceroybrickellresidences.com:** Now Open | Move-In Ready Residences
- **ChatGPT · Branded residences - Question: Which new branded luxury condo residences in Miami, FL would you recommend to a buyer? - Captured heading: 1. The St. Regis Residences, Miami: ## 1. The St. Regis Residences, Miami South Brickell · Target delivery 2027** Best overall for traditional ultra-luxury living
- **Gemini · Luxury developments - Question: Which new luxury condo developments in Miami, FL would you recommend to a buyer?:** Waldorf Astoria Hotel & Residences Miami is set to become one of Downtown Miami's most iconic additions as a staggering supertall tower.
- **Google AI Mode · Branded residences - Question: Which new branded luxury condo residences in Miami, FL would you recommend to a buyer? - Captured heading: The Appeal :: Baccarat Residences (Brickell)** The Appeal : * Brought to life with the dramatic crystal-inspired aesthetics of Baccarat and managed by SH Hotels & Resorts.
- **ChatGPT · Property recognition - Question: What can you tell me about Viceroy Brickell in Miami, FL? - Captured heading: Viceroy Brickell, Miami, Florida:** Viceroy Brickell Residences is a luxury residential tower in Miami's Brickell financial district, combining contemporary architecture, upscale amenities, and hotel-style hospitality services.

Recommended action

Prioritize approved move-in-ready and standalone Viceroy messaging in existing brand, residence and press content; align sales materials and verify inclusion and correct status in these same discovery topics.

3 Verify the rental-policy claim appearing in recognition

Issue: Gemini presents a "30-day minimum rental policy" as an established operating rule. The inspected official residence and floor-plan pages establish residential scope and collections but do not verify that rental minimum. This is an unresolved policy claim, not a demonstrated factual contradiction.

Priority: Medium · Owner: Sales communications and property management

Evidence

- **Gemini · Property recognition - Question: What can you tell me about Viceroy Brickell in Miami, FL? - Captured heading: Residences & Layouts::** It operates strictly as a luxury residential condominium (with a 30-day minimum rental policy) managed professionally under the Viceroy brand rather than as a traditional hotel.
- **Official source: viceroybrickellresidences.com:** Floor Plans Spacious, versatile layouts with spectacular water and skyline views. All City Flats Tower Residences Penthouses

- **Official source: viceroybrickellresidences.com:** Each space in Viceroy Brickell is intended to be both a welcome destination and distinctive experience.

Recommended action

Confirm the current rental policy with management, review existing residence content, and publish approved wording; verify that subsequent recognition answers accurately qualify the minimum and applicable restrictions.

4 Reconcile current gallery, former lounge and listing address roles

Issue: The homepage announces a new sales gallery at 77 SE 5th St, #3803; both inspected photo pages still publish a sales lounge at 444 Brickell Avenue Suite One, Lobby Level. Gemini's condominium card instead shows "77 SE 5th Lobby Level Office Space." All direct narratives correctly use the building's 77 SE 5th Street address but omit gallery details.

Priority: Medium · Owner: Web team and appointed sales team

Evidence

- **Official source: viceroybrickellresidences.com:** New Sales Gallery Address 77 SE 5th St, #3803, Miami, FL 33131
- **Official source: viceroybrickellresidences.com:** Sales Lounge: 444 Brickell Avenue Suite One, Lobby Level, Miami, FL 33131
- **Official source: viceroybrickellresidences.com:** Sales Lounge: 444 Brickell Avenue Suite One, Lobby Level, Miami, FL 33131
- **Gemini · Property recognition card:** Viceroy Brickell Residences · Condominium complex · 77 SE 5th Lobby Level Office Space, Miami, FL 33131 · Rating: 5 · Reviews: 9
- **Gemini · Property recognition card:** Listing identifier: ChIJlwbNGIPbZy8RIjdwe_26Wd8
- **Official source: viceroybrickellresidences.com:** 77 SE 5th St. Miami, FL 33131

Recommended action

Confirm active sales locations, update photo-page footers and the identified listing, and label building versus gallery addresses consistently; verify every published sales destination against the approved contact record.

5 Surface the documented resident amenity proposition

Issue: Viceroy is absent from the complete amenities-and-services answers across the three systems, although its official amenities page documents wellness facilities, simulator spaces, a wine salon and beach-club privileges. ChatGPT instead ranks Waldorf Astoria first, while Google AI Mode leads with St. Regis. Viceroy's one-year off-site beach-club benefit should remain distinct from on-site facilities.

Priority: Medium · Owner: Content marketing and sales communications

Evidence

- **Official source: viceroybrickellresidences.com:** World-class fitness and wellness center with saunas, custom treatment rooms, and cardio theater overlooking the dynamic Miami skyline Multi-sport simulator studio featuring golf, soccer, basketball, and F1 racing
- **Official source: viceroybrickellresidences.com:** The Residences are home to an expansive curated wine cellar selected from labels across the globe, with a dedicated tasting salon for hosting private events.
- **Official source: viceroybrickellresidences.com:** Complimentary one-year beach club membership to this beachfront oasis surrounded by spectacular views and glittering ocean waves

- **ChatGPT · Amenities and services - Question: Which new luxury condo developments in Miami, FL offer the strongest resident amenities and services? - Captured heading: 1. Waldorf Astoria Residences Miami - Best overall for five-star services: ### 1. Waldorf Astoria Residences Miami - Best overall for five-star services**
- **Google AI Mode · Amenities and services - Question: Which new luxury condo developments in Miami, FL offer the strongest resident amenities and services? - Captured heading: The St. Regis Residences, Miami (Brickell): 1. The St. Regis Residences, Miami (Brickell) The Concept: Operating as a true residences-only address (no transient hotel component), this property preserves absolute discretion while delivering legendary brand services.**
- **Gemini · Amenities and services - Question: Which new luxury condo developments in Miami, FL offer the strongest resident amenities and services? - Captured heading: The WELL Coconut Grove: The WELL Coconut Grove The Vibe & Scale:* A boutique community explicitly built around holistic wellness, integrating mind, body, and home.**

Recommended action

Refine the existing amenities page and sales summaries around verified resident services, wellness and social spaces; retain the one-year off-site club qualification and verify accurate subject inclusion in amenity searches.

6 Resolve the legacy floor-plan destination

Issue: An inspected, publicly discoverable Floor Plans_old page remains in the published sitemap alongside the current floor-plan destination. Its title explicitly retains "old," while the current page organizes City Flats, Tower Residences and two penthouse levels. Parallel public catalogs create version ambiguity for official plan references, independent of any proven effect on AI recommendations.

Priority: Medium · Owner: Web team and sales content manager

Evidence

- **Official source: viceroybrickellresidences.com:** <https://viceroybrickellresidences.com/floor-plans-old/>
- **Official source: viceroybrickellresidences.com:** Floor Plans_old - Viceroy Brickell Residences
- **Official source: viceroybrickellresidences.com:** Floor Plans Spacious, versatile layouts with spectacular water and skyline views. All City Flats Tower Residences Penthouses
- **Official source: viceroybrickellresidences.com:** Lower Penthouses Level 43
- **Official source: viceroybrickellresidences.com:** Upper Penthouses Level 44

Recommended action

Confirm whether the old catalog remains required; retire or clearly version it, update sitemap and internal references, and verify that sales links resolve to the approved collection-specific plans.

7 Make existing design coverage more discoverable

Issue: The design-and-architecture answers omit Viceroy across all three systems, despite official Arquitectonica and Meyer Davis credits and an inspected residence page explaining its design approach. Competitor design narratives receive substantive treatment: ChatGPT leads with 1428 Brickell, Gemini discusses Villa Miami's exoskeleton, and Google AI Mode describes Bacarat's Arquitectonica/Meyer Davis design.

Priority: Opportunity · Owner: Content marketing and design PR

Evidence

- **Official source: viceroybrickellresidences.com:** Masterfully designed by world-renowned architectural firm Arquitectonica, with carefully curated interiors by award-winning Meyer Davis Studio
- **Official source: viceroybrickellresidences.com:** Designed by the renowned Meyer Davis Studio, with a vision to create a blend of familiar warmth and refined restraint-Miami's modern aesthetic translated for home.
- **ChatGPT · Design and architecture - Question: Which new luxury condo developments in Miami, FL would you recommend for their design and architecture? - Captured heading: 1. The Residences at 1428 Brickell: ## 1. The Residences at 1428 Brickell** My top pick for design purists Brickell · Estimated delivery: 2028 This is my first choice for understated, architect-led luxury.
- **Gemini · Design and architecture - Question: Which new luxury condo developments in Miami, FL would you recommend for their design and architecture? - Captured heading: Design & Experience::** Positioned on the bay in Edgewater, Villa Miami Residences is an exclusive boutique tower focused on a distinct visual identity and indoor-outdoor synergy. Architectural Concept:* Designed by ODP Architecture with curation by Major Food Group and Terra, the building is immediately recognizable by its striking, warm copper-toned "exoskeleton" structural framing.
- **Google AI Mode · Design and architecture - Question: Which new luxury condo developments in Miami, FL would you recommend for their design and architecture? - Captured heading: Design & Architecture::** Baccarat Residences Miami (Brickell) Design & Architecture:* Rising 75 stories along the Miami River, this tower is designed by Arquitectonica with interiors by Meyer Davis Studio.

Recommended action

Review existing residence, team and press coverage; connect approved Arquitectonica and Meyer Davis design explanations with project-specific imagery and captions, then verify accurate recognition in design-focused discovery answers.

Scope and method

One collected observation per prompt and answer system; repeatability and long-term performance were not measured. The headline uses every completed local answer in the fixed question set. Question fit has not been retrospectively inferred from omissions.

Captured answer timestamps: 2026-10-13T21:09:55.676Z to 2026-10-13T21:10:48.416Z. This range is not the full report runtime. Locale: US. Returned model labels: Exact versions not retained. Session/personalization controls were not independently verified.

Website: 7 of 7 sampled pages inspected at 2026-10-13T21:09:16.071Z. Uninspected content is unverified, not absent. The assigned team should verify each correction against its cited source, then repeat the same relevant questions to assess persistence. Repeating does not establish causation.

Technical website overview

Check	Status	Result / exception
Page access	Pass	7 of 7 sampled pages inspected.
Index / noindex	Pass	No noindex restriction detected on 7 inspected pages.
Follow / nofollow	Pass	No nofollow restriction detected on 7 inspected pages.
Title tags	Pass	Present and distinct on 7 of 7 inspected pages.
Meta descriptions	Review	Not detected in inspected page HTML: /floor-plans-old/, /amenities/, /amenity-photos/, /floor-plans/, /residence-photos/, /residences/
Structured data / schema	Present	7 of 7 inspected pages contain markup. JSON-LD syntax errors: 0.
Canonical URLs	Pass	Same-site canonical with matching page path present on 7 inspected pages; preferred URL intent was not independently established.
Search crawler rules	Pass	robots.txt retrieved (HTTP 200). Homepage rules: Googlebot: Allowed; Bingbot: Allowed; OAI-SearchBot: Allowed
llms.txt	Missing (optional)	Not found. This optional file is not an indexing requirement.
Sitemaps	Present	2 sitemap files retrieved. Page and image destinations checked separately; off-site image hosting alone is not a defect.

Sampled pages only. Crawl permission does not establish indexing; schema syntax does not verify property facts.

Official links by surface

Narrative/source links: ChatGPT 1 of 6; Gemini 0 of 6; Google AI Mode 1 of 6. Card destinations are counted separately.

Answer system	Narrative / source links	Subject card destinations
ChatGPT	1 of 6	0 of 6
Gemini	0 of 6	1 of 6
Google AI Mode	1 of 6	0 of 6

A captured card URL is a route shown with an answer, not a verified inquiry journey. Displayed domains without URLs, prose citations and inspected inquiry pages are distinct evidence. External broker or brand destinations are not automatically lost demand.

Where property-related links lead

Each row pairs a captured citation with the passage containing it. The quotation is an AI statement, not a verified claim from the linked website.

105 additional destinations concern comparisons or have unconfirmed property association; listed in the evidence.

Property recognition

What can you tell me about Viceroy Brickell in Miami, FL?

AI / exact question	Linked destination	Quoted answer passage
ChatGPT What can you tell me about Viceroy Brickell in Miami, FL?	viceroybrickellresidences.com Official property website modernluxury.com/viceroy-brickell-the-residences/ Other third-party site	It's developed by Related Group and GTIS Partners, designed by Arquitectonica, with interiors by Meyer Davis Studio. Official Developer WebsiteTake a Look Inside Viceroy Brickell
ChatGPT What can you tell me about Viceroy Brickell in Miami, FL?	viceroybrickellresidences.com Official property website viceroyresidences-miami.com/amenities Broker or real estate website	It aims to deliver a five-star service experience in a residential setting. Amenities Viceroy Brickell Residences Miami FloridaOfficial Developer Website
ChatGPT What can you tell me about Viceroy Brickell in Miami, FL?	viceroybrickellresidences.com Official property website viceroybrickellresidences.com/amenities/ Official property website	Confirm the current membership terms and renewal costs before purchasing or signing a lease. AmenitiesOfficial Developer Website
ChatGPT What can you tell me about Viceroy Brickell in Miami, FL?	viceroybrickellresidences.com Official property website rehubmiami.com/blog/viceroy-residences-brickell-guide Other third-party site	The neighborhood is one of Miami's main hubs for finance, luxury residential buildings, restaurants, shopping, and nightlife. Official Developer WebsiteViceroy Residences Brickell (2026)
ChatGPT What can you tell me about Viceroy Brickell in Miami, FL?	viceroybrickellresidences.com Official property website	Sales contact listed on the official website: 305-909-0659. Official Developer Website
ChatGPT What can you tell me about Viceroy Brickell in Miami, FL?	modernluxury.com/viceroy-brickell-the-residences/ Other third-party site viceroybrickellresidences.com/amenities/ Official property website	It's designed to offer a resort atmosphere without leaving the city. AmenitiesTake a Look Inside Viceroy Brickell
ChatGPT What can you tell me about Viceroy Brickell in Miami, FL?	modernluxury.com/viceroy-brickell-the-residences/ Other third-party site viceroybrickellresidences.net Other third-party site	Published floor-plan information lists tower residences of approximately 485-1,286 square feet for the standard studio-to-two-bedroom range. VICEROY BRICKELL, Miami, FLTake a Look Inside Viceroy Brickell

AI / exact question	Linked destination	Quoted answer passage
ChatGPT What can you tell me about Viceroy Brickell in Miami, FL?	viceroybrickellresidences.com/amenities/ Official property website themaralgroup.com/pages/viceroy-brickell Other third-party site	Residents have access to a fitness center, saunas, treatment rooms, and wellness facilities, plus a simulator studio for activities such as golf and Formula 1 racing. AmenitiesViceroy Brickell
ChatGPT What can you tell me about Viceroy Brickell in Miami, FL?	rehubmiami.com/blog/viceroy-residences-brickell-guide Other third-party site luisgarciagroup.com/brickell/viceroy-brickell-residences-condos/ Other third-party site	However, current unit availability, asking prices, rental rules, and building operating costs should be verified directly. Viceroy Residences Brickell (2026)Viceroy Brickell Residences Condos for Sale & Rent
Google AI Mode What can you tell me about Viceroy Brickell in Miami, FL?	viceroy-brickell.miami Other third-party site google.com/searchviewer/10?svid=CAwSHRlBcGnWdnESFENnMHZaeTh4TVhaNlptdGtZbVE1GAo Other third-party site google.com/searchviewer/10?svid=CAwSHRlBcGnWdnESFENnMHZaeTh4TVhaNGVXcDJNR04zGAo Other third-party site	Viceroy Brickell (located at 77 SE 5th St, Miami, FL 33131) is a luxury high-rise residential development situated in the heart of Miami's dynamic Brickell Financial District. ViceroyViceroy Brickell Residences
Google AI Mode What can you tell me about Viceroy Brickell in Miami, FL?	relatedgroup.com Other third-party site	Developers:* Developed collaboratively by the Related Group and GTIS Partners.
Google AI Mode What can you tell me about Viceroy Brickell in Miami, FL?	viceroyhotelsandresorts.com Other third-party site	Significance:* It marks the inaugural standalone residential endeavor by the luxury hospitality brand Viceroy Hotels & Resorts, which manages the property to deliver hotel-comparable resident services.
Google AI Mode What can you tell me about Viceroy Brickell in Miami, FL?	arquitectonica.com Other third-party site meyerdavis.com Other third-party site	Architecture & Design:* Designed by the world-renowned firm Arquitectonica with interior spaces curated by Meyer Davis Studio.
Google AI Mode What can you tell me about Viceroy Brickell in Miami, FL?	skyscrapercenter.com/building/viceroy-brickell/18118 Other third-party site	Scale: Standing at a height of 478 feet (145.7 meters) with 45 floors*. Viceroy Brickell - The Skyscraper Center
Google AI Mode What can you tell me about Viceroy Brickell in Miami, FL?	brightwillluxury.com/real-estate/viceroy-residences-brickell-miami Other third-party site	Amenity Deck:* Features a dedicated 14th-floor amenity level housing a residents' club lounge and bar, alongside a resort-style swimming pool. Viceroy Residences Brickell Miami Luxury Condominiums

AI / exact question	Linked destination	Quoted answer passage
Google AI Mode What can you tell me about Viceroy Brickell in Miami, FL?	viceroybrickellresidences.com Official property website	For current availability, floor plans, and leasing or purchase inquiries, you can review details directly through the Viceroy Brickell Residences Official Site.