

Now Leasing: VIV in St. Pete – Luxury Apartments in the Heart of the EDGE District

Saint Petersburg, Florida Nov 10, 2025 ([IssueWire.com](https://www.issuewire.com)) - A new chapter of design-forward living is unfolding in downtown St. Petersburg, FL with VIV, a 269-unit luxury apartment community set to define the intersection of comfort, creativity, and connection. Developed by Belpointe OZ and designed by MSA Architects, VIV sits at the heart of the vibrant EDGE District—one of St. Pete's most dynamic and walkable neighborhoods.

Set to welcome its first residents in November 2025, VIV was envisioned to mirror the city's rhythm of art and innovation while providing an oasis of calm within it. Visit liveatviv.com to learn more.

"Our goal was to create a building that captures downtown St. Pete's energy yet offers a refined, tranquil living experience," said Mark DaSilva, Vice President of Belpointe. "VIV's design draws from natural materials, balanced light, and thoughtful textures to create spaces that feel grounded yet elevated."

Thoughtful Design, Timeless Style

MSA Architects' design for VIV blends clean architectural lines with organic materials and natural tones, creating an environment that feels both sophisticated and welcoming. The community features studio, one-, two-, and three-bedroom residences—some with dens—many offering panoramic views of Tampa Bay and the Skyway Bridge.

At street level, VIV activates the neighborhood with 15,000 square feet of retail and restaurant space and introduces Jacob Baum Park, a lush public green space that enhances walkability and fosters community engagement by connecting seamlessly to Central Avenue.

Amenities That Reflect the St. Pete Lifestyle

Designed to support a lifestyle of balance where work, wellness, and leisure intersect, VIV's amenities include:

- Resort-inspired saltwater pool - Unwind in a heated saltwater pool surrounded by cabanas, lush landscaping, and outdoor dining spaces perfect for weekends in the sun.
- Pet-friendly living - Enjoy a private dog park and on-site grooming salon so your four-legged companions feel right at home.
- Fitness on your schedule - Stay active in a 24-hour fitness studio with state-of-the-art equipment and dedicated areas for strength, cardio, and yoga.
- Elevated social spaces - Relax or entertain in a sky lounge with sweeping bay views, an elegant clubroom with billiards and shuffleboard, and thoughtfully designed gathering spaces throughout the building.
- Work-life balance - Achieve focus and flexibility with dedicated co-working areas, private Zoom pods, and high-speed Wi-Fi throughout common spaces.
- Effortless living - Experience five-star service with 24-hour concierge support, gated garage parking, and convenient EV charging stations.

"Every detail of VIV has been considered to enhance how residents live, connect, and recharge," added

Dasilva. “From sunrise coffee overlooking the bay to evenings watching the city lights from the sky lounge, life at VIV flows naturally into the EDGE District’s art, dining, and cultural energy.”

Live Connected in the Heart of the EDGE District

Nestled in the heart of downtown St. Petersburg’s EDGE District, VIV offers residents a front-row seat to one of Florida’s most dynamic and creative neighborhoods.

Home to art galleries, craft breweries, eclectic restaurants, and locally owned boutiques, the EDGE District bridges St. Pete’s downtown waterfront and Grand Central District, placing residents within walking distance of everything that makes the city thrive.

Enjoy weekend markets, live music, and street festivals just steps from your front door — or take a short walk to Tropicana Field, the St. Pete Pier, or Bayside park. Whether you’re exploring Central Avenue’s food scene or catching a sunset along Beach Drive, life at VIV keeps you close to the best of St. Pete’s coastal urban lifestyle.

Now Leasing

VIV is now touring and leasing, with strong early interest from professionals, creatives, and relocators eager to experience life in the heart of St. Petersburg’s EDGE District. Prospective residents can secure premium apartments with bay and city views ahead of move-ins beginning November 2025.

Schedule a private tour or reserve your home today at liveatviv.com

Bozzuto will serve as the exclusive leasing and property management partner, bringing its nationally recognized reputation for service and resident care to the VIV community.

About VIV

VIV is a premier mixed-use development located in the vibrant downtown area of St. Petersburg, Florida. Designed with modern living in mind, VIV will offer an exceptional collection of residential units, state-of-the-art amenities, and retail spaces that bring convenience and community to the doorstep of every resident. Perfectly situated near world-class dining, entertainment, and cultural attractions, VIV offers a lifestyle of comfort, convenience, and connection in one of Florida’s most desirable urban environments.

Visit liveatviv.com to learn more.

About Belpointe OZ

Belpointe OZ is a publicly traded qualified opportunity fund, listed on NYSE American under the symbol “OZ.” To date, Belpointe OZ has over 2,500 units in its development pipeline throughout four cities, representing an approximate total project cost of over \$1.3 billion.

Belpointe OZ has filed a registration statements (including a combined prospectus) with the U.S. Securities and Exchange Commission (“SEC”) for the offer and sale of up to an aggregate of \$750,000,000 of Class A units representing limited liability interests in Belpointe OZ (the “Class A units”). Before you invest, you should read Belpointe OZ’s most recent prospectus and the other documents that it has filed with the SEC for more complete information about Belpointe OZ and the

offering. Investing in Belpointe OZ's Class A units involves a high degree of risk, including a complete loss of investment. Prior to making an investment decision, you should carefully consider Belpointe OZ's investment objectives and strategy, risk factors, fees and expenses and any tax consequences that may result from an investment in Belpointe OZ's Class A units. To view Belpointe OZ's most recent prospectus containing this and other important information visit sec.gov or investors.belpointeoz.com. Alternatively, you may request Belpointe OZ send you the prospectus by calling (203) 883-1944 or emailing IR@belpointeoz.com. Read the prospectus in its entirety before making an investment decision.

About Bozzuto

Bozzuto is an experience-focused real estate company distinguished by their innovative developments, dedicated customer service, and top-rated workplace culture. With award-winning expertise in homebuilding, multifamily development, construction, and management, Bozzuto is devoted to delivering extraordinary experiences for those they serve. Since their founding in 1988, Bozzuto has developed, acquired, and built more than 50,000 homes and apartments. Celebrating 36 years of creating a sanctuary for their residents, Bozzuto currently manages over 127,000 apartments and 3.5 million square feet of retail space across the U.S, with 7 million square feet currently under construction. Bozzuto has also been named a top workplace in Washington D.C. by The Washington Post for 10 years in a row.

www.bozzuto.com

Cautionary Note Regarding Forward-Looking Statements

This press release (this "Press Release") contains express or implied "forward-looking statements" within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, which are intended to qualify for the "safe harbor" from liability established by those sections. Forward-looking statements are based on our current beliefs and assumptions, and on information currently available to us, and only speak as of the date of this Press Release. All statements other than statements of historical fact, such as statements containing estimates, projections and other forward-looking information, are forward-looking statements. Forward-looking statements are typically identified by words and phrases such as "anticipate," "estimate," "believe," "continue," "could," "intend," "may," "plan," "potential," "predict," "seek," "should," "will," "would," "expect," "objective," "projection," "forecast," "goal," "guidance," "outlook," "effort," "target" or the negative of such words and other comparable terminology. However, the absence of these words does not mean that a statement is not forward-looking. Any forward-looking statements expressing an expectation or belief as to future events is expressed in good faith and believed to be reasonable at the time such forward-looking statement is made. However, these statements are not guarantees of future events and involve risks, uncertainties and other factors beyond our control, including factors described in our filings with the SEC, such as those detailed under the heading "Risk Factors" in our annual report on Form 10-K and quarterly reports on Form 10-Q. We cannot provide you with assurance that any of the assumptions upon which our forward-looking statements are based will prove to be correct. Should one or more risks materialize, or should our underlying assumptions prove incorrect, actual results may vary materially from those expressed or implied in any forward-looking statements, and you are therefore cautioned against placing undue reliance on any forward-looking statements. Except as otherwise required by applicable law, including federal securities laws, we do not intend to update or revise any forward-looking statements as a result of new information, future events, actual results,

revised expectations or otherwise We further expressly disclaim any written or oral statements made by a third party regarding the subject matter of this Press Release.

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