

LOFTY<sup>TM</sup> / BRICKELL

CLUB  
RESIDENCES

WELCOME TO A NEW  
LEVEL OF FLEXIBLE  
OWNERSHIP, CREATED  
AND ELEVATED FOR  
THE SOPHISTICATED  
TRAVELER OF TODAY.

Distinctive in every detail, elevated in every way: this is LOFTY, with the first landmark building in Brickell, Miami's most sought-after address, with spectacular views of Miami River and skyline, abundant, custom amenities, a thriving social scene, and access to the city's most exclusive experiences.



ELITE ACCESS.  
EXCLUSIVE RESIDENCES.  
LIFE ON YOUR TERMS.





# THE MOVE TO MIAMI: IN ELEVATED COMPANY

While Miami has long been a major presence on the global art scene, now the city's exponential growth is seeing businesses from big law, venture capital, private equity and emerging tech moving into a city that's being claimed "the capital of capital." And they're largely relocating to Brickell—financial epicenter of Miami—with the added incentive of a sparkling waterfront, incredible weather and abundance of exceptional restaurants and nightlife.

While principals and employees worked from Florida during the pandemic as they waited for the offices to call for their return, they saw first-hand that Miami held all the elements to build a thriving business and attract a top talent pool: low taxes, business-friendly, lower metropolitan crime rates, great weather, global access and an increasingly competitive local market.







### ACROSS BIG LAW...

KIRKLAND & ELLIS, the world's largest law firm, as well as the prestigious WINSTON & STRAWN announced the opening of new offices in Miami.

QUINN EMANUEL URQUHART & SULLIVAN opened its Miami location in May 2021, hiring Mayor Francis Suarez as counsel.

KING & SPALDING launched its eponymous office in January, while another major global firm, SIDLEY AUSTIN, has hired several Miami-based partners with plans to lease 60,000 square feet in Brickell.



## ACROSS FINANCE...

CITADEL SECURITIES, the \$50 billion, 1,000-person hedge fund and trading firm headed by Ken Griffin, is moving its headquarters from Chicago to Downtown Miami. A giant in the financial services industry, Citadel is the largest market maker on the NYSE and active in 50+ countries.

Citadel's move follows a host of global heavyweights, including: STARWOOD CAPITAL GROUP, BLACKSTONE, APOLLO GLOBAL MANAGEMENT, POINT72 ASSET MANAGEMENT and CI FINANCIAL, who are all moving (or have moved) their primary offices to South Florida.

*The growth continues across multiple other sectors, including a top-ranked startup ecosystem, MICHELIN-star dining—Florida received its first official guide this year—and more people looking to migrate to a city that's rapidly becoming a notable name on the world stage.*





DYNAMIC  
EXCLUSIVE  
SENSORIAL  
INTIMATE  
SPONTANEOUS  
ADVENTUROUS  
GLAMOROUS  
CHIC  
INNOVATIVE  
CONNECTED  
SOCIAL





[www.miamicondoinvestments.com](http://www.miamicondoinvestments.com)

ELEVATED IN EVERY WAY





# BRICKELL'S WATERFRONT, MIAMI'S MOST DESIRABLE ADDRESS

Miami's most exclusive location—a vibrant yachting scene and dynamic waterfront, with views of city and sea everywhere you turn. Just steps from Brickell City Centre, a sprawling cosmopolitan mecca of haute couture, Michelin-starred restaurants, next-level nightlife, international finance and world-class art.







The Underline



# DIVE INTO WATERFRONT LIFE

*The waterfront is where Miami sparkles  
brightest, and our yachting lifestyle pulses  
to the beat of the city.*

The waterfront is where Miami sparkles  
brightest, and our yachting lifestyle  
pulses to the beat of the city. At Lofty,  
our private marina is just steps away. Take  
the helm of today's adventure. Or find a  
quiet beach to call your own. Windsurf  
or jet ski. Paddle board or swim the crest  
of a wave. See and be seen. Water is  
the lifeblood of Miami, so expand your  
horizons with your own private marina.



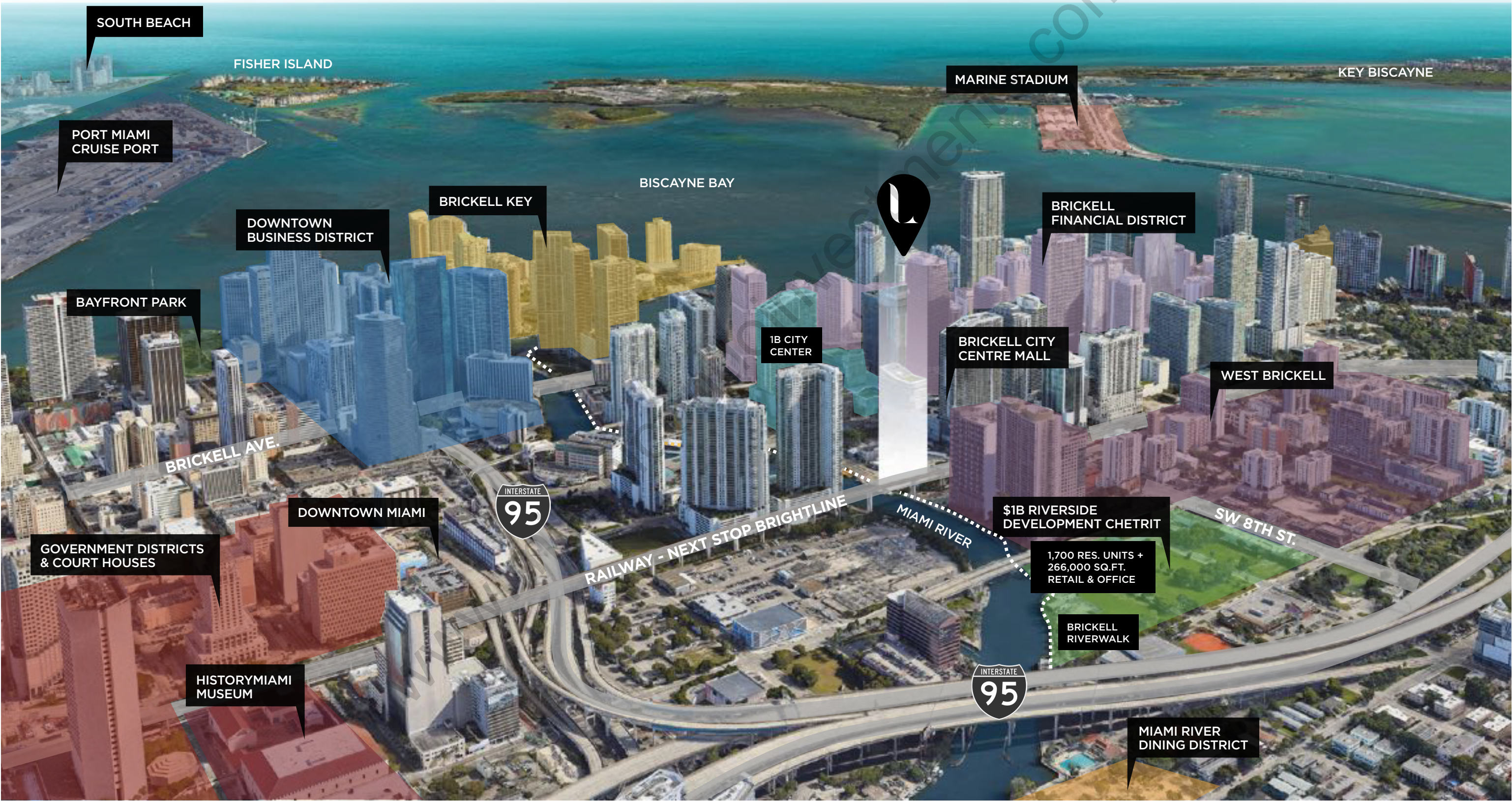
# MIAMI'S MOST DESIRABLE URBAN ADDRESS

[www.miamicondoinvestments.com](http://www.miamicondoinvestments.com)



# THIS IS THE HEART OF MIAMI

Brickell is where everything happens, because it's the perfect blend of convenience, connection and creative culture. And the waterfront is the most desirable address of all.







www.mic  
investments.com





Brickell is a buzzing epicenter of Miami’s most exclusive experiences, now home to LOFTY’s influential presence. The district is also home to Miami World Center and Brickell Village, glamorous oases of shopping, entertainment and cuisine, as well as the iconic Design District—known for its sleek architecture, innovative fashion houses, interior design galleries, and the renowned Institute of Contemporary Art.



# EXQUISITE INTERNATIONAL CUISINE

## 5-STAR DINING

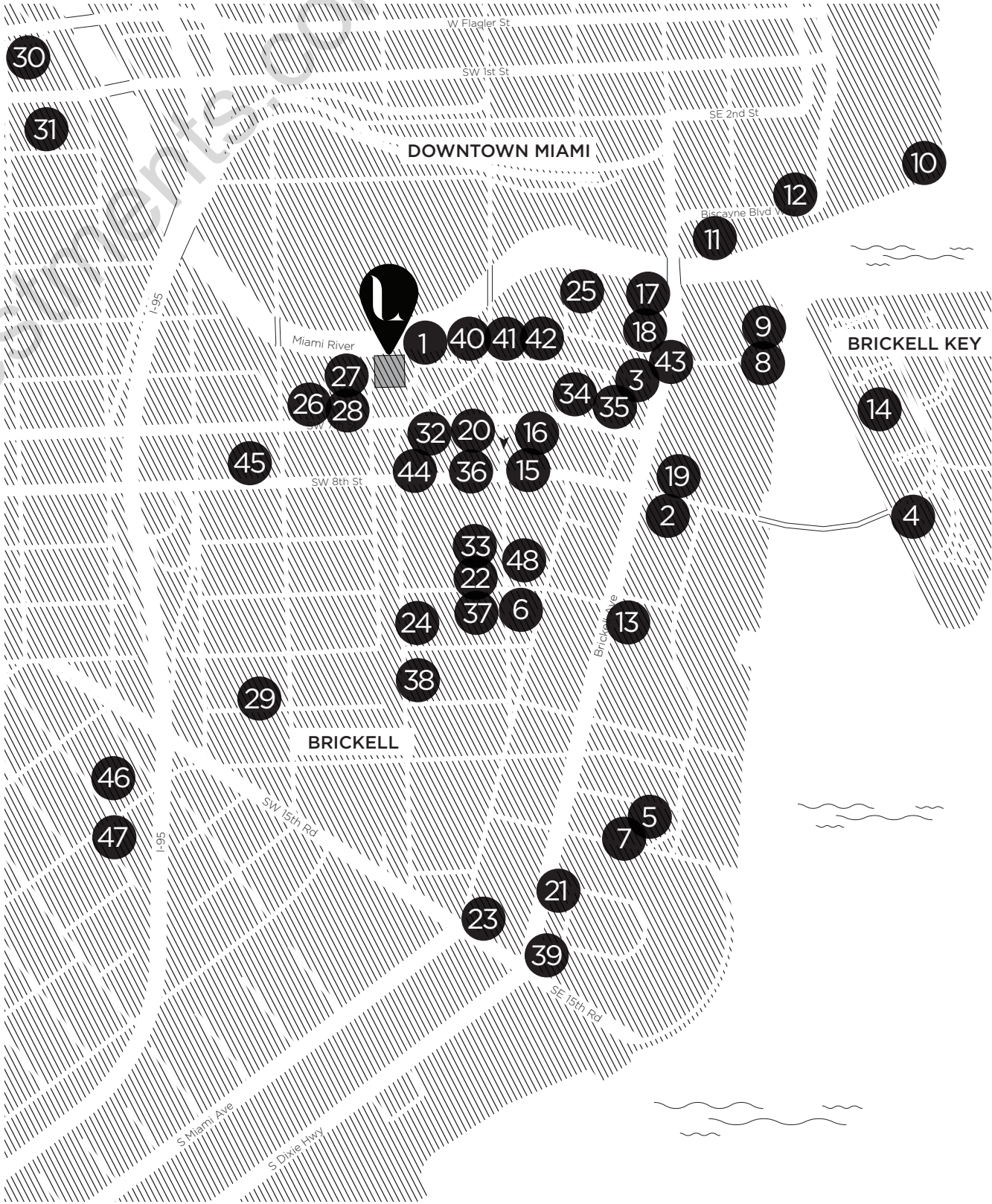
- ① LOFTY RIVERFRONT
- ② KOMODO  
ASIAN CUISINE
- ③ HUTONG MIAMI  
NORTHERN CHINESE CUISINE
- ④ LA MAR BY GASTON ACURIO  
ASIAN-PERUVIAN FUSION
- ⑤ LPM MIAMI  
FRENCH CUISINE
- ⑥ SEXY FISH  
ASIAN CUISINE
- ⑦ OSAKA MIAMI  
ASIAN/SOUTH AMERICAN CUISINE
- ⑧ CANTINA LA VEINTE  
MEXICAN CUISINE
- ⑨ CIPRIANI  
ITALIAN CUISINE
- ⑩ IL GABBIANO  
ITALIAN CUISINE
- ⑪ ZUMA MIAMI  
JAPANESE CUISINE
- ⑫ NOVIKOV MIAMI  
ASIAN FUSION CUISINE
- ⑬ NUSR-ET  
STEAKHOUSE
- ⑭ NAOE  
JAPANESE CUISINE

## 4-STAR DINING

- ⑮ QUINTO LA HUELLA  
URUGUAYAN CUISINE
- ⑯ MARABU BRICKELL  
CUBAN CUISINE
- ⑰ CAPITAL GRILLE  
STEAKHOUSE
- ⑱ FLEMINGS'S  
PRIME STEAKHOUSE & WINE BAR
- ⑲ TRULUCK'S  
SEAFOOD RESTAURANT
- ⑳ EST.33  
THAI CRAFT BREWERY & KITCHEN
- ㉑ EDGE STEAK & BAR  
FARM-TO-TABLE STEAKHOUSE
- ㉒ TOSCANA DIVINO  
ITALIAN RESTAURANT
- ㉓ PM RESTAURANT  
ARGENTINE FISH & STEAKHOUSE
- ㉔ MARION  
NEW-AMERICAN ASIAN FUSION
- ㉕ EL CIELO  
LATIN AMERICAN RESTAURANT
- ㉖ GRAZIANO'S  
ARGENTINIAN RESTAURANT
- ㉗ AMERICAN SOCIAL  
SPORTS BAR
- ㉘ CAJUN BOIL  
SEAFOOD RESTAURANT
- ㉙ 107 TASTE  
ASIAN RESTAURANT
- ㉚ JAMON IBERICO PATA NEGRA  
SPANISH RESTAURANT
- ㉛ CASA FLORIDA  
COCKTAIL BAR

## CASUAL DINING

- ⑳ CASA TUA CUSINA  
ITALIAN CUISINE
- ㉑ NORTH ITALIA  
ITALIAN CUISINE
- ㉒ RIVER OYSTER BAR  
SEAFOOD RESTAURANT
- ㉓ B BISTRO + BAKERY  
BREAKFAST / LUNCH
- ㉔ PUBBELLY SUSHI  
JAPANESE CUISINE
- ㉕ MISTER 01  
PIZZERIA
- ㉖ COYO TACO  
MEXICAN RESTAURANT
- ㉗ JOE & THE JUICE  
JUICE AND SANDWICH BAR
- ㉘ DR SMOOD  
HEALTHY ALL-ORGANIC EATS
- ㉙ ROSETTA BAKERY  
BAKERY AND COFFEE SHOP
- ㉚ TACOLOGY  
TACO PLACE
- ㉛ BABY JANE  
ARTFUL COCKTAILS & ELEVATED BAR FAIR
- ㉜ TOASTED  
BAGELRY & DELI
- ㉝ YUZU  
FROZEN YOGURT & CREPES
- ㉞ PERRICONE'S  
MARKETPLACE & CAFE
- ㉟ TUTTO PIZZA  
PIZZERIA
- ㊱ P.F. CHANG'S  
CHINESE RESTAURANT



# THE BUSINESS ELITE

## TECH COMPANIES, FINANCIAL SERVICES, CONSULTING & ATTORNEYS

- ①

GOLDMAN SACHS
- ②

BLACKSTONE
- ③

MICROSOFT
- ④

601 BRICKELL AVENUE
- ⑤

ACKERMAN LLP
- ⑥

830 BRICKELL PLAZA
- ⑦

J.P. MORGAN PRIVATE BANK
- ⑧

DELOITTE CONSULTING
- ⑨

GREENBERG TRAURIG
- ⑩

FACEBOOK
- ⑪

SIMFORM
- ⑫

BLUE CLOUD SOFTWARE TECHNOLOGY
- ⑬

CINQ TECHNOLOGIES
- ⑭

POWERED LABS
- ⑮

PARK ROAD TECHNOLOGIES
- ⑯

SOFTBOLT INC. + APPSTER
- ⑰

TECH-DEVELOPMENTS IN C.
- ⑱

MERTHIN TECHNOLOGIRS
- ⑲

IBERIABANK
- ⑲

TD BANK
- ⑳

NYBBLE GROUP
- ㉑

YV TECHNOLOGIES
- ㉒

CORESYSTEMS SOFTEARE USA INC.
- ㉓

INFOTECHSOFT INC.
- ㉔

DINOCLOUD
- ㉕

AFFORDABLE EMAIL
- ㉖

WELLS FARGO
- ㉗

SANTANDER BANK
- ㉘

WHITEOWL
- ㉙

FIRSBANK
- ㉚

MODERN BANK
- ㉛

APOLLO BANK
- ㉜

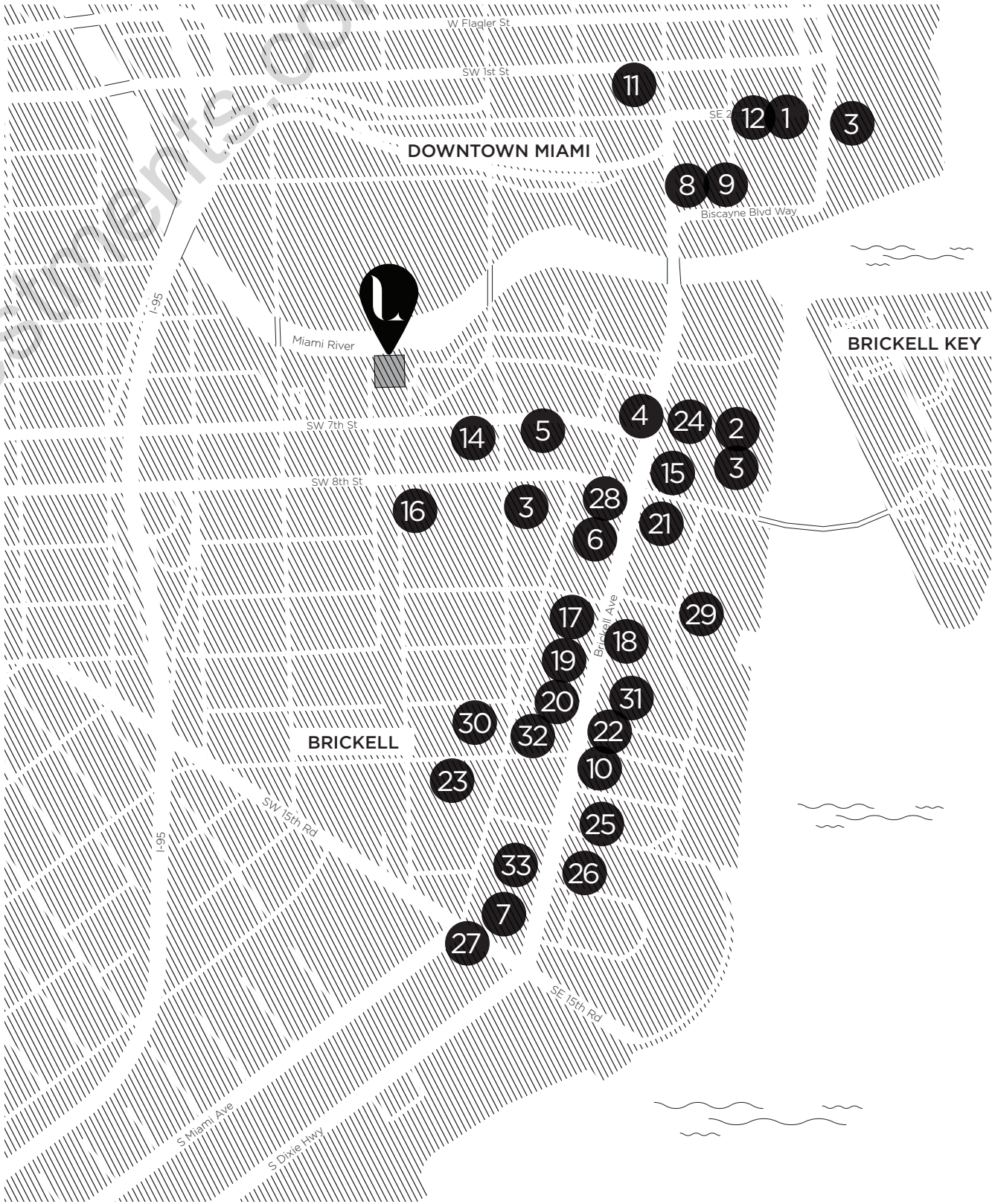
STANDARD CHARTERED BANK
- ㉝

BB&T
- ㉞

BANK UNITED

## OTHER COMPANIES WITHIN A SHORT DISTANCE:

- PIPE
- UPSTREAM
- SOFTBANK
- MARATHON ASSET MANAGEMENT
- HIDDEN LAKE ASSET MANAGEMENT
- CITADEL
- BALYASNY ASSET MANAGEMENT
- BLUECREST CAPITAL MANAGEMENT
- THOMA BRAVO
- PALM DRIVE CAPITAL
- SHIFTPIXY
- ADI DASSLER
- INTERNATIONAL FAMILY OFFICE
- XBTO GROUP
- POINT72 ASSET MANAGEMENT
- BANESCO
- BLOCKCHAIN.COM
- ETORO
- LEGEND ADVANCE FUNDING
- MATRIX RENEWABLES





# STROLL TO WORLD-CLASS SHOPPING

*This is Miami's vibrant urban core. Explore Brickell City Center with its three city blocks of luxury brands and premium shopping. Discover a world of haute couture, art galleries and boutiques in Brickell Village, Miami World Center and the Design District. The pulse of Miami beats here.*

## BRICKELL CITY CENTRE

Four levels of luxury, premium and world-class dining and entertainment are interconnected over three city blocks and anchored by a 107,000 square foot Saks Fifth Avenue and luxury VIP Cinema Experience from CMX.

**Flagships & Anchor Tenants:** Saks Fifth Avenue, Apple, Elie Tahari, Rolex, Suit Supply, Swarovski

5,400,000 sq.ft. | 105 Shops







# THE LOFTY ADVANTAGE

It starts with the freedom of having it all: a next-level retreat wherever you go, the most sought-after destinations, and services curated to every whim. LOFTY offers the insider status and dynamic vibe of an elite private club, with the exacting, customized services and exclusive resources to which its members are accustomed:

Set on the waterfront in Brickell, Miami's most prestigious district

Private marina and expansive waterfront

Rooftop bar, lounge & infinity pool with panoramic views

Riverfront lounge & social club

5-star waterfront restaurant

On demand house car services

Dedicated MasterHost to curate your stay

SONOS wireless sound systems in every residence

Impeccable executed, white-glove property management



# KEY ECONOMIC DRIVERS

40%+

The population increase in the Greater Downtown Miami area, including Brickell, since 2010

22%+

The City of Miami population living in the Greater Downtown area



98

Walk Score



98

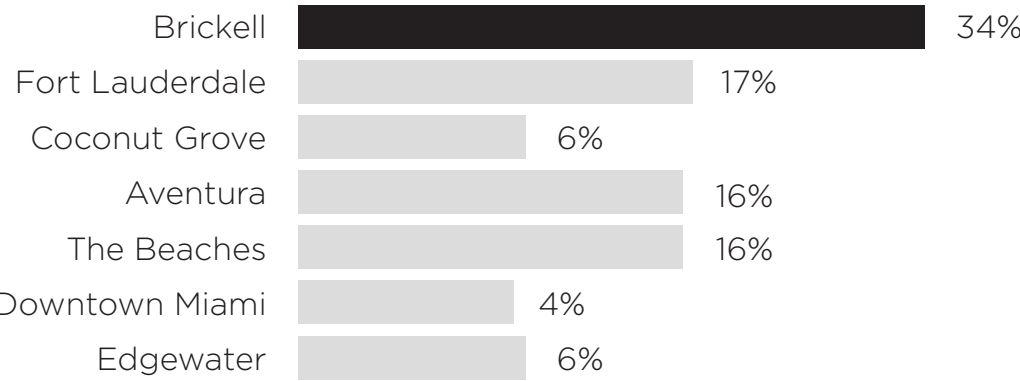
Transit Score



81

Bike Score

## CONDO SALES DATA OVERVIEW



1 out of every 3 sales are in Brickell (for condos)

## NEIGHBORHOOD BUSINESS STATISTICS

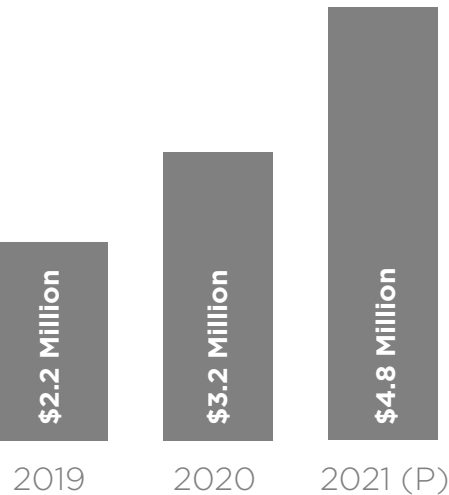
Brickell City Centre is a \$1.05 billion, 4.9 million square foot, mixed-use development with three levels of shopping, dining and entertainment

Mary Brickell Village has an intimate village vibe and is home to more than 30 retail shops and nearly 20 bars and restaurants

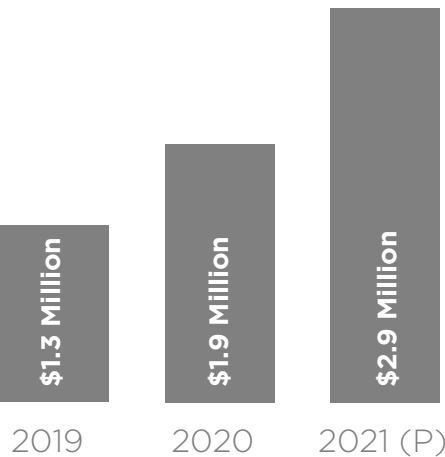
12 million square feet of Class-A office space in Brickell and Downtown Miami

Home to the main campus of the largest Community College in the country and important judicial and government facilities

Annual Visit to Brickell City Centre



Annual Visit to Mary Brickell Village

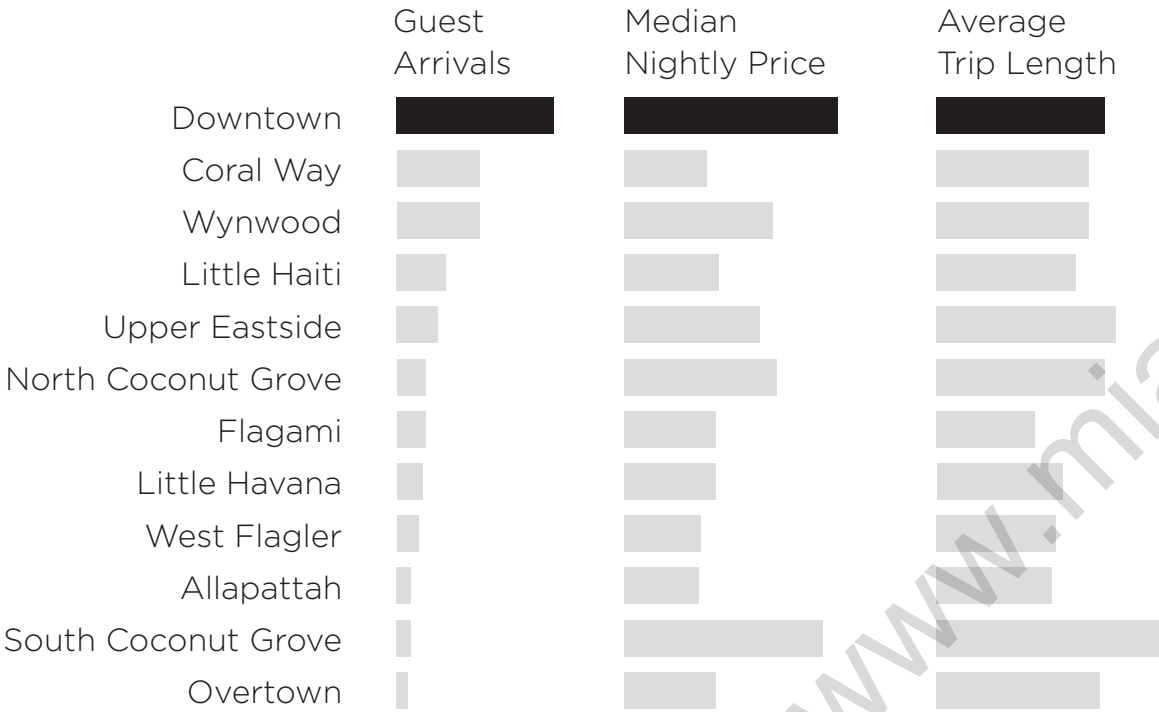


# DEMAND IS GREATER THAN EVER AND GROWING

Luxury short term rentals are gaining popularity at lightning speed.

*Airbnb's Revenue, profits soar as "work from anywhere" deepens.*

— The Real Deal



\$57.7 Billion

projected vacation rental revenue for 2022

297.2 Million

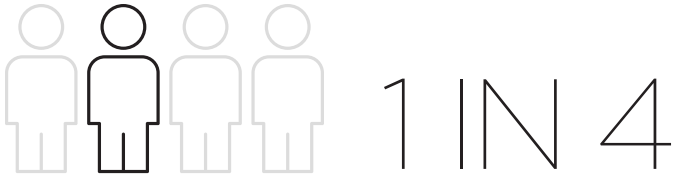
total vacation rental users worldwide

Vacation rentals are expected to topple the hotel industry by year

2030

By 2025 Millennials are predicted to spend on travel each year

\$1.4 Trillion



Americans

Report engaging with short-term rental platforms (23%), up 277% from 6%, over a ten year period, and user penetration is 17.2% in 2022.



of Travelers with Children

Said access to cooking their own meals was a major reason they chose a vacation rental



Global Short-Term Rental Sales

Are projected to reach \$132.5 billion and 10 million listings by 2025, nearly triple what they were in 2012





# LIFE ON YOUR TERMS

When you are not in residence, LOFTY Miami's Masterhost can help to add significant value to your residence if you choose by presenting your property on the full spectrum of platforms including:

AIRBNB

VRBO

EXPEDIA

TRAVELOCITY

HOTELS.COM

BOOKING.COM

KAYAK

PRICELINE

*Flexible, intuitive hosting on every platform, with custom support from your MasterHost.*



# THE LOFTY APP

*Manage your rental calendar and earnings, schedule a home cleaning, submit service requests and more. Everything you need to control your home share, and stress-free management of it all when you're away.*

- Chat / Messenger / Masterhost
- Homesharing Earnings Portal
- Homesharing Demand Calendar
- Resident & Building Door Controls
- On-Demand Services
- Real-Time Homesharing Rate Guide
- Calendar of Events & Activities
- Rewards & Perks
- Service & Maintenance Requests
- Amenity Reservations
- Access Control and More







# MEMBER SERVICES

---

24-Hour valet parking service

---

Riverwalk access

---

LOFTY car service exclusively for members

---

LOFTY MasterHost and 24-hour concierge

---

Welcome reception

---

Package room for owner deliveries



# MARINA SERVICES

---

Dockmaster

---

Transient yacht slips for charter pickup or  
seaside dinning

---

Electricity and water connectivity

---

Kayak & Paddle Board launching areas



VISION OF  
EXPERIENCE

[www.miamicondoinvestments.com](http://www.miamicondoinvestments.com)

AT LOFTY,  
SHARING IS  
EVERYTHING



LOFTY is a destination, a way of life, an elite network, and a space to connect with like-minded members who share their most stunning residences.



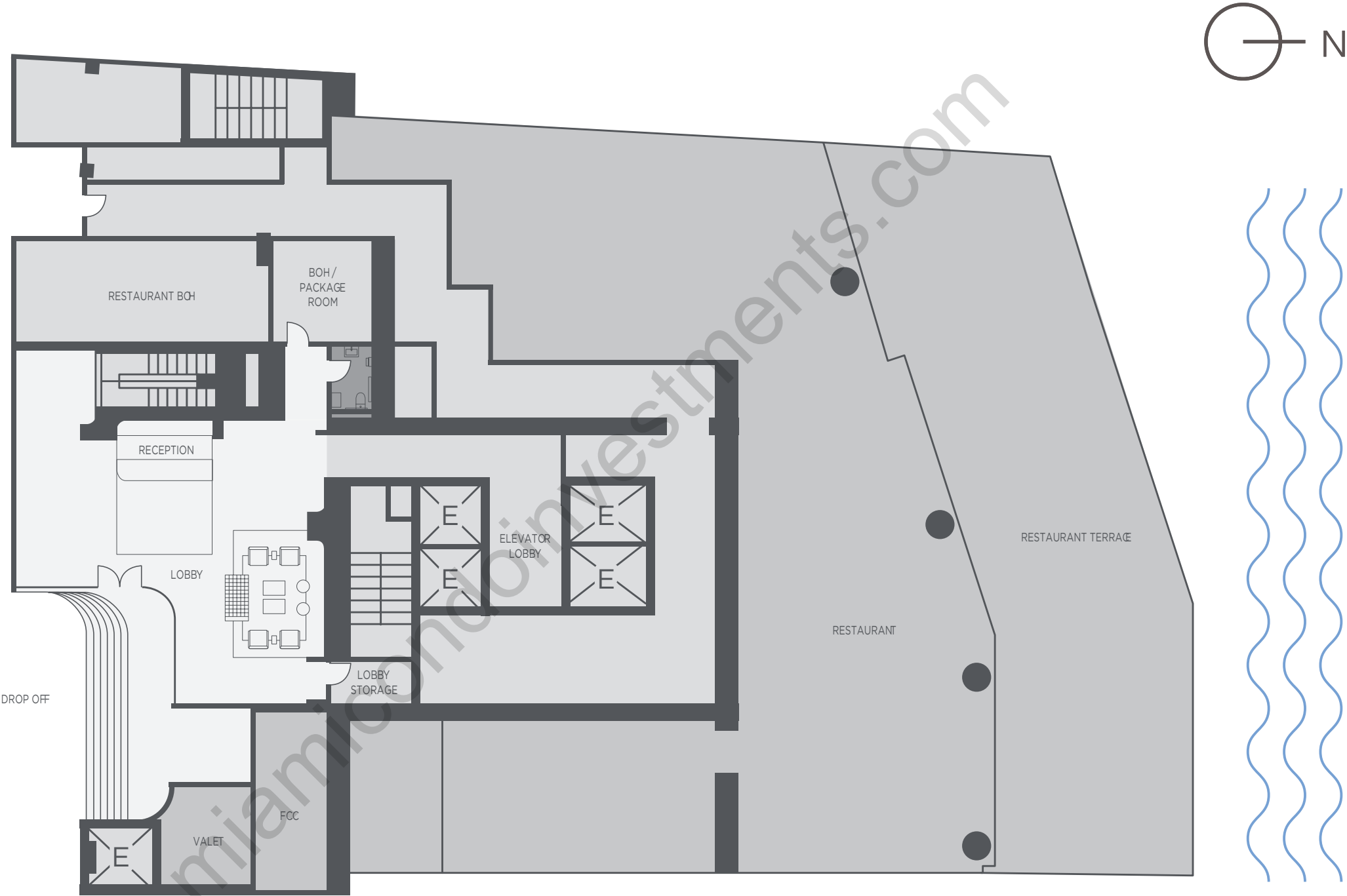


LOFTY is a collective of master interior designers, architects, landscapers, chefs, artists, creators, influencers and planners who together create an unprecedented new level of luxury home ownership.





# LEVEL 1 FLOOR PLATE



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 Loftly 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.

Legal entity Loftly Brickell Sales LLC, a Florida Limited Liability Company 











ELEVATED  
IN EVERY WAY

[www.miamicondoinvestments.com](http://www.miamicondoinvestments.com)

An abstract graphic consisting of several thin, white, curved lines that originate from a common point on the left and fan out towards the right, creating a sense of motion and depth against the dark background.



A photograph of a person from the waist down, standing in shallow water. They are wearing a light-colored, possibly white or cream, one-piece swimsuit with thin straps. The water is calm, and the person's legs and the bottom of their swimsuit are reflected in the surface. The background is a soft, out-of-focus view of the water and sky. The overall tone is serene and elegant.

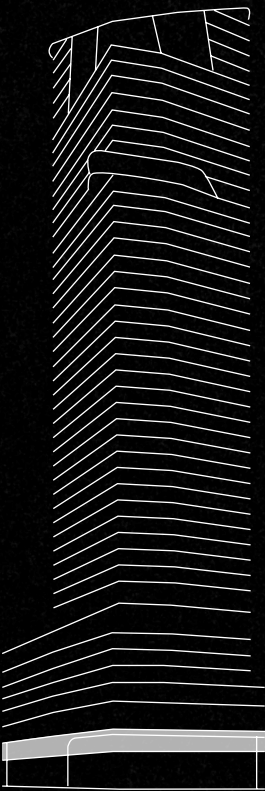
SEXY SPACES AND TALKED-ABOUT  
PLACES, EACH WITH A BUZZING,  
COUTURE-INSPIRED AESTHETIC AND  
EXUBERANT ENERGY.



# 2ND FLOOR PRIVATE LOUNGE

## 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 snacks service
- Game areas



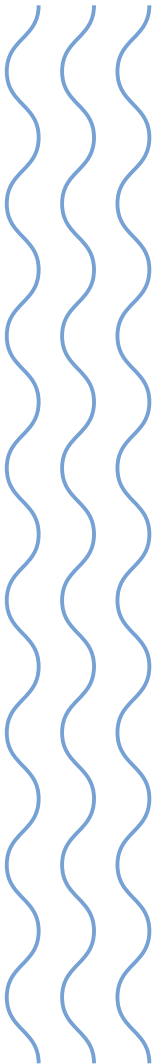
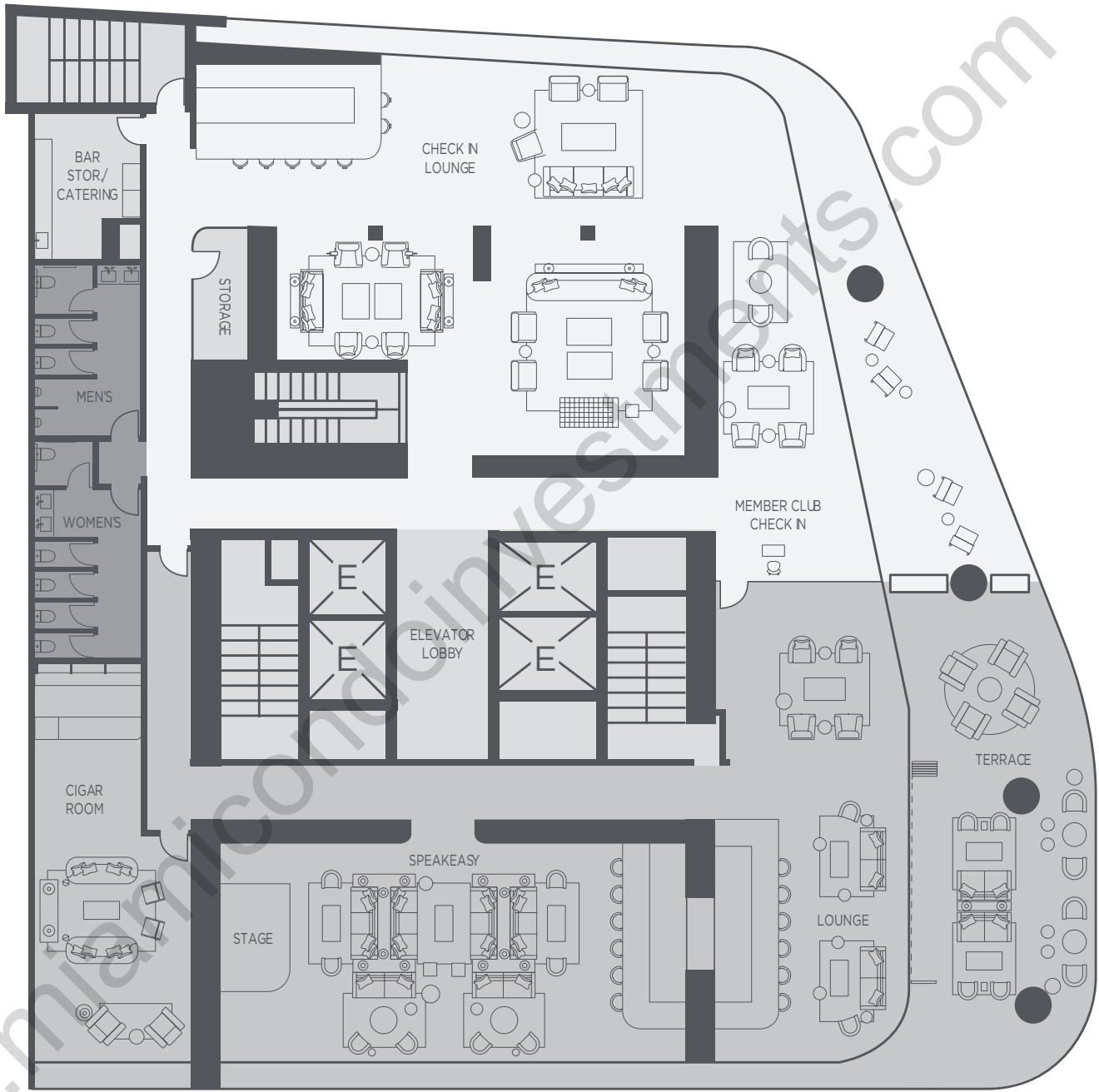
## LOFTY CLUB FOR MEMBERS ONLY

- 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





# LEVEL 2 FLOOR PLATE



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.

Legal entity Lofty Brickell Sales LLC, a Florida Limited Liability Company 























# 9TH FLOOR FITNESS CENTER & SPA

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 and steam rooms

Cold plunge pool and shower

Private Peleton Rooms

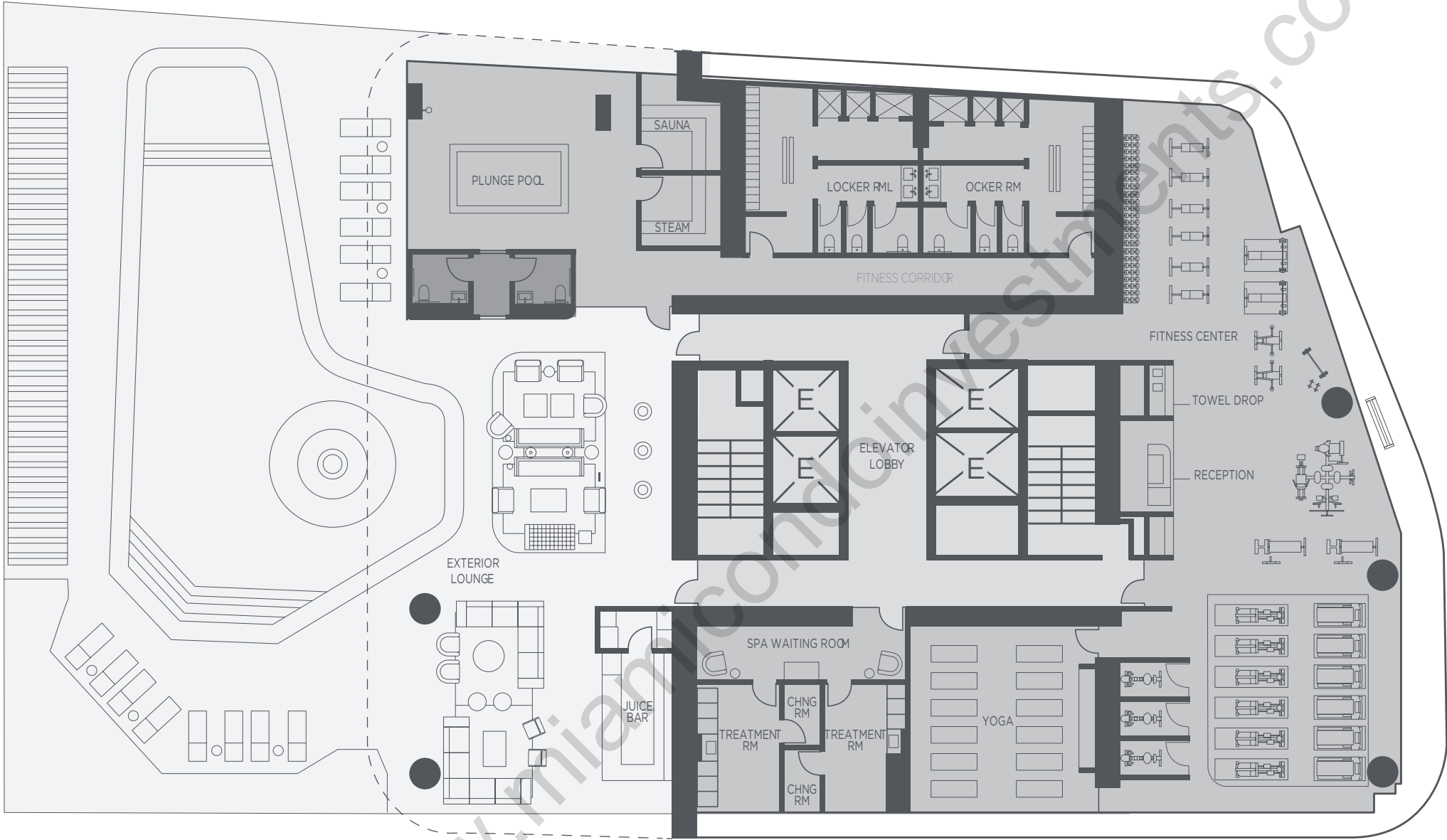


www.miamiconjointments.com





# LEVEL 9 FLOOR PLATE



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.

Legal entity Lofty Brickell Sales LLC, a Florida Limited Liability Company











# LOFTY ROOFTOP

---

Stunning 360-degree river and city views

---

Infinity pool overlooking Miami skyline

---

Wraparound balcony with lounge seating

---

Ultra-high-speed WiFi

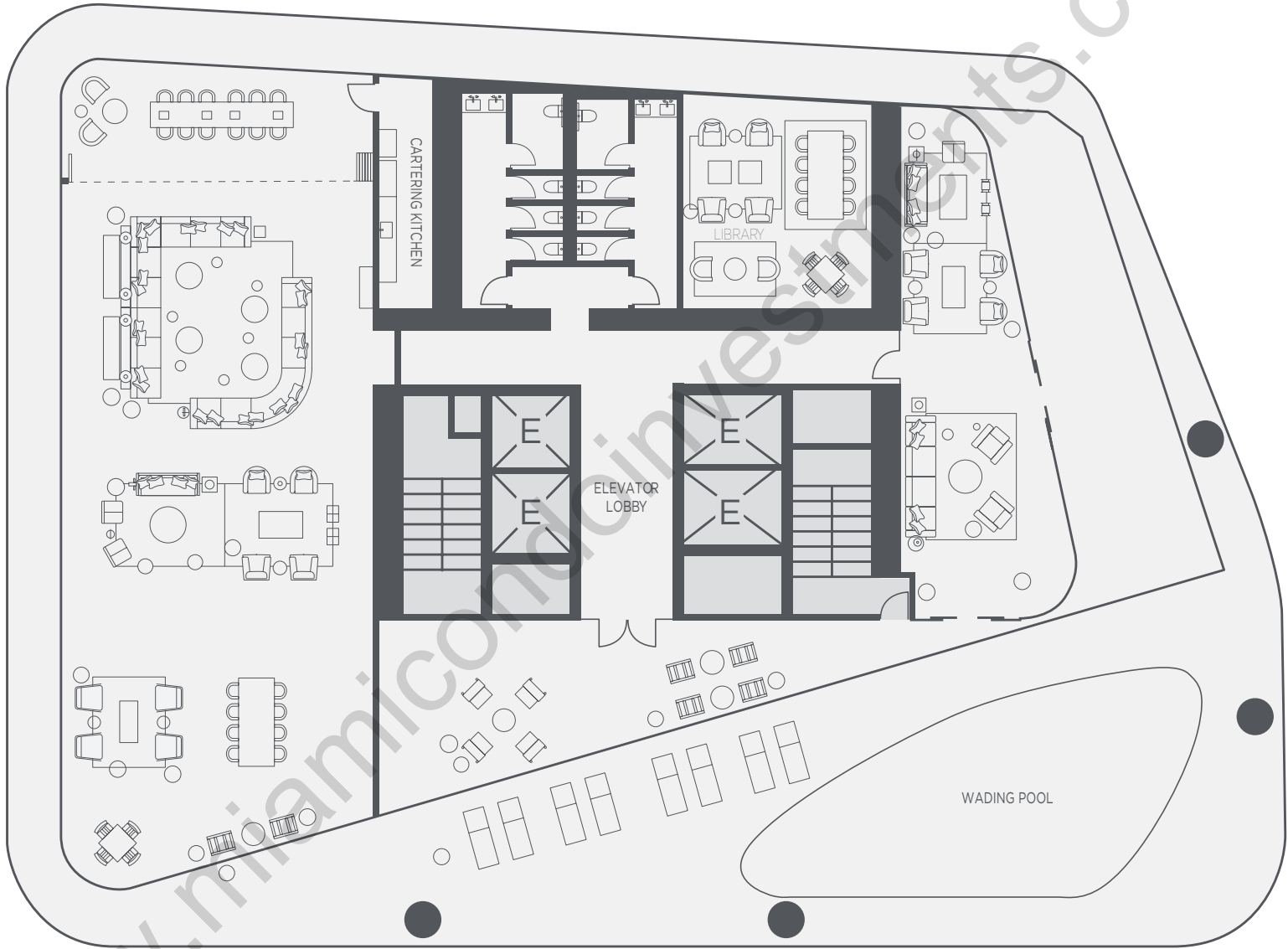
---

Library & rooftop lounge





# ROOFTOP FLOOR PLATE



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.

Legal entity Lofty Brickell Sales LLC, a Florida Limited Liability Company 



# LOUNGE



Light Architecture

Medium Dark FF&E

San Serif Forms

Serif Forms

Laid-Back



POOL  
DECK



Light Architecture

Medium Dark FF&E

San Serif Forms

Serif Forms

Laid-Back



# RESIDENCES FEATURES

All residences are delivered fully finished and specially furnished by INC

Spacious open layouts

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

SONOS system in every residence

Individually controlled energy-efficient central air conditioning and heating system

LOFTY owners

Cutting-edge green building technology

Four high-speed passenger elevators with access control and destination technology





















# PH RESIDENCES FEATURES

---

Lofty signature sand benches

---

All residences are delivered fully finished

---

and specially curated by Artefacto  
Modern, open layouts from 997 SF  
to 1859 SF

---

Two- to three-bedroom + den residences

---

Panoramic Miami River and skyline views

---

Private balconies for every residence

---

10-ft. ceilings

---

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

























THE LOFTY  
TEAM

[www.miamicondoinvestments.com](http://www.miamicondoinvestments.com)



# 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, Brickell House, Centro and One Flagler, among others.





ARCHITECT

# ARQUITECTONICA

## **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.

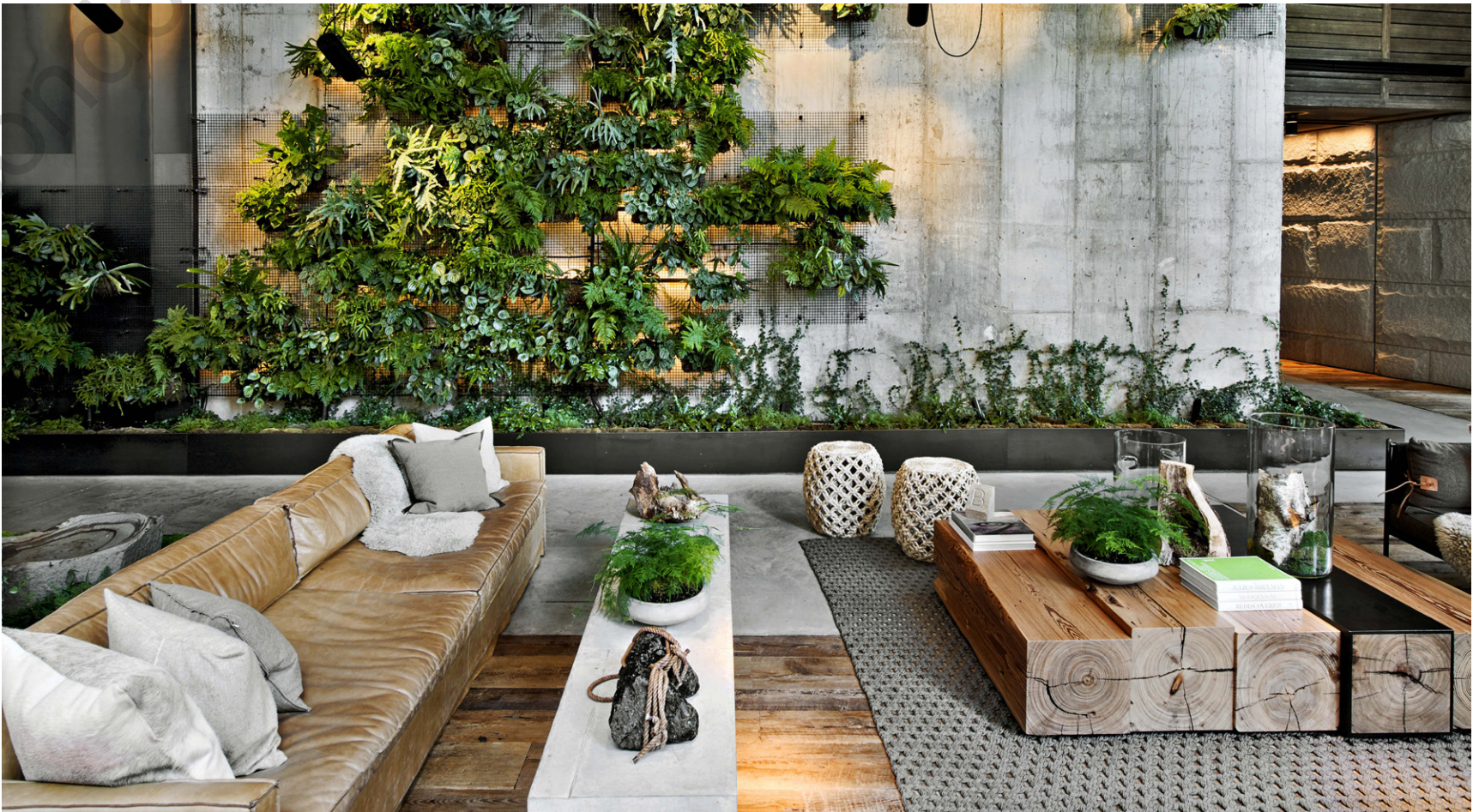






ARCHITECTURE & DESIGN

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 1 Hotel Brooklyn Bridge Park, The LINE Hotel DC, and the TWA Hotel.



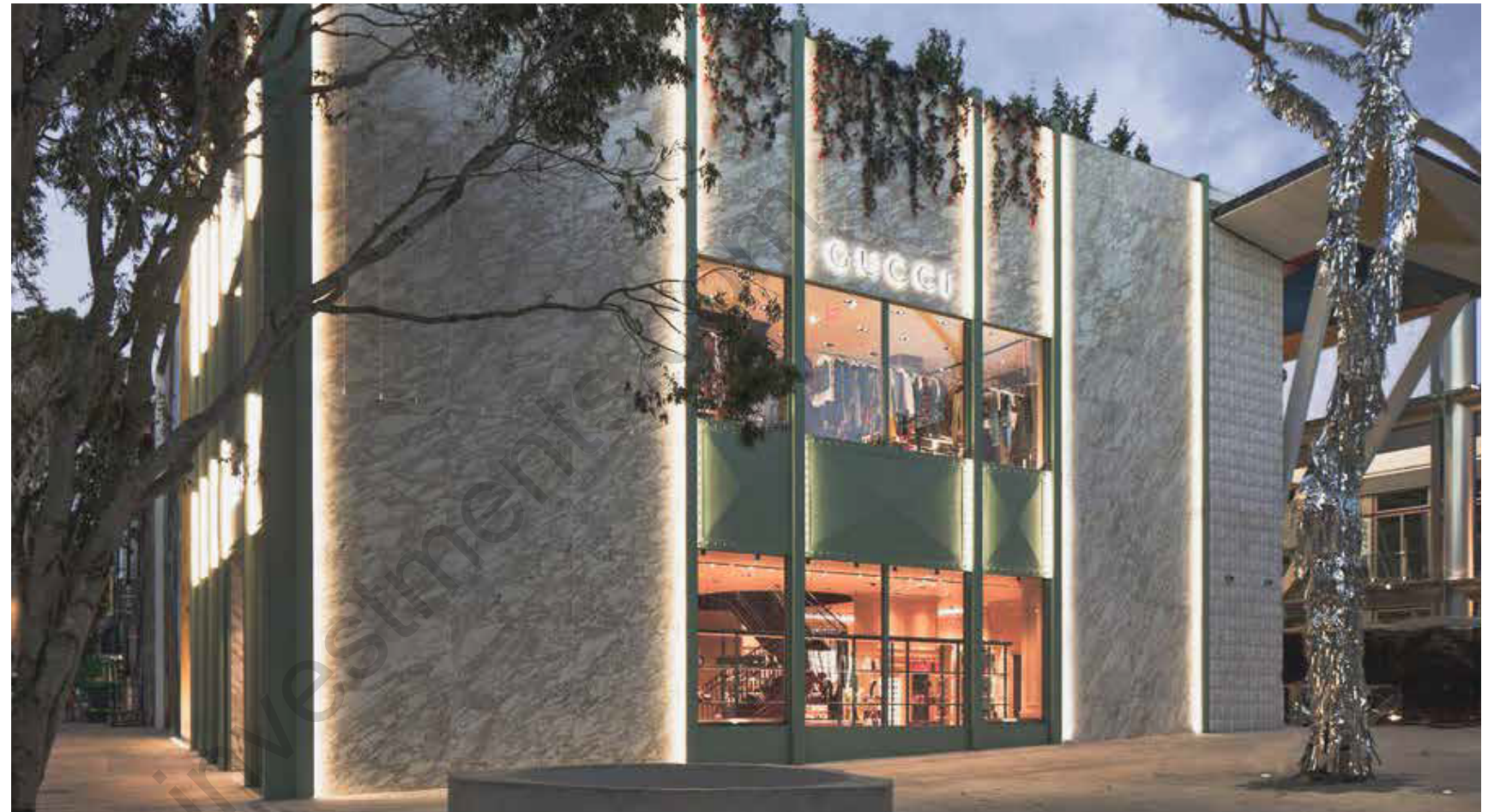


LANDSCAPE DESIGN

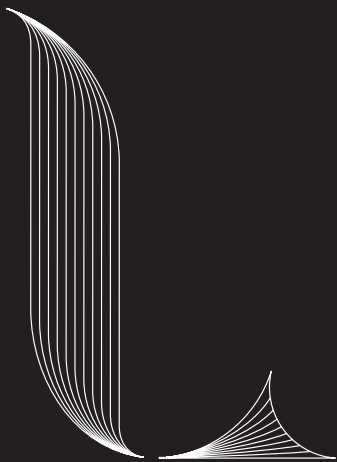
# URBAN ROBOT ASSOCIATES (URA)



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.







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. 🏠