

LOFTY™ BRICKELL

PROJECT
FACT SHEET

6-STAR RESIDENCES. FLEXIBLE OWNERSHIP. LIFE ON YOUR TERMS.

Distinctive in every detail, elevated in every way. Welcome to LOFTY, a 44-story landmark building in Miami's elite Brickell district, with spectacular views of Miami River and skyline, abundant, one-of-a-kind amenities, a thriving social scene, and access to the city's most exclusive events. LOFTY is a destination, a way of life, an exclusive network, and a space to connect with like-minded global citizens who live and share the world's loftiest experiences.

PROJECT FACTS

Architect:	Arquitectonica
Interior Design:	INC.
Landscape Architect:	Urban Robot
Developed by:	Newgard Development Group
Sales & Marketing:	Cervera Real Estate
Estimated Completion:	2024
Location:	Brickell Riverfront
Tower Residences:	Studio, 1 & 2, Bedroom Residences / 446 SF — 986 SF from the \$490's to \$1.5M
Penthouse Collection:	Coming Soon
LOFTY Sales Lounge:	1101 S Miami Ave. Miami, FL 33131 LOFTYBrickell.com

ARCHITECT
ARQUITECTONICA
arquitectonica.com

Led by Principals Bernardo Fort-Brescia and Laurinda Spear, Arquitectonica pushes the limits of design with its groundbreaking use of materials, geometry, pattern, and color, redefining and elevating Miami's cityscape with its bold modernism since 1977. The firm's work has been exhibited at museums and galleries across the globe.

INTERIOR DESIGN
INC.
inc.nyc

INC is an open-source architecture and design studio with experience across a wide range of projects. They work globally and act locally, integrating environmental best practices into each endeavor. The firm leverages their multi-disciplinary strengths to mastermind rich, immersive spaces that carry emotional impact, through careful consideration of context, details, and associated technology. Formed in 2006 by Adam Rolston, Drew Stuart, and Gabriel Benroth, INC's projects include 1 Hotel Brooklyn Bridge Park, The LINE Hotel DC, and the TWA Hotel.

DEVELOPER
NEWGARD DEVELOPMENT GROUP
newgardgroup.com

Founded by Harvey Hernandez, Newgard's highly skilled associates bring more than 50 years of combined experience in development, design, marketing and construction. Hallmarks of the Newgard approach to forward-thinking development include innovative luxury buildings in desirable, centrally located neighborhoods, pedestrian-oriented lifestyles, and cutting-edge amenities. Newmark's property design reflects a commitment to both architectural aesthetic and the desires of its owners and guests. The firm's dedication to quality extends to its top-tier construction team, ensuring superior attention to detail and exceptional finishes.

LANDSCAPE ARCHITECT
URBAN ROBOT ASSOCIATES
urbanrobot.ne

(URA) is a full-service boutique design firm located in Miami Beach, specializing in architecture, interior design, landscape architecture and urban planning. URA's team works collaboratively to develop a multidisciplinary approach to all projects, creating a unique vision and experiences that are meaningful and memorable. URA strives to elevate the human experience from the quotidian to the cinematic. The firm draws upon on its team's diverse backgrounds to design singular narratives highly customized for each project.

SALES AND MARKETING
CERVERA REAL ESTATE
cervera.com

Cervera Real Estate is a South Florida-based family owned and operated real estate company responsible for exclusively representing and selling over 115 of South Florida's most prestigious condominiums, the most among any brokerage firm in South Florida. Backed by over 50 years of market expertise, Cervera has deep roots in the local community and an international broker and buyer network built on five decades of trust. With a far reaching and unrivaled international network, as well as decades in the field, Cervera has cultivated unique and long-lasting relationships with developers, architects, investors, and real estate firms that help drive the success of both their clients and other partners.



Artist's Conceptual Rendering

ALL THE AMENITIES

LOBBY

Riverwalk access
 LOFTY MasterHost and 24-hour concierge
 Welcome reception
 Package room for owner deliveries

2ND FLOOR LOUNGE

Living Room Lounge & Co-working area
 Riverfront Covered Terrace
 Private meeting room
 Ultra-high-speed WiFi
 DJ Station
 Bar with coffee and snack service
 Game areas

9TH FLOOR POOL DECK

Artfully landscaped resort-style pool deck
 Poolside lounge chairs and daybeds
 Pool Attendants and towel service
 Hammocks Garden
 Ultra-high-speed WiFi
 Outdoor rain shower
 Outdoor covered living area

9TH FITNESS & SPA

3000 square-foot Fitness Center with expansive river and city views
 Private yoga studio
 Men's and women's locker rooms
 Private treatment rooms
 Ultra-high-speed WiFi
 Sauna, steam rooms, cold plunge pool and shower
 Fresh juice bar

ROOFTOP

Stunning 360 degree river and city views
 Rooftop pool overlooking Miami skyline
 Wraparound balcony with lounge seating
 Private treatment rooms
 Ultra-high-speed WiFi
 Exclusive-to-owners lounge and bar

BESPOKE BUILDING SERVICES

24-Hour valet parking service
 24/7 security
 On-site hospitality management
 LOFTY House Car Services exclusively for owners
 Dock master for LOFTY marina visitors

LOFTY CLUB FOR MEMBERS ONLY

Private Entrance with Check-in Area
 Members only Riverfront Terrace
 Social Bar
 Social Lounge
 Private Rum and Cigar Room
 Live Music Stage
 Tastefully appointed Gathering Living room. Featuring small plates, bespoke cocktails and wines
 Live evening entertainment

FEATURES

BUILDING FEATURES

- 44-story landmark building designed by internationally acclaimed architecture firm, Arquitectonica
- Prestigious Brickell waterfront location, steps from Brickell City Center
- Private marina with 400 linear feet on the Miami River
- Short-term rentals permitted as-of-right
- 5-star waterfront restaurant
- Jewel box double height ground floor lobby with floor-to-ceiling windows
- Grand escalator connecting lobby to second floor
- Spectacular view of Miami river and skyline
- Smart-wired residences with ultra-high speed, fiberoptic wireless internet access throughout common areas
- Custom mobile app designed exclusively for LOFTY owners
- Cutting-edge green building technology
- Four high-speed passenger elevators with access control and destination technology
- Lofty dedicated 24-hr check-in desk for guests

RESIDENCE FEATURES

- All residences are delivered fully finished and specially curated by INC.
- Modern open layouts from 446 SF to 986 SF studio, one and two-bedrooms
- PH and LPH residences available
- Panoramic Miami River and skyline views
- Private balconies for every residence
- Ceilings ranging from 9' to 11'
- Owner closets in every residence
- Floor-to-ceiling sliding glass doors with sound attenuating impact-resistant laminated glass throughout
- Smart wiring for HDTV, multiple data lines and ultra-high speed internet access
- Individually controlled energy-efficient central air conditioning and heating system

SPA-INSPIRED BATHS

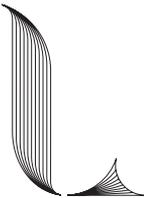
- Imported European cabinets with premium hardware
- Elegant imported stone countertops and backsplashes
- Custom-finished floors and walls in wet areas
- Frameless glass shower enclosure
- Premium European-style fixtures and accessories

DREAM KITCHENS

- Imported Italian cabinets with premium hardware
- Top-of-the-line Miele appliance package including refrigerator, cook-top, speed-oven and hood, dishwasher and sink disposal
- Sleek stone countertops and backsplashes
- Contemporary under-mounted sink
- High-arc gourmet faucet with integral sprayer



Artist's Conceptual Rendering



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ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. All prices, plans, specifications, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. All such materials are not to scale and are shown solely for illustrative purposes. All services, plans, features and amenities depicted or described herein are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. The Developer makes no guarantee that certain amenities, services or features will be offered. The Developer intends to seek approvals for a marina, but there is no guarantee that that marina will exist or that purchasers will be entitled to utilize the services provided at the Marina. Ceiling heights may vary and no guarantee of a view is made. Certain business such as restaurants, lounges and bars are conceptual only and may change or be eliminated. Consult your prospectus regarding the square footage of the units as the method of measurement used herein may result in square footages which are larger than the method of measurement used in the condominium documents. See the condominium documents for the leasing restrictions. The estimated completion date is subject to change. This condominium is being developed by Lofty Brickell Sales LLC, a Florida Limited Liability Company ("Developer"), which has a limited right to use the trademarked names and logos of Newgard pursuant to a license and marketing agreement with Newgard. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Newgard and you agree to look solely to Developer (and not to Newgard and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. ®

Newgard

ARQUITECTONICA



ARCHITECTURE & DESIGN

CERVERA®
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