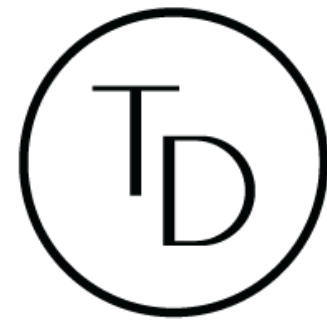




TRUE DESIGNS

STAYPLUS SIGNATURE PACKAGE

Project Presentation

stayplus

S⁺

STAYPLUS SIGNATURE

Contemporary Modern Style

STUDIO/1 BEDROOM

(Full Furnishing, Styling & Space Preparation)

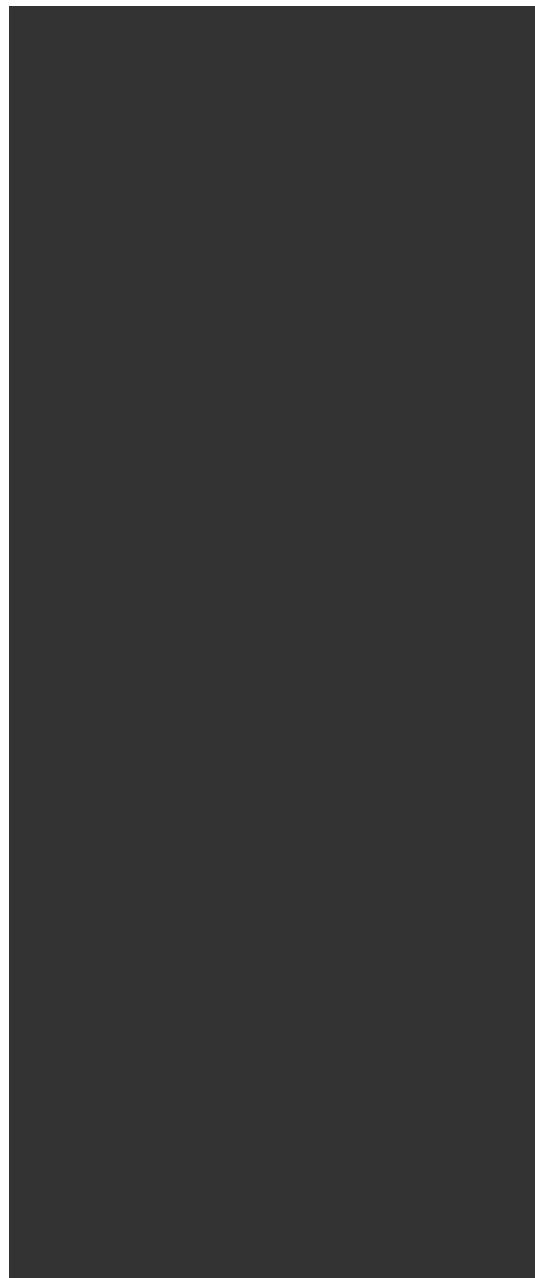
The Signature Package is ideal for; Unfurnished short-term rental units, new property acquisitions, owners seeking a turnkey setup, and investors preparing a property for immediate market launch

This package has been developed in a contemporary modern style, carefully selected to maximize visual impact and rental value for your property. The combination of dark accents, bright linens, and warm earthy tones creates a balanced, high contrast aesthetic that feels elevated, inviting, and sophisticated, resulting in a space that feels curated without being over-designed.

This approach is particularly effective for Miami and high traffic modern luxury developments, where design plays a key role in attracting attention and driving demand. The palette is intentionally neutral yet distinctive, appealing to a broad audience while standing out in listings and marketing visuals. Beyond aesthetics, every element has been considered for durability and functionality, ensuring the space performs well under frequent use while maintaining a refined, high end look that enhances perceived value and overall return on investment.

STAYPLUS SIGNATURE

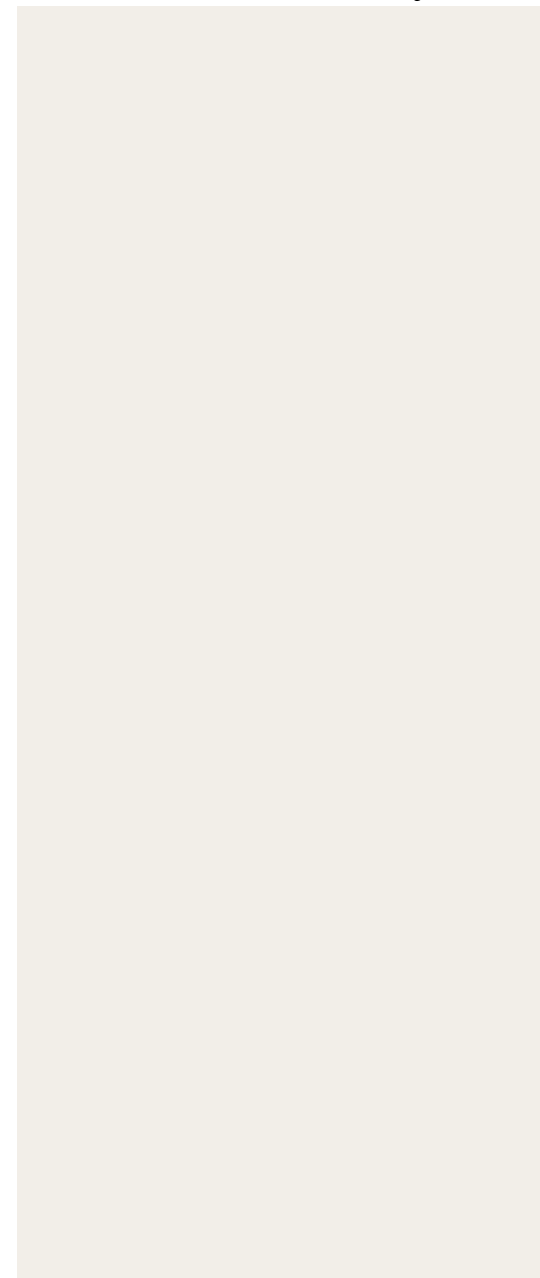
Color Story



CHARCOAL DEPTH
#333333



DESERT CLAY
#AB845D



SOFT ALABASTER
#F2EEE8



STONE MIST
#737373



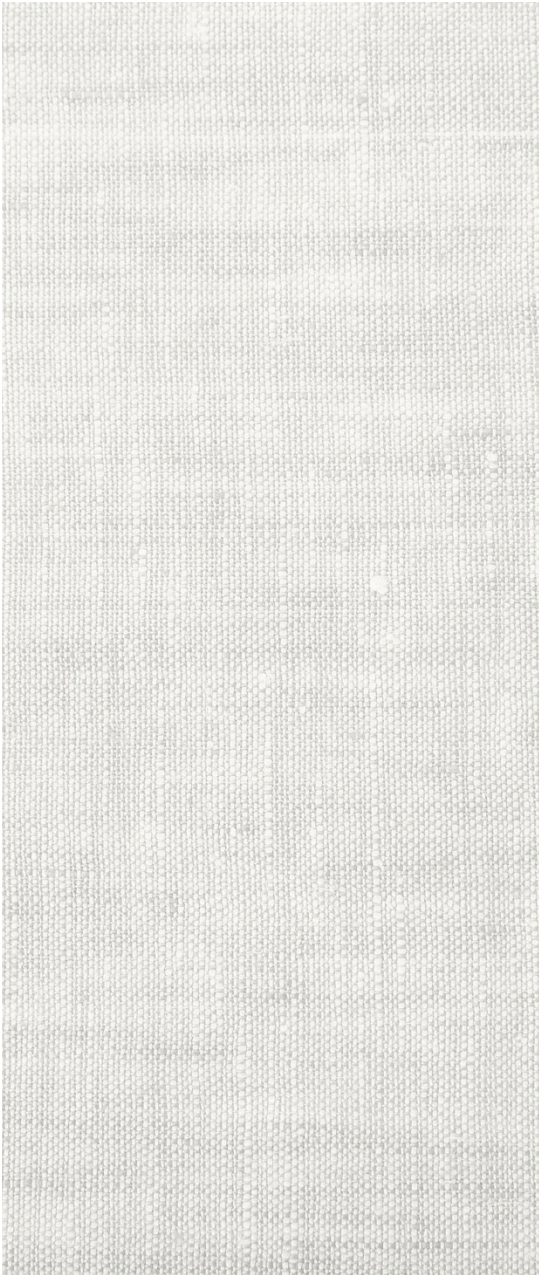
OLIVE CLAY
#94896F

STAYPLUS SIGNATURE

Textures & Materials Bank



BLACK METALS



NEUTRAL LINENS



WALNUT FINISHES



LEATHER TEXTURES



EARTHY THROWS

PROPERTY SPACE

Original Proposed Layout

The Viceroy Brickell Residences are located at 77 SE 5th St, Miami, FL 33131, situated in the heart of the Brickell Financial District.

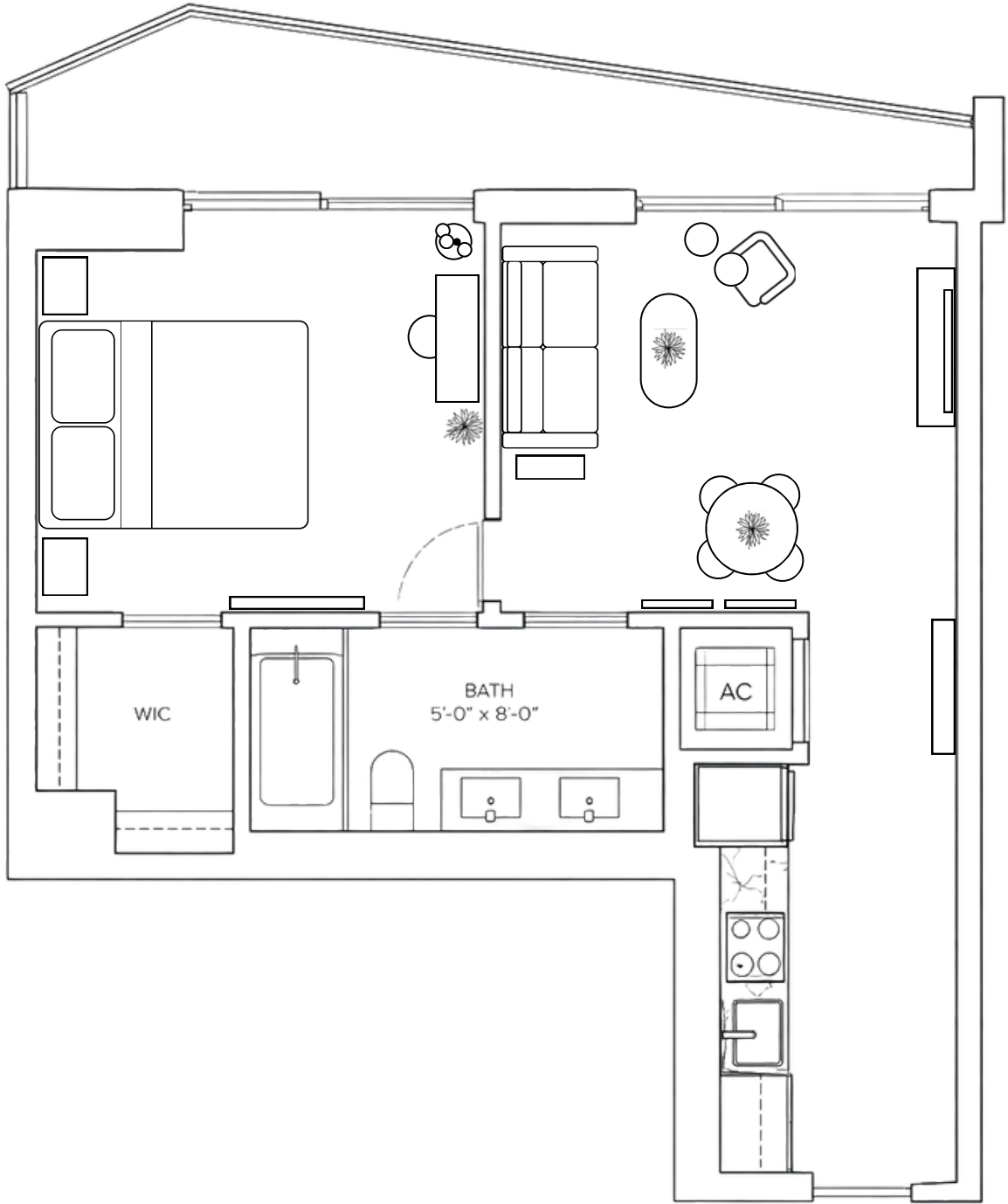
A refined living experience defined by elegance, comfort, and exceptional attention to detail. The building's architectural presence and curated interiors create a sense of sophistication that complements the surrounding skyline.

It is a setting that balances luxury and livability, making it an ideal backdrop for both everyday living and long-term investment value.



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Proposed Space Layout



TRUE DESIGNS

NOTE: Our project documents are conceptual in nature and are not to be used for Architectural, Engineering, or Construction purposes. This Design firm is not licensed as Contractor, Architect, Engineer or other Professional requiring local or state licensure.

stayplus signature

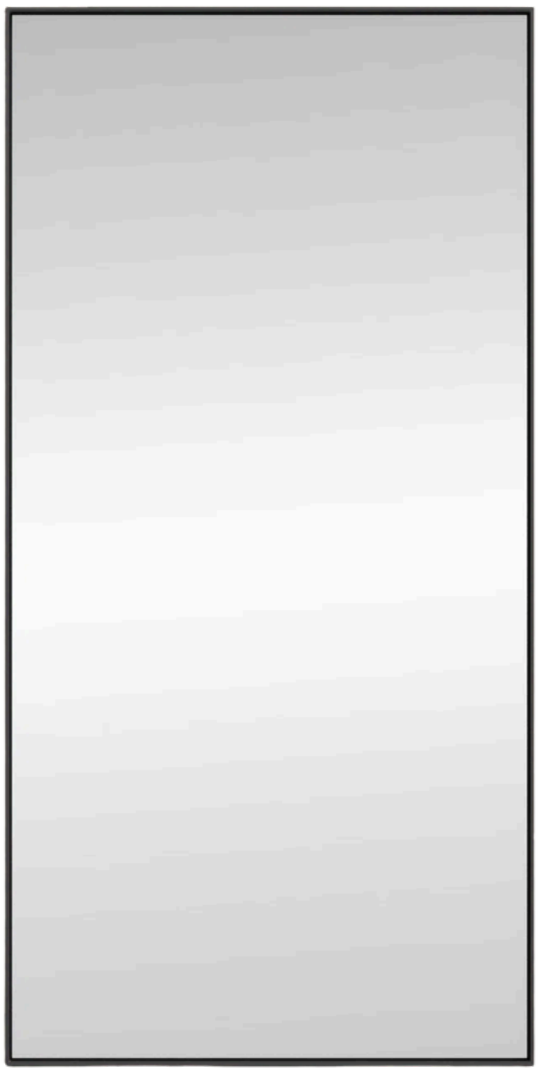
Date: 03/27/2026

The Viceroy Brickell
Residences

PROPOSED
SPACE LAYOUT

S⁺

MASTER BEDROOM
Furniture Selection



S+



MASTER BEDROOM

Wall Art Options

24"x30" Neutral Wall Art Set



MASTER BEDROOM

Furniture Selection

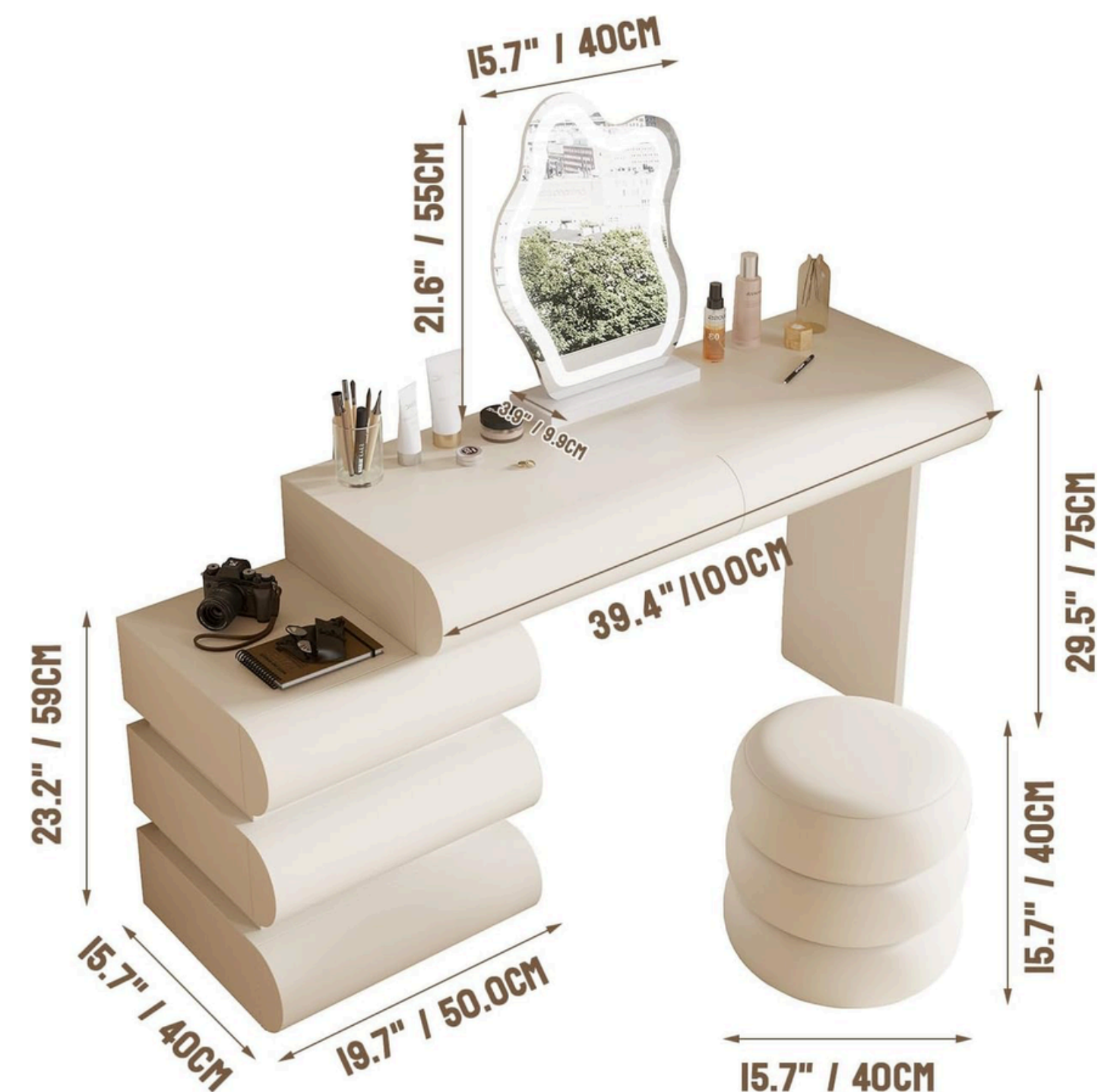
Queen Bed 27.5"h x 66.5"w x 87.5"d



MASTER BEDROOM

Furniture Selection

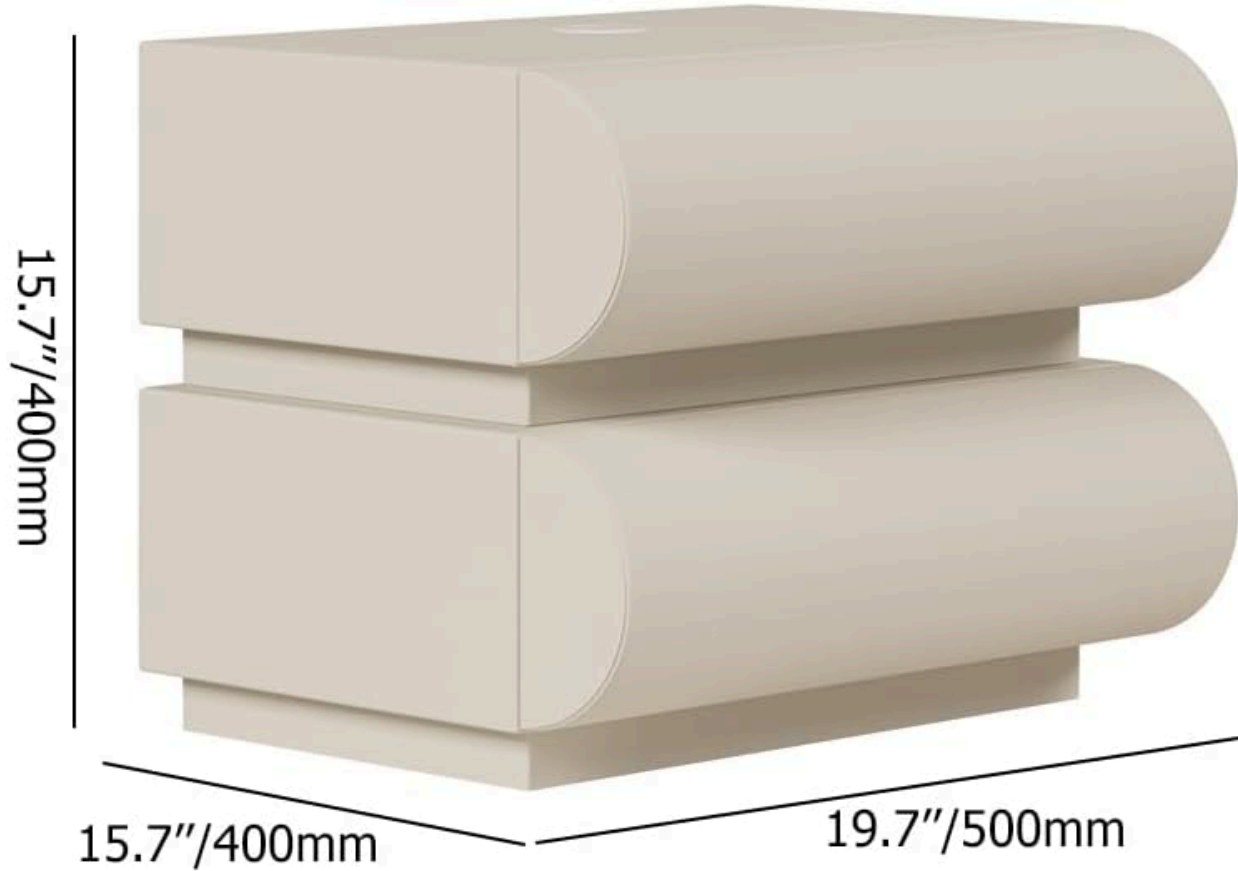
Make-up Vanity 29.5"h x 59.1"w x 15.7"d



MASTER BEDROOM

Furniture Selection

Nightstands 15.7"h x 19.7"w x 15.7"d



MASTER BEDROOM

Mattress Selection

Queen Mattress 80"L x 60"W x 12"h

Mattress in A Box

Convenient to go up and down stairs, enter the elevator, and place in the carbox.

12in / 30cm

80in / 203cm

60in / 152cm

Easy Set Up

1

Unbox

2

Position

3

Expand

4

Enjoy

Choose Your Comfort Level

12Inch

Premium Knitted Fabrics

Soft and breathable fabric

Inner Cover

Fiberglass-Free FR, smooth and skin-friendly

3" Gel Memory Foam

Minimizes heat retention for a cooler sleep

3" Comfort Egg Support Foam

Enhanced airflow for better breathability

6" Flex Support Foam

Provide better support

Non-slip Bottom

Prevents mattress from shifting or sliding

Extra Plush

Plush

Medium Plush

Medium

Medium Firm

Firm

Extra Firm

MASTER BEDROOM

Lighting Fixture Selections

Table Lamp 16"D x 16"W x 27"H



Floor Lamp 8.66"D x 8.66"W x 65.75"H



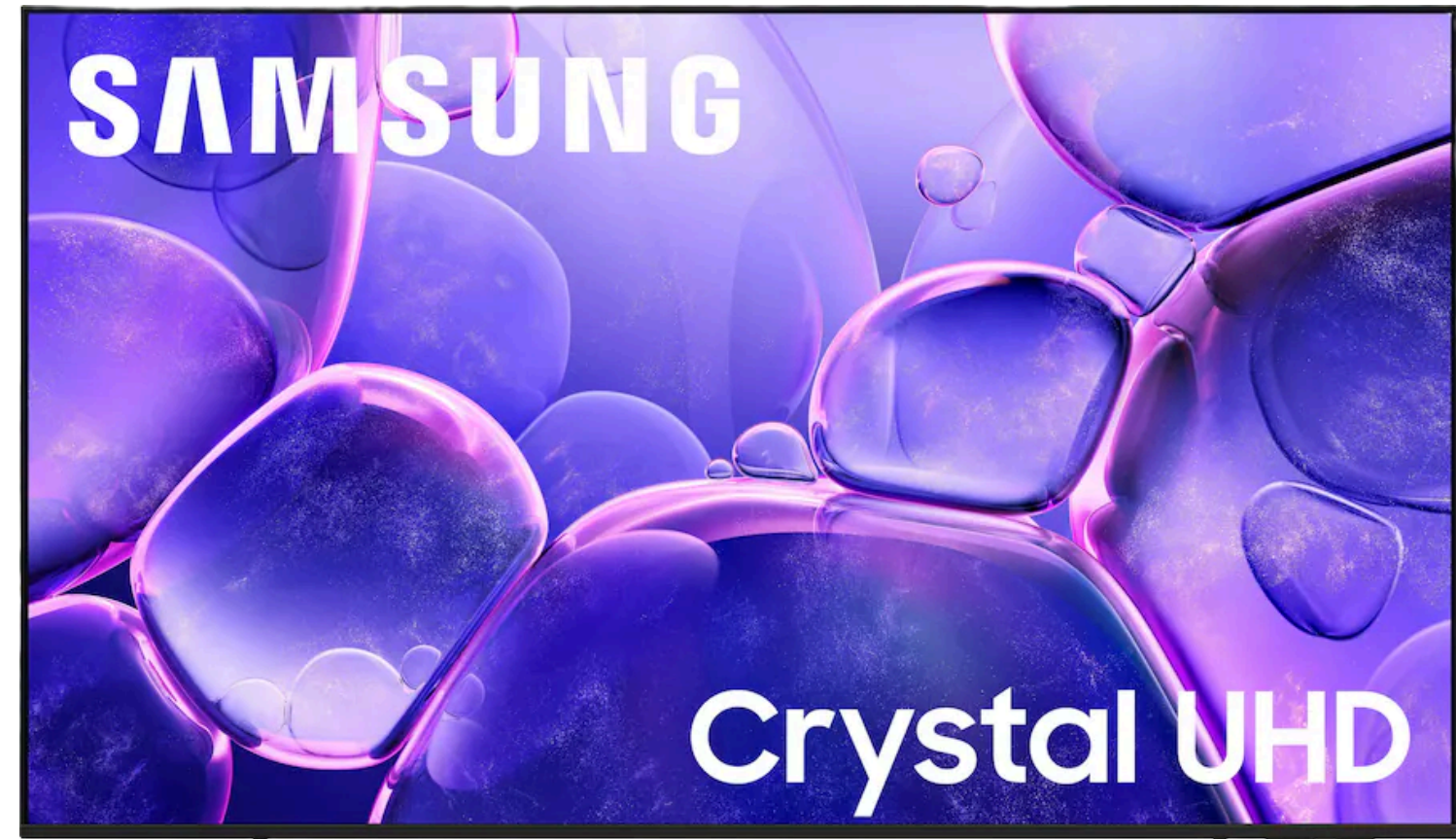
MASTER BEDROOM

Wall Accents

32"x78 Wall Mounted Mirror "



Wall Mounted 58" Samsung TV



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LIVING ROOM

Mood Board

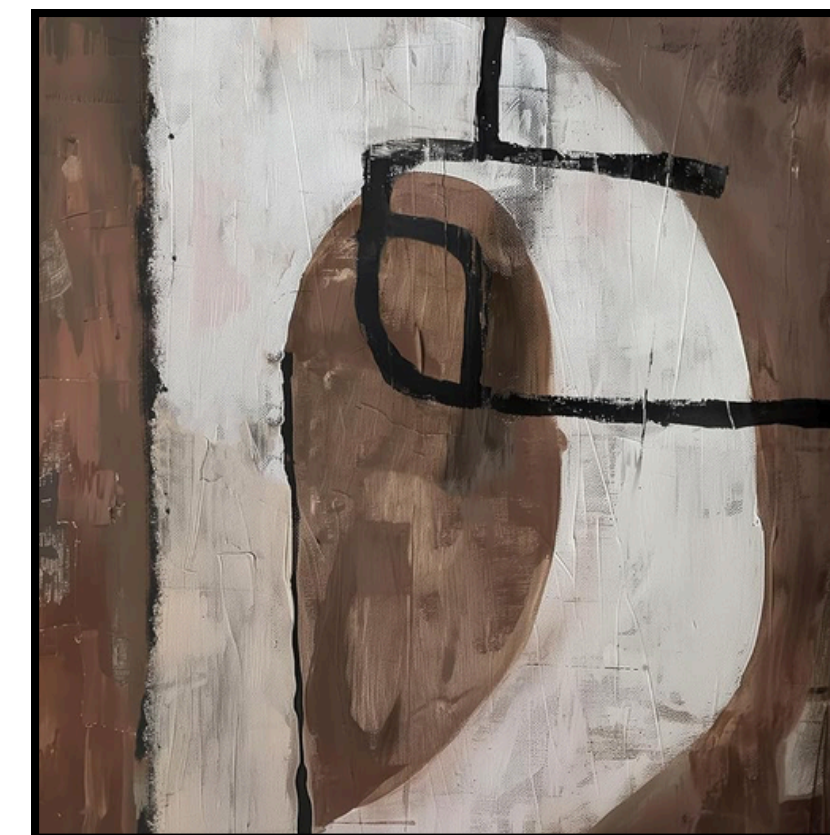
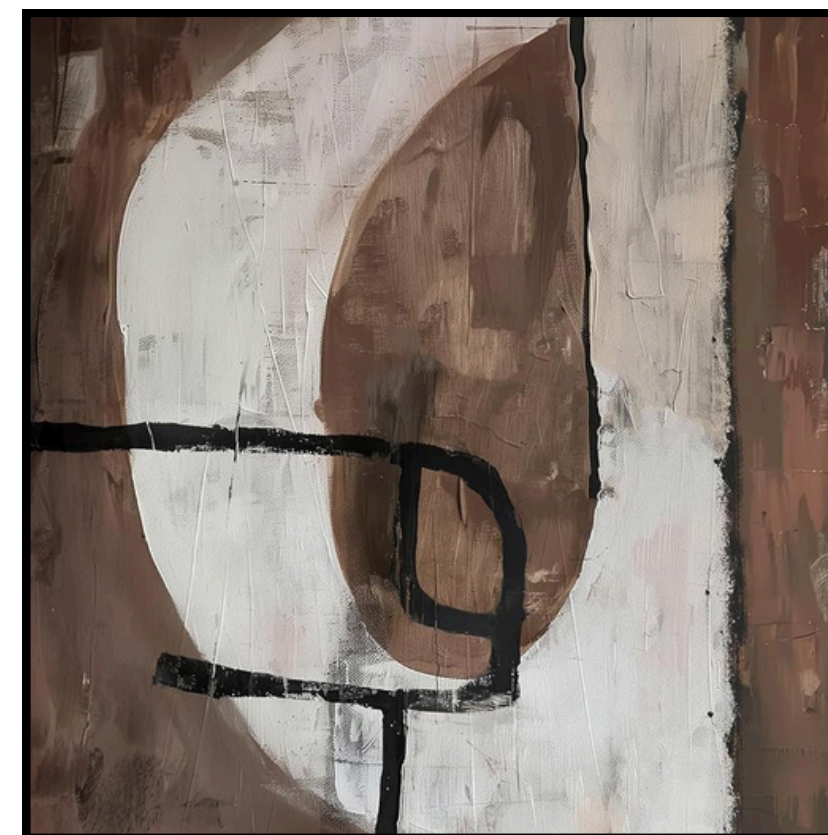
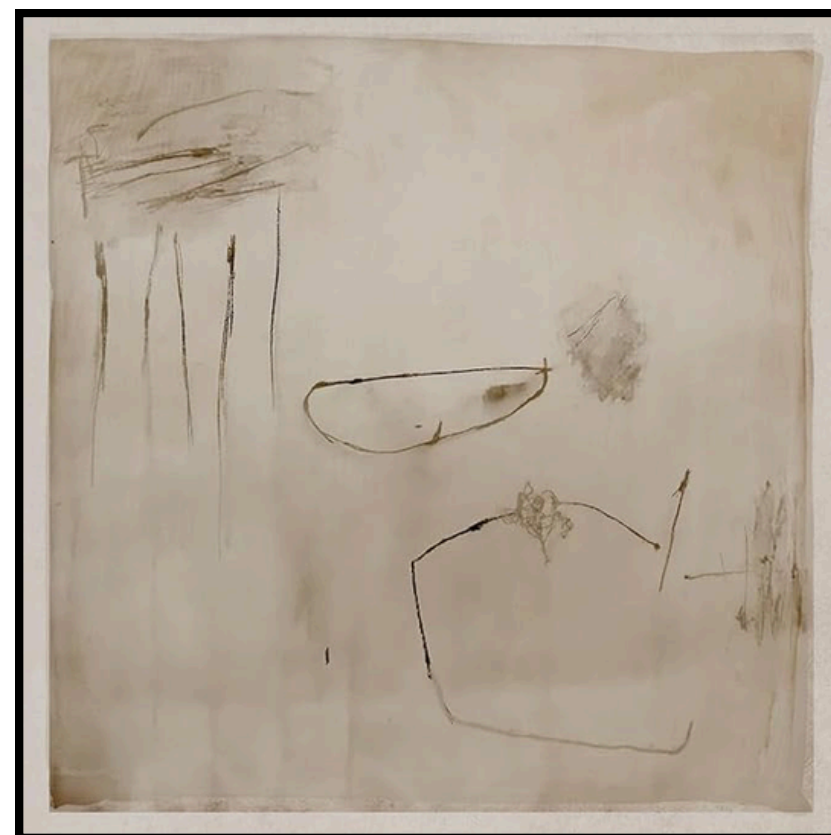
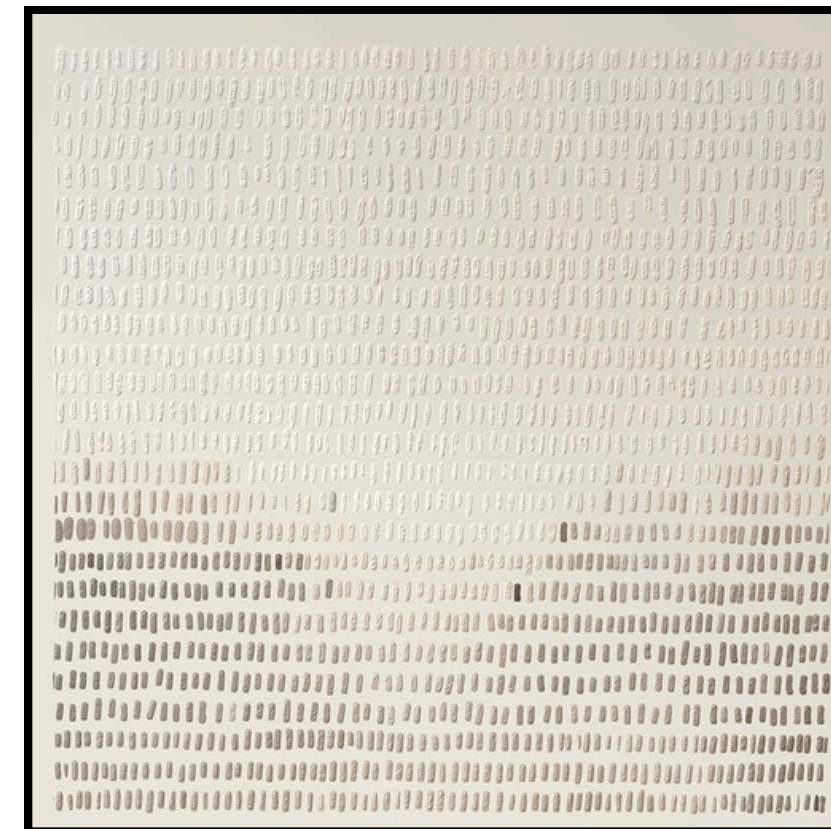
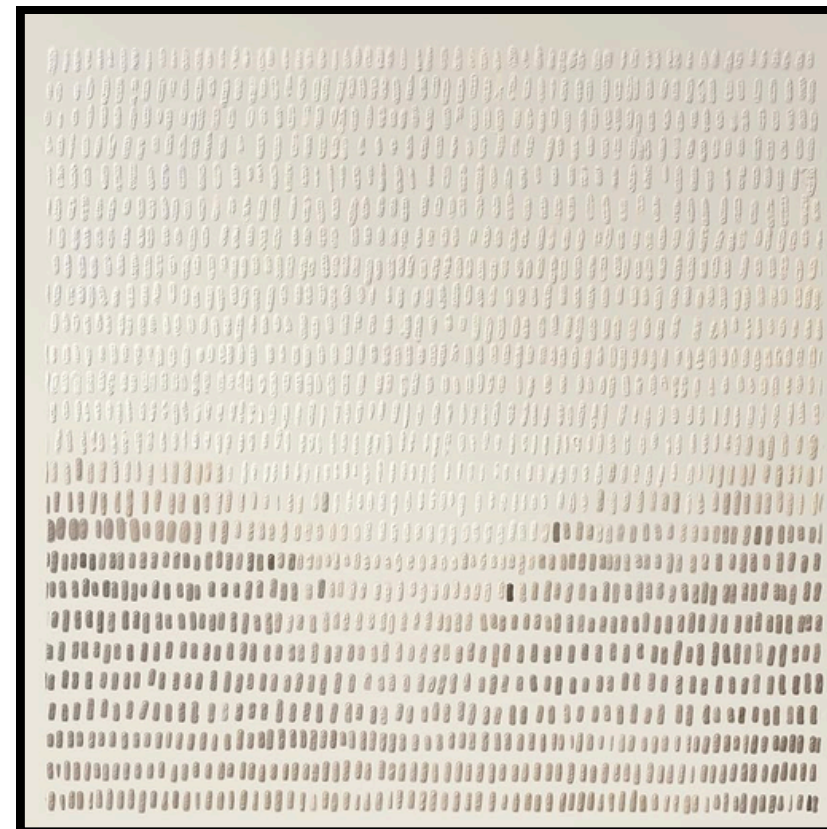




LIVING ROOM

Wall Art Options

36"x36" Neutral Wall Art Set



LIVING ROOM

Furniture Selection

Sleeper Sofa 33.1" H x 78.7" W x 73.6" D



LIVING ROOM

Furniture Selection

Coffee Table 23.62"D x 47.24"W x 19.69"H



20.08"



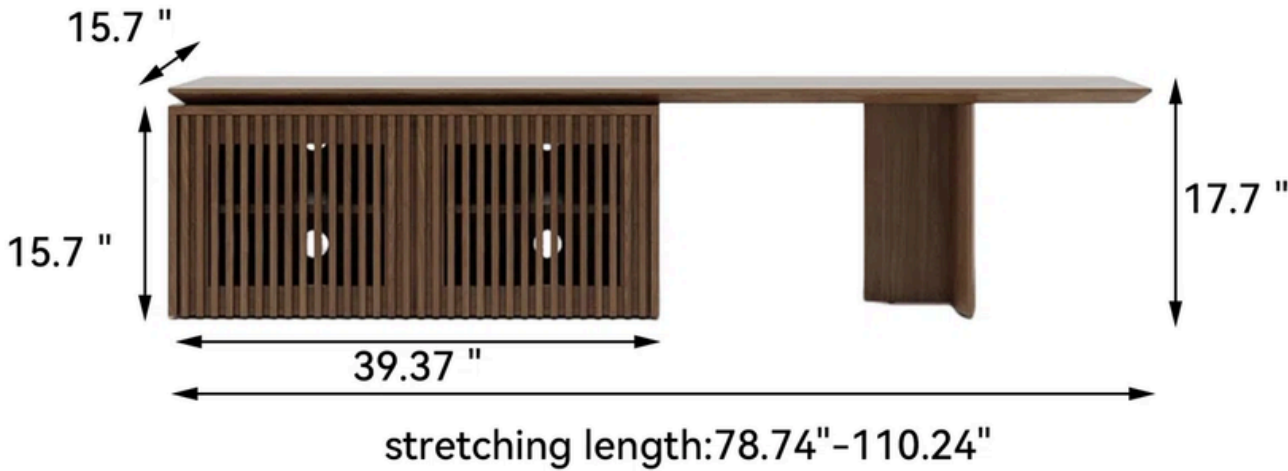
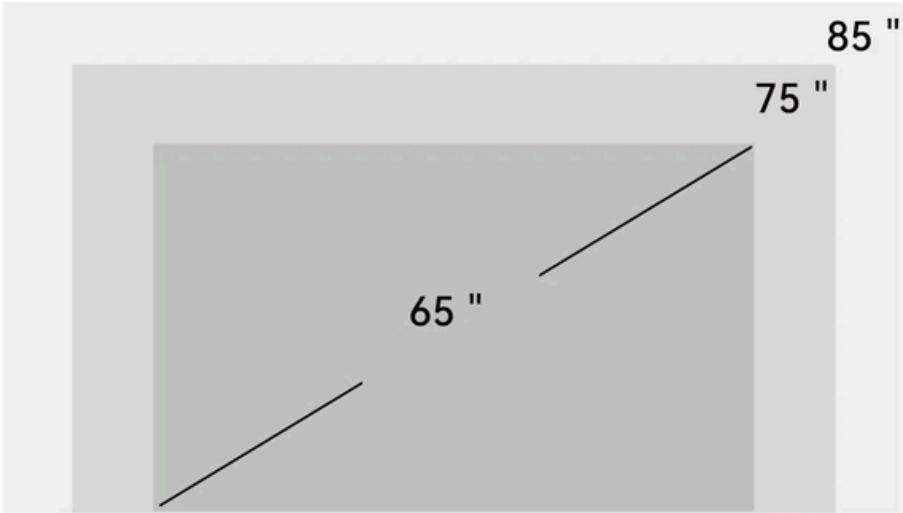
63"



LIVING ROOM

Furniture Selection

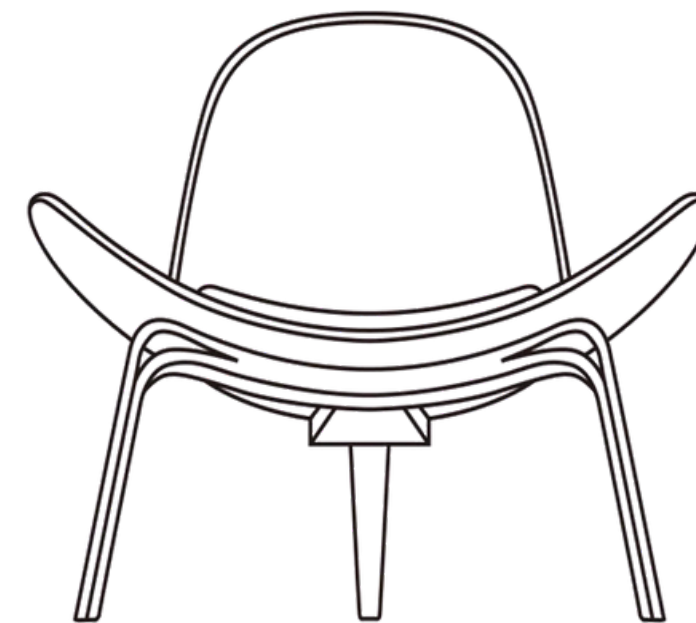
TV Stand 110.24" W X 15.7" D X 17.7" H



LIVING ROOM

Furniture Selection

Accent Chair 35.5" W X 32.6" D X 28.7" H



28.7"

35.4"

15.0"



32.6"



S⁺

LIVING ROOM

Furniture Selection

Side Table 11.8"D x 11.8"W x 24.5"H



Side Table 9.84"D x 9.84"W x 22.83"H



LIVING ROOM

Lighting Fixture Selections

Floor Lamp 23"D x 23"W x 71"H

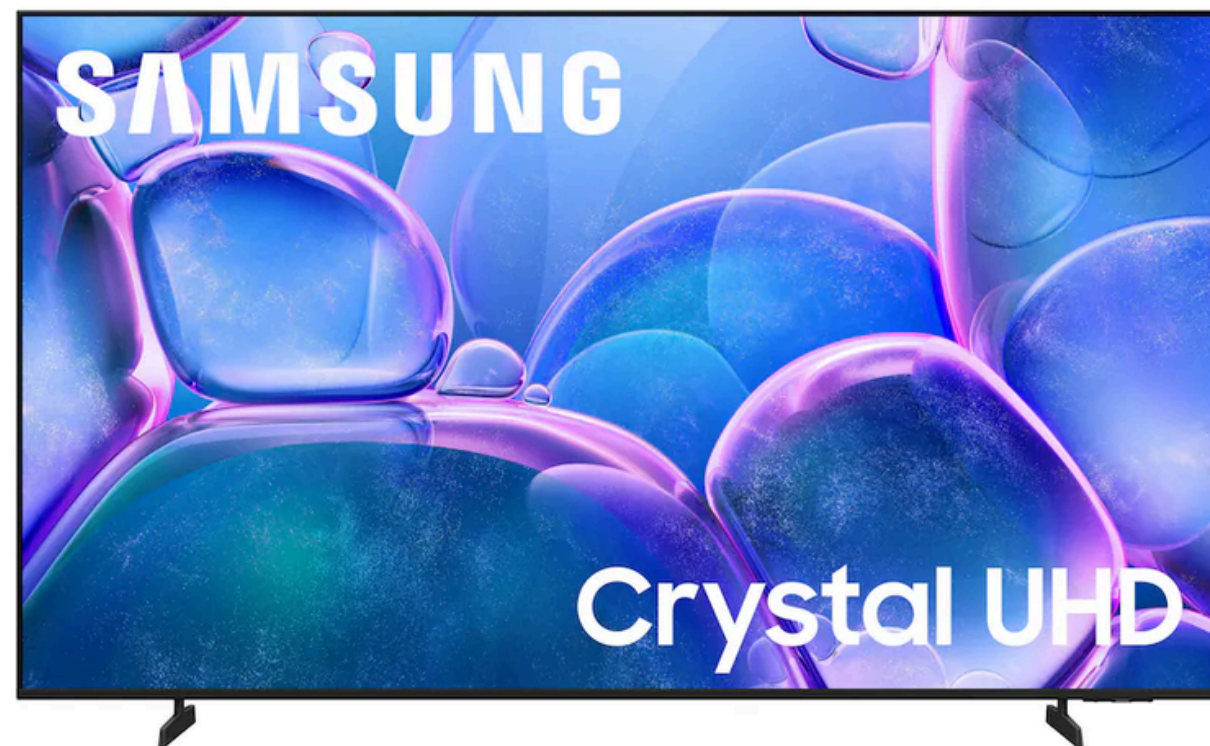


Table Lamp 7"D x 7"W x 11"H



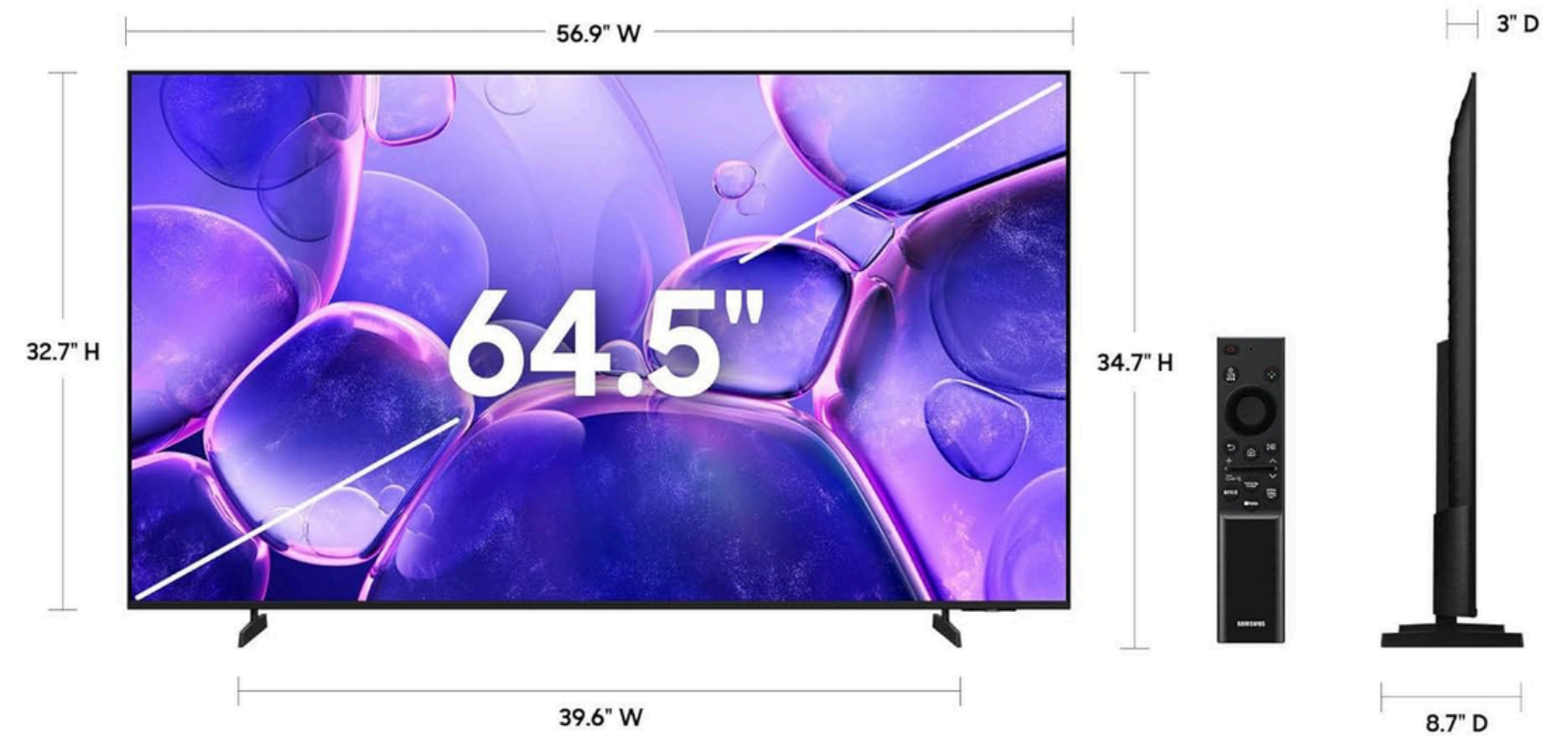
LIVING ROOM

TV Selection



SAMSUNG

65" U8000F



Dimensions:

(INCHES W x H x D):

- TV Without Stand: 56.9 x 32.7 x 3
- TV With Stand: 56.9 x 34.7 x 8.7
- Stand Footprint: 1 x 6.8 x 8.7
- Distance between the two ends of the stand: 39.6"

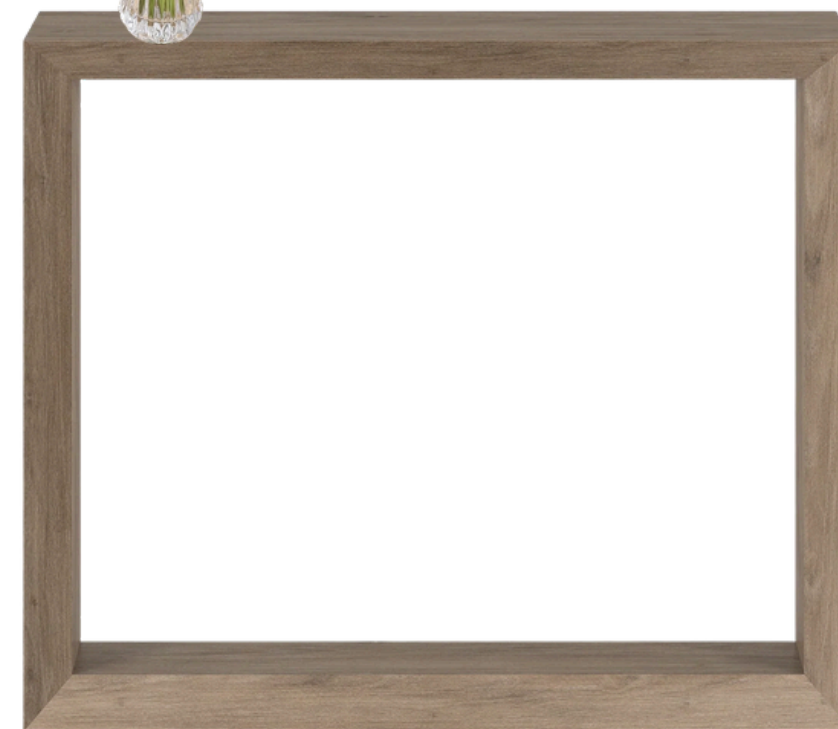
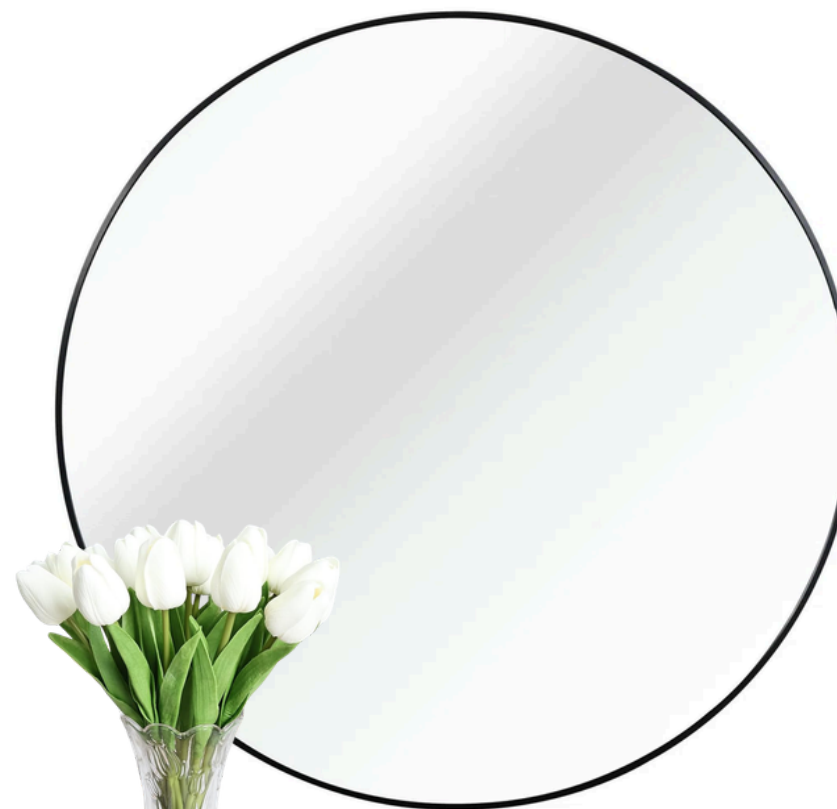
What's in the box:



Features and specifications subject to change.

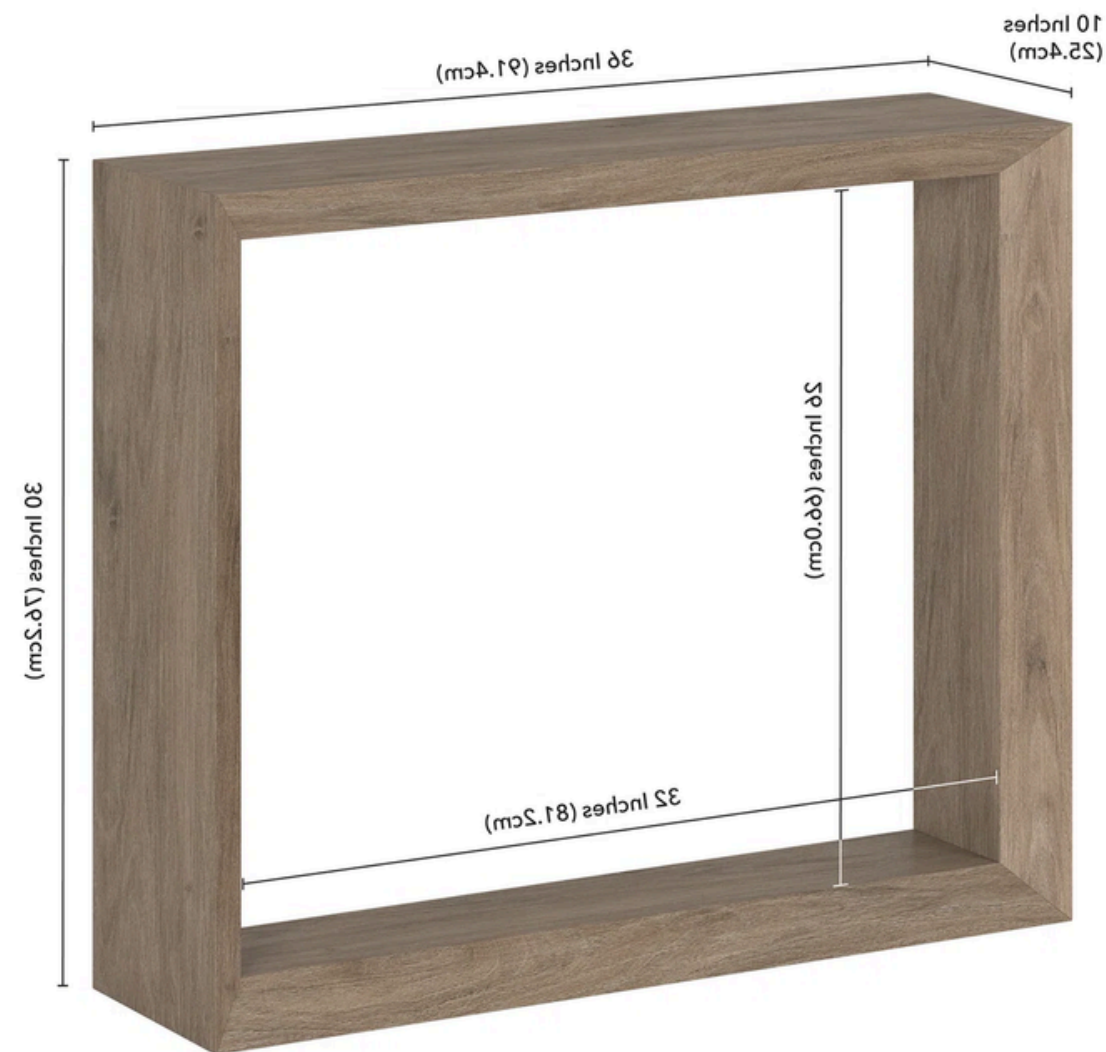
ENTRYWAY/ DINING SPACE

Mood Board

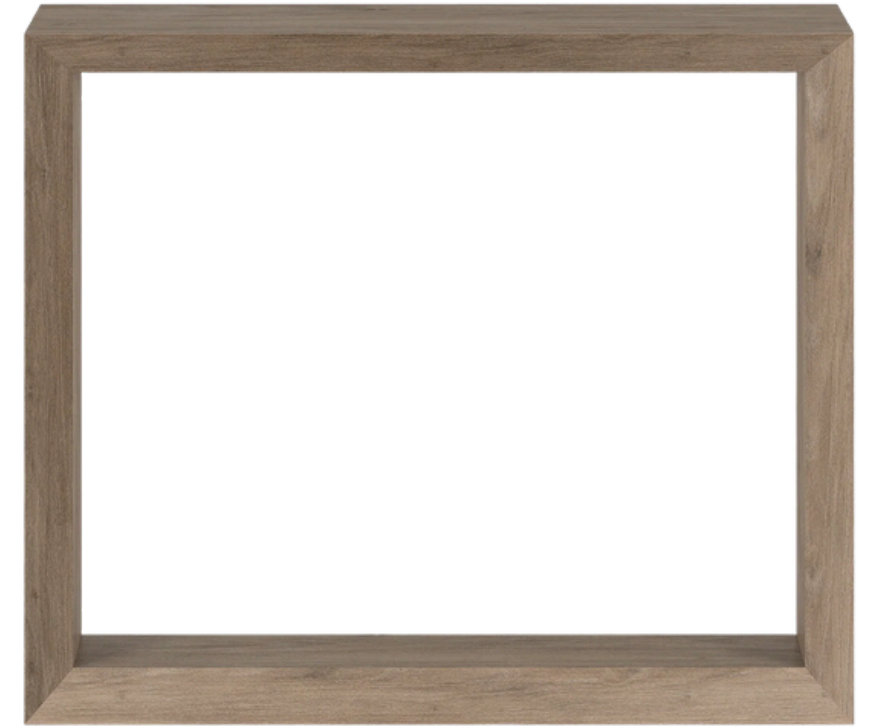


ENTRYWAY

Furniture Selection



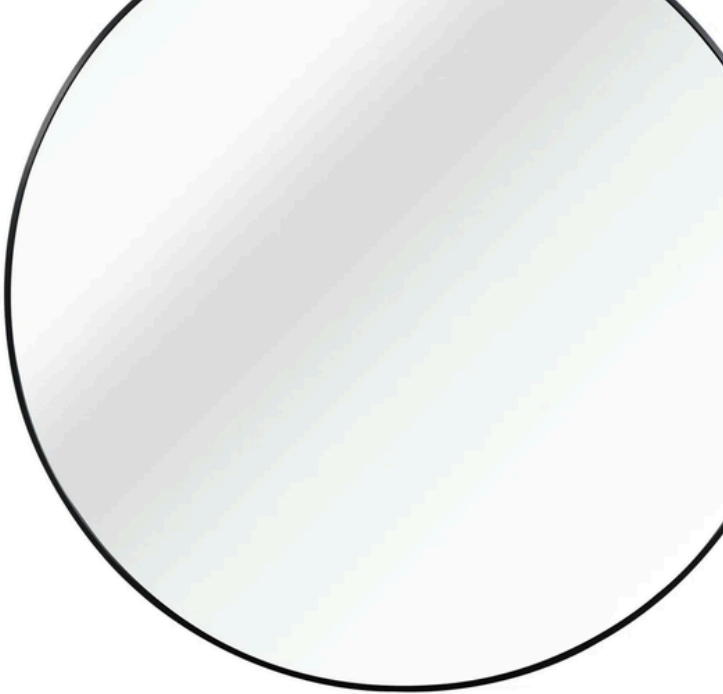
Console Table 30"h X 36" w X 10"d



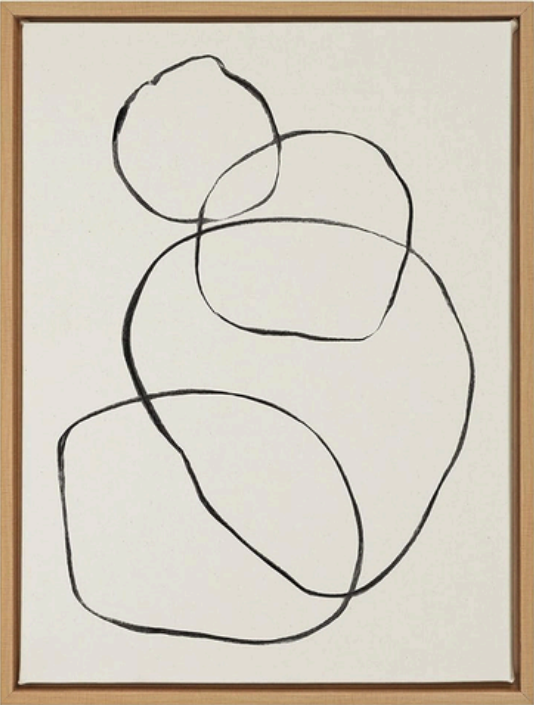
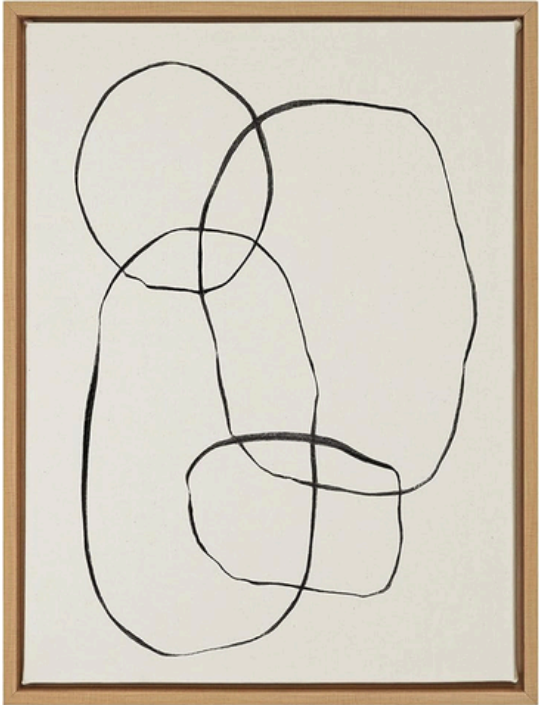
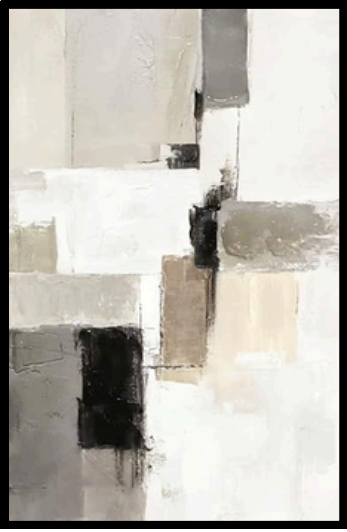
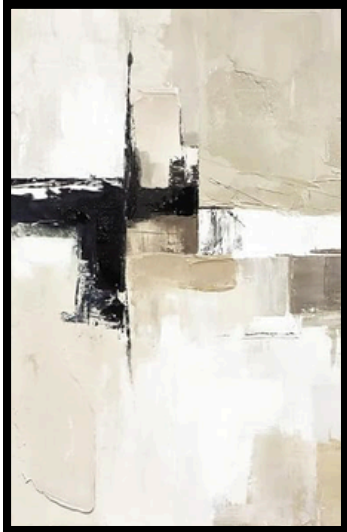
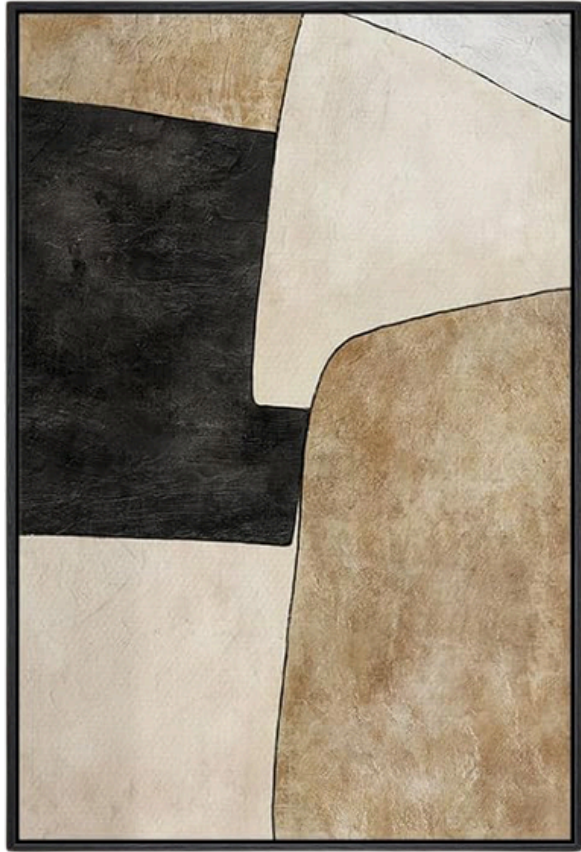
ENTRYWAY/ DINING SPACE

Wall Accents Selection

Round Mirror 36"X 36"



Wall Art Option 24"x30"



DINING SPACE

Furniture Selection

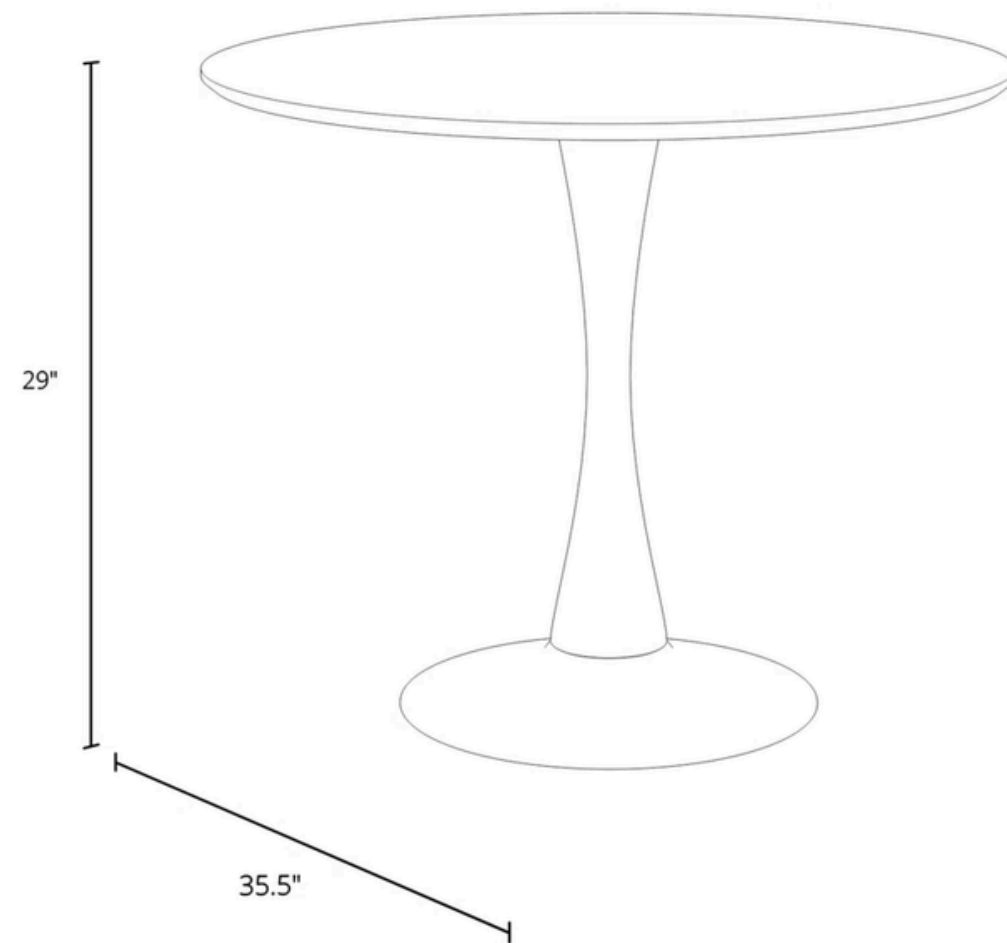
Dining Chair 30.5"h X 20" w X 19.5"d



DINING SPACE

Furniture Selection

Dining Table 29"h X 35.5" w X 35.5"d

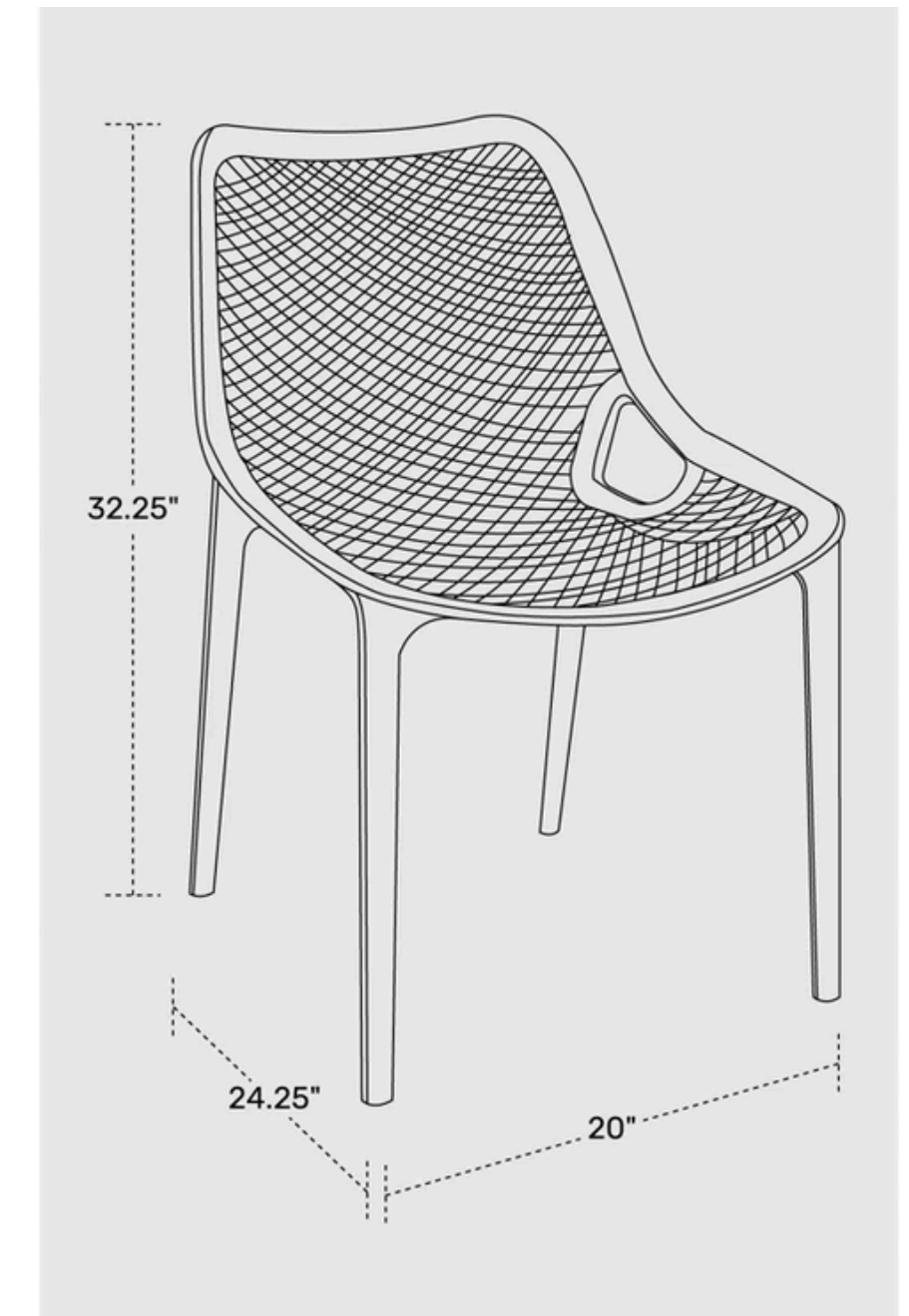
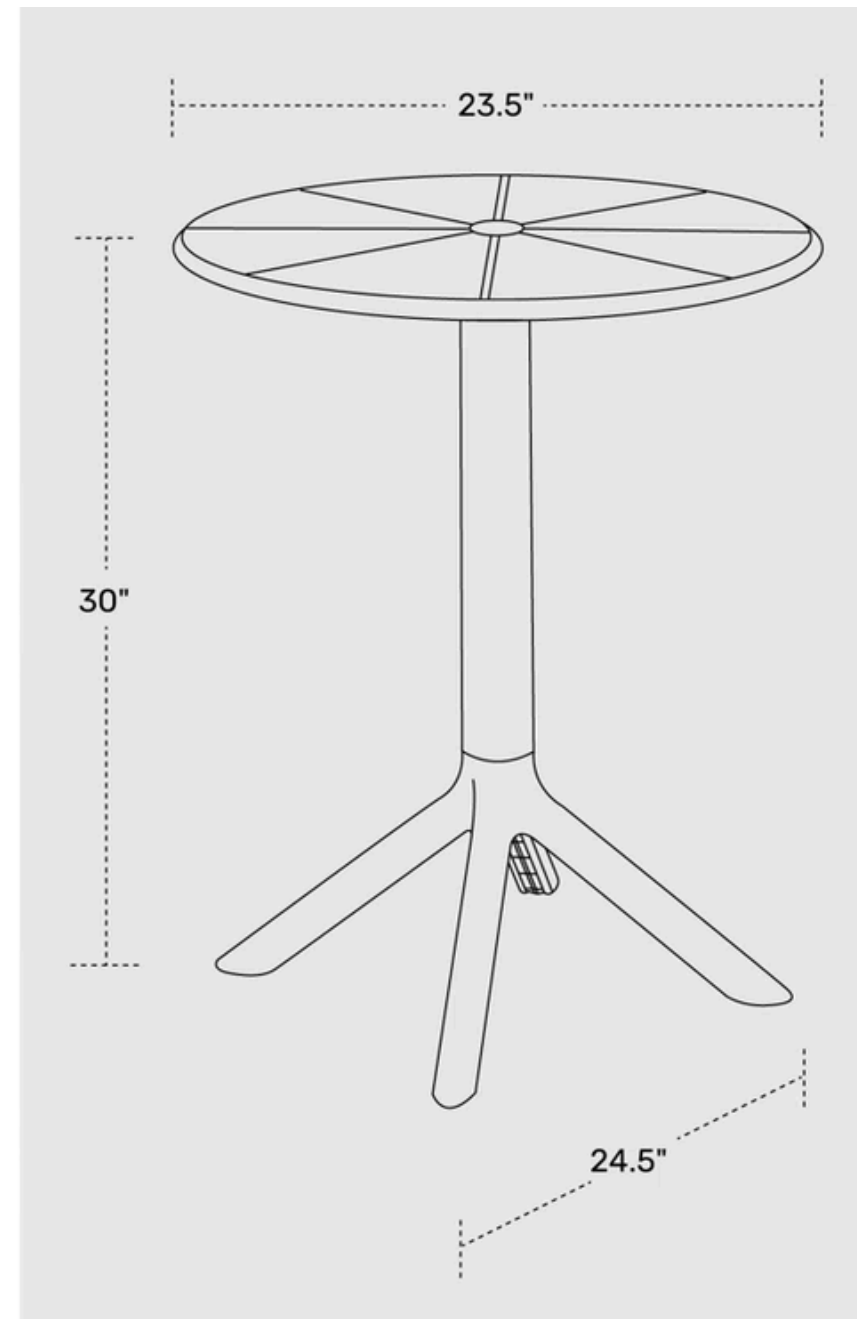


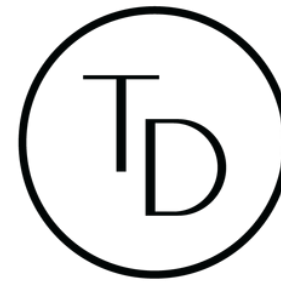
OUTDOOR

Outdoor Furniture Selection

Dining Chairs 32.25" H X 20" W X 24.25" D

Dining Table 30" H X 24.5" W X 24.5" D





&

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Thank you!

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