



LOFTYTM / BRICKELL

OWN. LIVE. SHARE.

FACT SHEET

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
OVERVIEW:	STUDIO, 1 & 2, BEDROOM RESIDENCES / 436 SF – 985 SF FROM THE \$490'S TO \$1.3M
TEMPORARY SALES CENTER:	CERVERA REAL ESTATE HQ 1450 SOUTH MIAMI AVE, MIAMI, FL 33130 LOFTYBRICKELL.COM

PROJECT HIGHLIGHTS

BUILDING FEATURES

- 43-story landmark building designed by internationally acclaimed architecture firm, Arquitectonica
- Prime 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 water front restaurant on the ground floor
- Jewel box double height ground floor lobby with floor to ceiling windows, 24-hour welcome desk, and 24-hour secure access
- Architectural feature escalator connecting lobby to second floor
- Spectacular panoramic Miami River, Brickell and Miami skyline views
- Advanced technology Smart building with ultra high-speed fiber-optic wireless internet access throughout common areas
- Exclusive LOFTY Resident portal app for your phone
- Cutting-edge green building technology
- 4 high-speed passenger elevators with access control and Destination Technology
- On-site hospitality management option
- Over 40,000 sq.ft. of life-affirming building amenities

BUILDING AMENITIES

LOBBY

- Underline Access
- 24-Hour Valet Parking Service
- Riverwalk Access
- LOFTY Car Service for Owners
- LOFTY MasterHost and 24-Hour Front Desk Attendant
- Welcome Reception
- Package Room for Deliveries

2ND FLOOR LOUNGE

- By Invitation Only Speakeasy
- Lounge and Social Club
- Riverfront Covered Terrace
- Co-Working Lounge Area
- Private Meeting Room
- Super-Fast Wifi
- Game Areas
- Indoor/outdoor cigar lounge with river views

9TH FLOOR POOL DECK

- Elevated and lushly landscaped Resort Pool
- Super-Fast Wifi
- Poolside Loungechairs and Daybeds
- Pool Attendants
- Hammocks Garden
- Outdoor shower

9TH FLOOR FITNESS & SPA

- 3,000 sq.ft. Fitness Center with Expansive River and City Views
- Private Yoga Studio
- Men & Women's Locker Rooms
- Private Treatment Rooms
- Super-Fast Wifi
- Sauna, Steam Rooms, Cold plunge pool and Shower
- Juice Bar
- Indoor Living Room + Lounge

ROOFTOP

- 360 Degree Breathtaking River and City Views
- Infinity edge pool overlooking skyline
- Wraparound balcony with Lounge Sitting Areas
- Super-Fast Wifi
- Indoor Owners Lounge and Bar Area

BESPOKE BUILDING SERVICES

- 24-hour valet
- 24-hour security
- LOFTY MasterHost Services
- On-site hospitality management
- LOFTY Car Services for Owners
- Dock Master for the Marina

RESIDENCE FEATURES

RESIDENCES THAT ARE DISTINCTIVE IN EVERY DETAIL

- All residences are delivered fully finished and furnished specially curated by INC
- Modern open layouts from 436 sq.ft. to 985 sq.ft. 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 and sound attenuating impact-resistant laminated glass throughout
- Advanced technology Smart Building wiring for HD TV, multiple telephone /data lines and ultra-high speed internet access
- Individually controlled energy-efficient central air conditioning and heating system

GOURMET KITCHEN

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

SPA-LIKE MASTER BATHROOM

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



THE TEAM

DEVELOPER

Newgard

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. Property designs reflect a commitment to relevant architectural detailing and the attitudes of residents and business users. Newgard's dedication to quality extends to its professional construction team, ensuring superior attention to detail, exceptional finishes, and timely completion. Newgard's recent projects include: Natiivo Austin, Natiivo Miami, Gale Residences Ft. Lauderdale Beach, Gale Hotel, BrickellHouse, Centro and One Flagler, among others. newgardgroup.com

ARCHITECT

ARQUITECTONICA

Founded in 1977, Arquitectonica received acclaim from day one, thanks to a bold modernism that was immediately identified with a renaissance in Miami's urban landscape. The firm has designed many of Miami's most recognizable buildings and virtually created the city's iconic shorescape. A major presence on the world architectural stage with hundreds of design awards received, Arquitectonica's groundbreaking work has been the subject of exhibitions at numerous museums and institutions. Their own brand of humanistic modern design can be seen in the firm's world renowned projects including Microsoft Europe Headquarters in Paris, Bronx Museum and Westin Times Square in New York, Festival Walk and the Cyberport Technology Campus in Hong Kong, Mall of Asia in Manila, Banco Santander Headquarters and W Torre Plaza in Sao Paulo, US Embassy in Lima, Hilton Americas in Houston and others. arquitectonica.com

INTERIOR DESIGNER



INC is an open source, multi-disciplinary, architecture and design studio with experience in a wide range of project types. We approach a chair, a room and a superstructure equally. We work globally but act locally; implementing environmental best practices naturally. Each project is a unique portrait imbued with the aspirations of our clientele, while a tripartite leadership leverages each of their complementary strengths to mastermind rich, immersive spaces that carry an emotional impact through careful consideration of context, details, and technology. Formed in 2006 by Adam Rolston, Drew Stuart, and Gabriel Benroth, INC's work includes projects such as the 1 Hotel Brooklyn Bridge Park, The LINE Hotel DC, and the TWA Hotel. inc.nyc

LANDSCAPE ARCHITECT



Urban Robot Associates (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 to bring about a unique vision and create experiences that are meaningful, memorable, and functional. Whether a luxury single-family residence, dynamic restaurant, historical hotel, precious natural resource, or a brand identity-- URA strives to elevate the human experience from the quotidian to the cinematographic. The firm draws upon on its team's diverse design backgrounds to bring about singular narratives that are true to concept and tailored to each project. URA endeavors to tell stories by making places. urbanrobot.net

SALES TEAM



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 and decades on the ground, Cervera has cultivated unique and long-lasting relationships with developers, architects, investors, and real estate firms that are crucial to the success of their clients and partners. No other real estate firm in South Florida has the transformational impact, marketing reach, and decades of proven sales results that Cervera has. cervera.com



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.