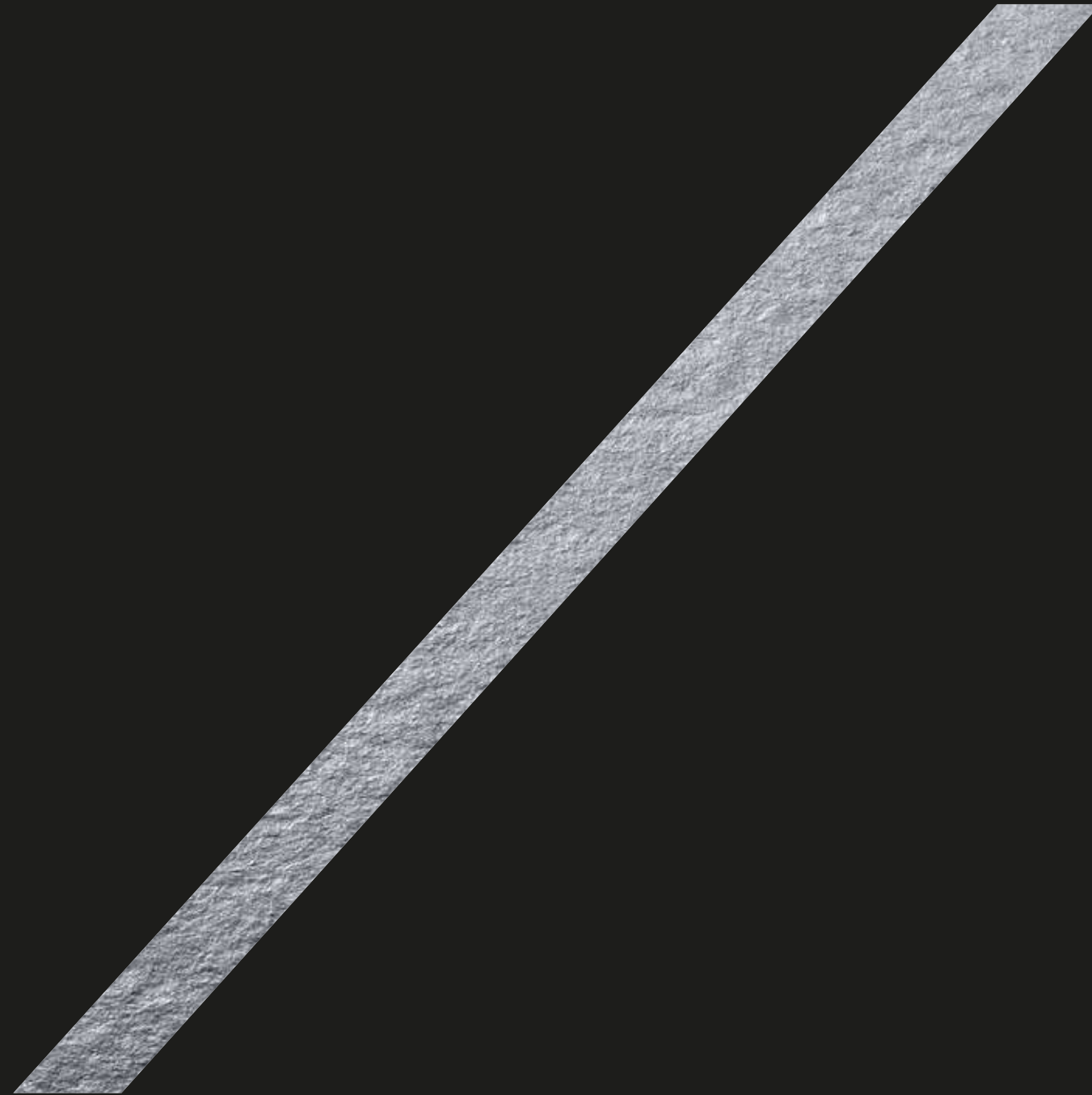


LOFTYTM BRICKELL
PENTHOUSE
COLLECTION



by artefacto

SOUTH FLORIDA
LUXURYRE DEFINED
INTRODUCING
LOFTY/BRICKELL'S
PENTHOUSE
COLLECTION BY THE
REKNOWN DESIGN
HOUSE ARTEFACTO

ELEVATED IN EVERY WAY



artefacto

CONNOISSEURS OF CONTEMPORARY DESIGN

THREE GENERATIONS OF EXCELLENCE

Artefacto, launched in 1976 by Albino Bacchi, began with a collection made from renewable natural fibers. This would mark the inception of the renowned global firm known for its unique intersection of advanced tech and true craftsmanship. Every design, color, detail, fixture, finish, and material is created and used purposefully to enrich the connection between a home and the people who live there.

Under the leadership of Bacchi's son, Paulo, who represents Artefacto's second generation, the firm delivers an impeccable caliber of taste with an equal level of design mastery—a unique, standard-setting union of high-tech design and custom-built pieces,

hand-held tools and industrial machinery. Artefacto operates its own, self-sufficient 750,000 square foot product system—located in Iperó, São Paulo's countryside—developing, crafting, and maintaining Artefacto's extraordinary standards.

Looking ahead, Paulo Bacchi's twin sons, Pietro and Bruno, look to evolve the family tradition of excellence into the third generation.

Artefacto's partnership with LOFTY reflects the elevated standards of both brands, which have artfully come together to create a limited-edition collection of penthouses that define life at the top.

KNOWN FOR FURNISHING MIAMI'S MOST PRESTIGIOUS RESIDENCES

Artefacto approaches every furnishing, every accent, every finish as a carefully curated concept that CREATES A GENUINE CONNECTION between owners and their residences. The firm combines technology and craftsmanship with elegance and impeccable details, resulting in entirely bespoke, highly sought after, ageless interiors that inspire.







THE PENTHOUSE COLLECTION

ABOVE AND BEYOND

LOFTY offers a sense of home no matter where you are, and a world of experiences wherever you go—now in a collection of penthouses that go above and beyond.

A first-of-its-kind partnership uniting global furnishings brand Artefacto and the innovative LOFTY flexible-ownership tower—featuring a collection of branded penthouses. Set above and apart, the limited-edition LOFTY PH Collection will occupy the tower's top nine floors, featuring the collaborative designs of Artefacto x INC, the multi-disciplinary NYC studio responsible for LOFTY's 44 stories of elite interiors.

Each home offers 10-foot ceilings and sweeping views of the waterfront and Downtown. The LOFTY tower includes 40,000 square feet of thoughtfully curated amenities, including a private marina, waterfront dining, members-only social club, resort pool deck and fitness center, indoor/outdoor cigar lounge, co-working lounge, and meeting rooms. Poised to become the best-developed flexible ownership residences in the country, the LOFTY PH Collection is envisioned for sophisticated buyers seeking next-level luxury and flexibility, featuring 53 impeccably-styled turn-key homes by Artefacto, the most coveted name in Miami's multi-million-dollar real estate industry.



“We are taking the highest floors with the best views and delivering a singular Artefacto lifestyle for a select group of buyers, who will be surrounded by style, energy and scenery in every direction. These are next-generation dream homes to be enjoyed and shared.”

PAULO BACCHI, CEO OF ARTEFACTO







“Paulo Bacchi and I have been in talks for years about a collaboration, and LOFTY presents the right moment to introduce a collection of branded residences that deliver elevated experiences for our penthouse residents and their guests.”

HARVEY HERNANDEZ, CEO OF NEWGARD



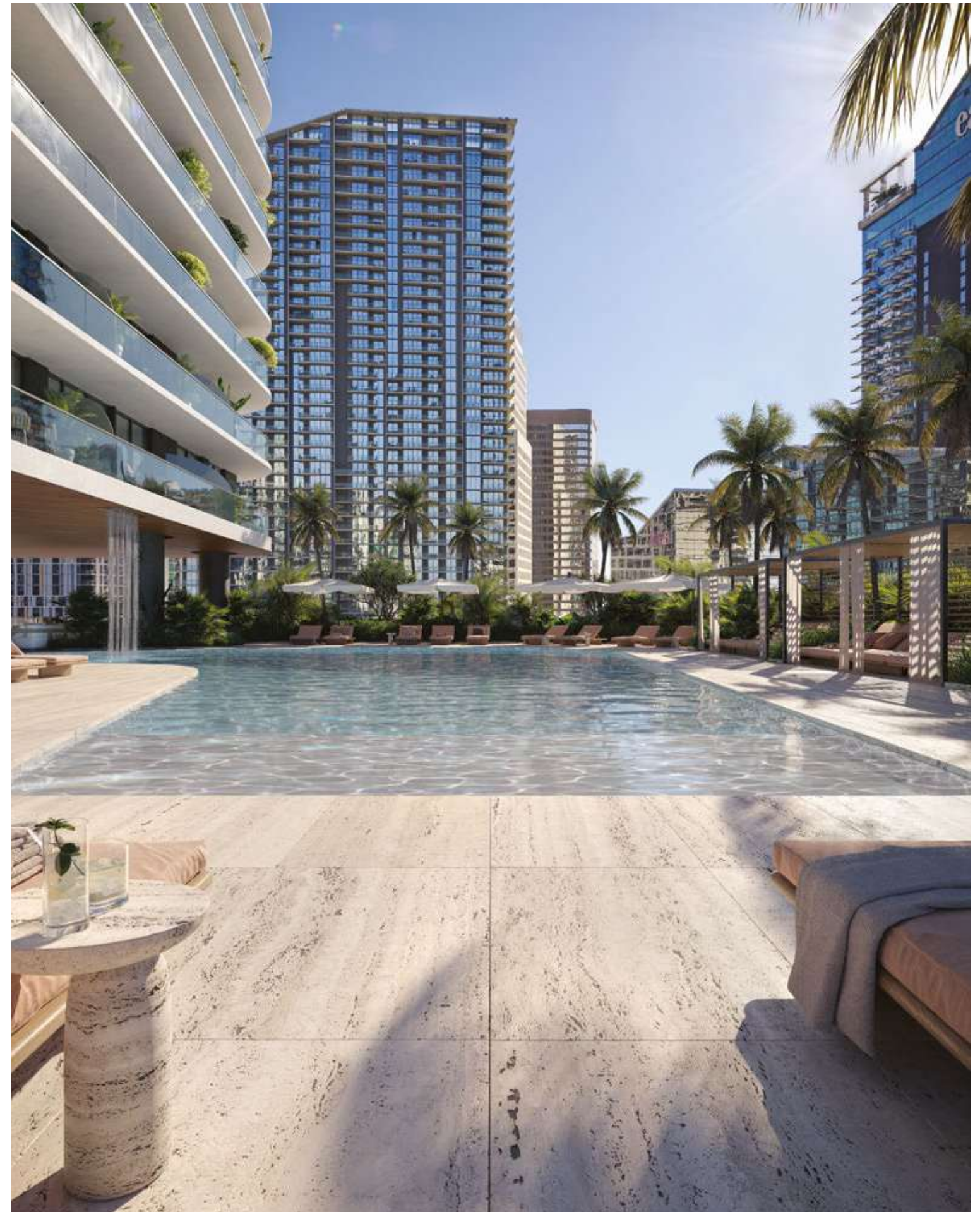


5-STAR RESIDENCES. FLEXIBLE OWNERSHIP. LIFE ON YOUR TERMS.

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 the 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
Building Interior Design:	INC.
PH Residences Interiors:	Artefacto
Landscape Architect:	Urban Robot
Developed by:	Newgard Development Group
Sales & Marketing:	Cervera Real Estate
Estimated Completion:	2025
Location:	Brickell Riverfront
Tower Residences:	Studio, 1- & 2-Bedroom Residences / 446 SF — 986 SF from the \$590K's to \$1.7M
Penthouse Collection:	2 Bedroom - 3 bedroom + Den Residences / 997 SF — 1857 SF. Prices upon request
LOFTY Sales Lounge:	1101 S Miami Ave. Miami, FL 33131
Website:	loftyBrickell.com



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 snacks service Game areas

EXCLUSIVE PH OBSERVATORY

For PH owners only - serving coffee and snaks this lounge will give PH owners a special gataway in the building
Living room

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 FLOOR 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

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

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

BUILDING FEATURES

44-story landmark building designed by the internationally acclaimed architecture firm Arquitectonica

Prestigious Brickell waterfront location, steps from Brickell City Centre

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 the Miami river and skyline

Smart-wired residences with ultra-high speed, fiber optic 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

Dedicated 24-hour check-in desk for guests



PENTHOUSE RESIDENTIAL 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



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

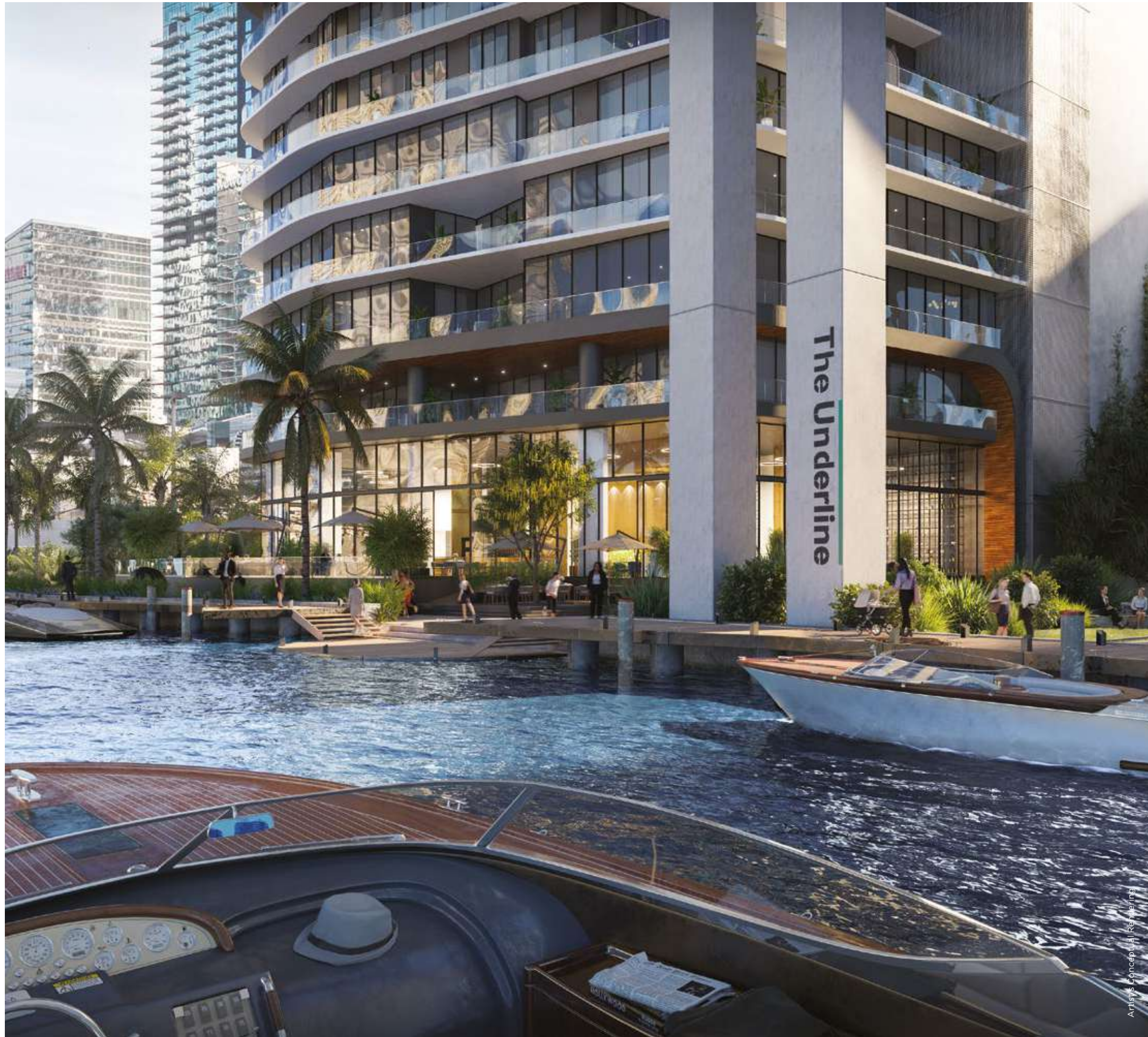
Imported Italian cabinets with premium hardware

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





LIFE ON THE WATERFRONT

Set along a dynamic marina with a vibrant yachting scene, and 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 district is also home to Miami Worldcenter 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 Institute of Contemporary Art.





THE LOFTY EXPERIENCE

Welcome to life on your terms: a stunning home wherever you go, the most sought-after destinations, and services designed for every whim—each inflected with the energy and character of the local setting.

LOFTY offers a consistently elevated experience and lifestyle designed to reflect the way we live now: with an enduring desire to move freely across the world while maintaining a sense of place wherever you go.

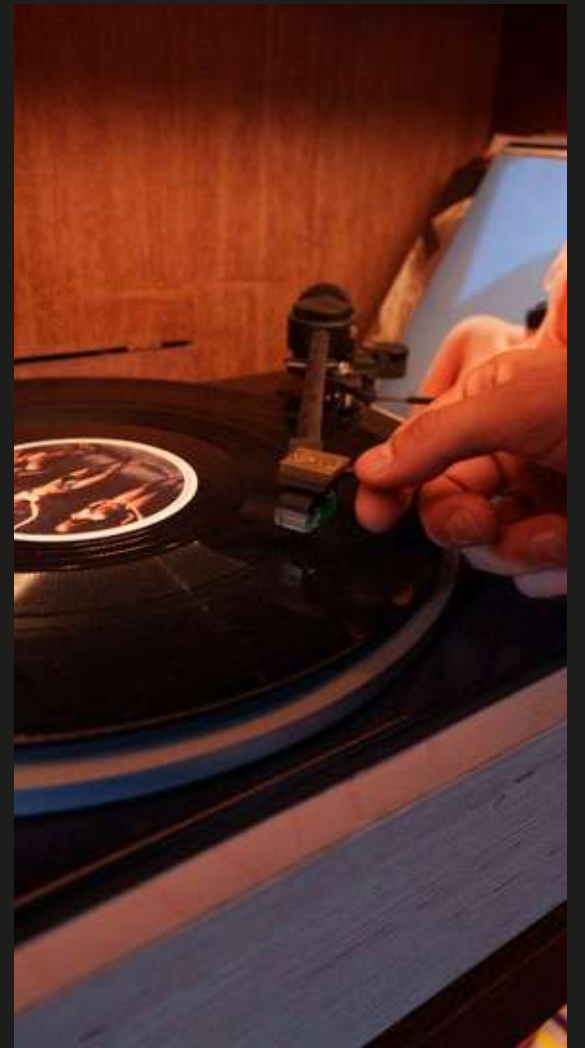
Life at LOFTY is an immersive experience reflected in both the residences and the environment: vibrant, social, and exhilarating. Grounded in the spontaneity of travel and new connections, LOFTY also creates a genuine feeling of familiarity and community within an elite setting. In every home, each detail has been selected and integrated by a collective of revered designers, artists and creators—whether it’s a playlist for the lobby or the preparation of an early evening cocktail. LOFTY offers a world of experiences for people who travel the world, all with the freedom of flexible ownership—taken to an unprecedented new level.

Among the LOFTY
suite of exclusive
amenities:
a private marina and
dockmaster, rooftop
bar and infinity pool,
5-star waterfront
restaurant, as well as
an elite owners-only
access to a private
bar and lounge.





Experience the insider status and dynamic vibe of an elite private club, with the unmatched customized services to which its members are accustomed.



LOFTY offers a sense of home no matter where you are, and a world of experiences wherever you go—now in a Penthouse Collection that goes above and beyond.

REQUEST A PRIVATE VIEWING

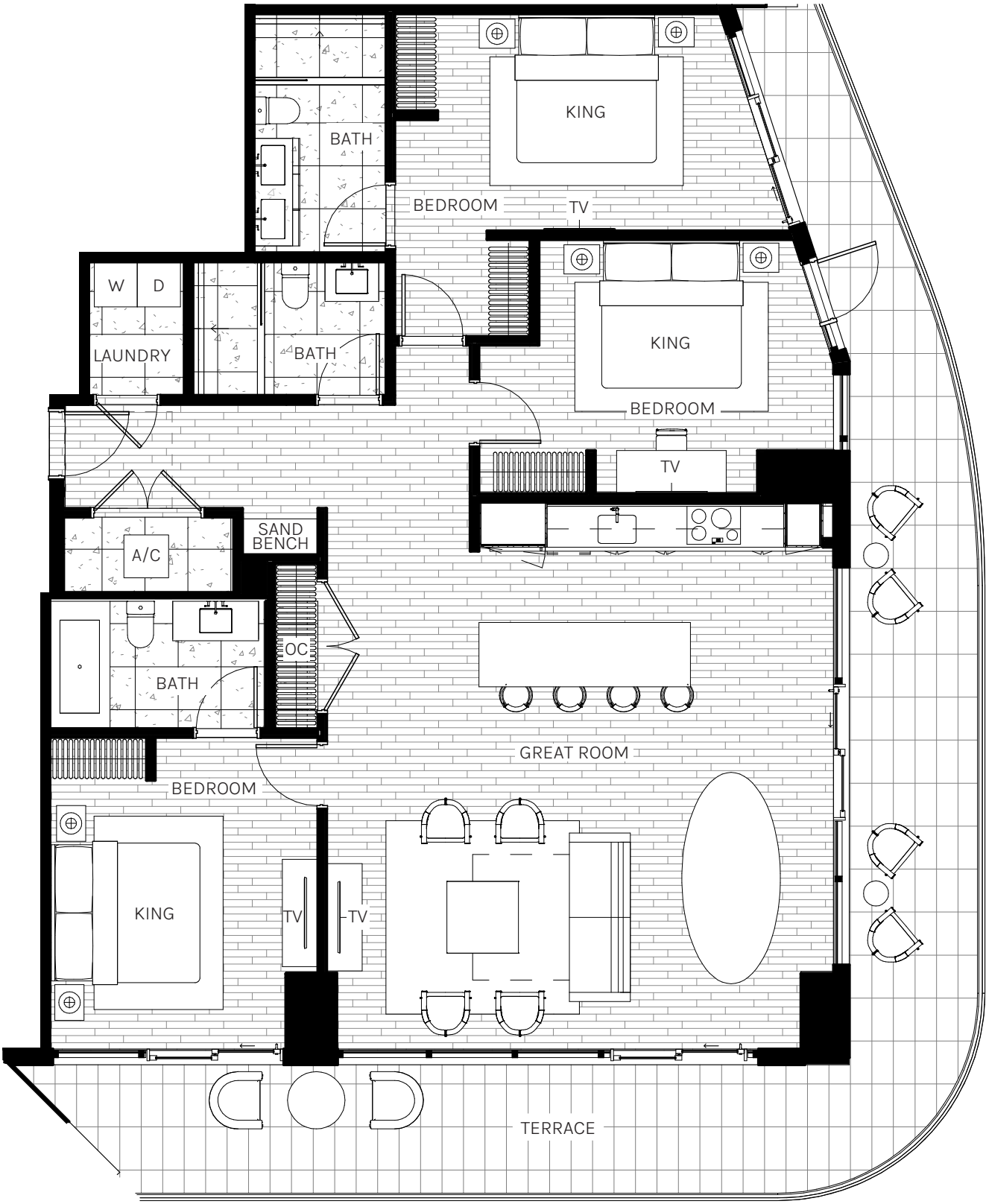
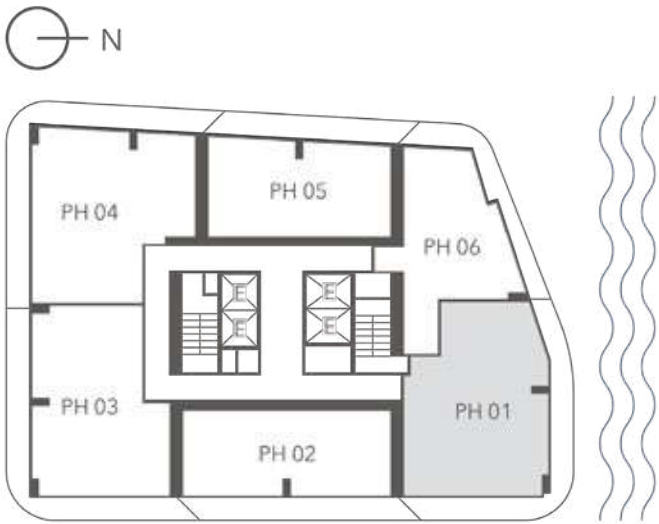
PH 01

3 BEDROOMS
3 BATHROOMS

INTERIOR
1,859 SQ. FT. | 172.70 M²

EXTERIOR
520 SQ. FT. | 48.30 M²

TOTAL
2,379 SQ. FT. | 221.00 M²



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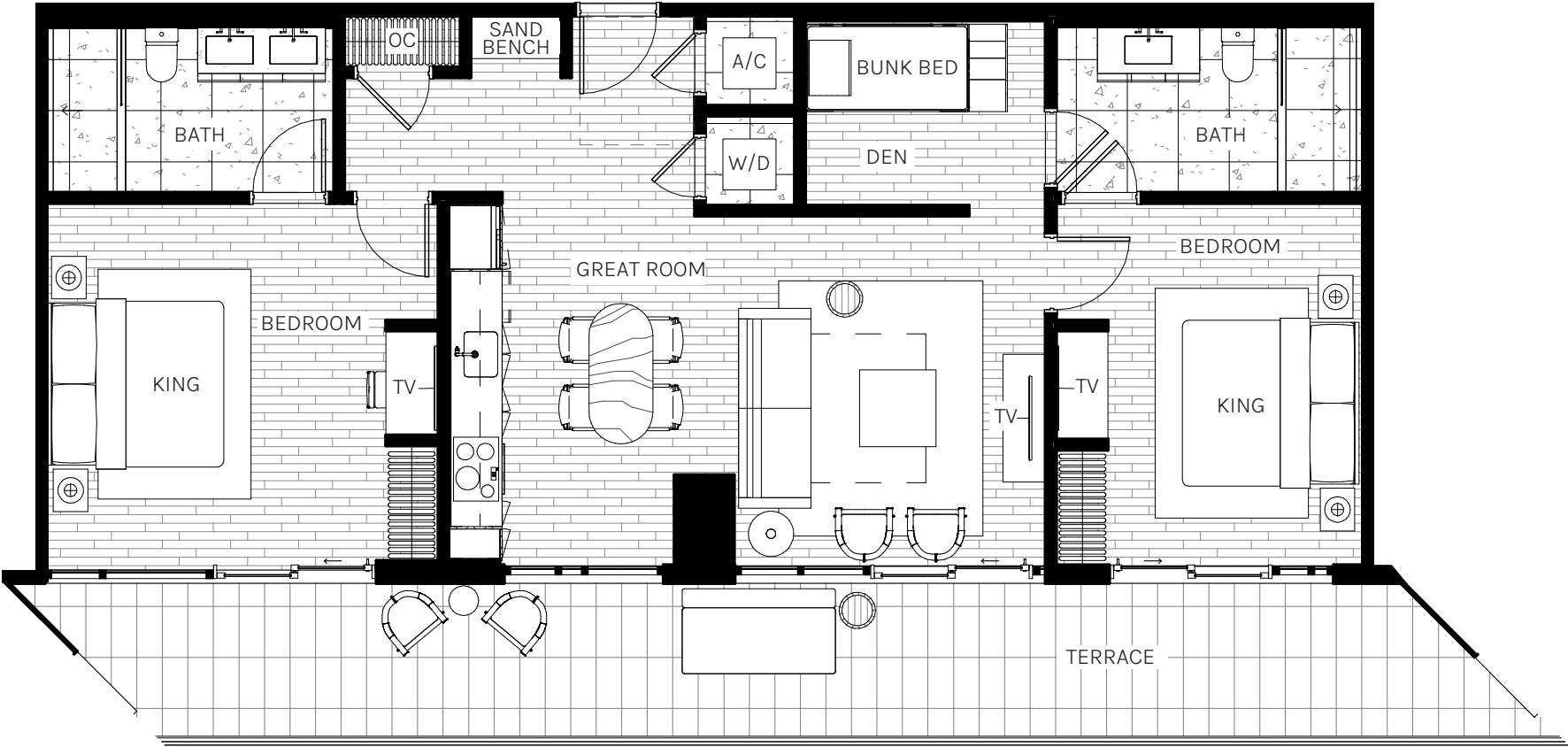
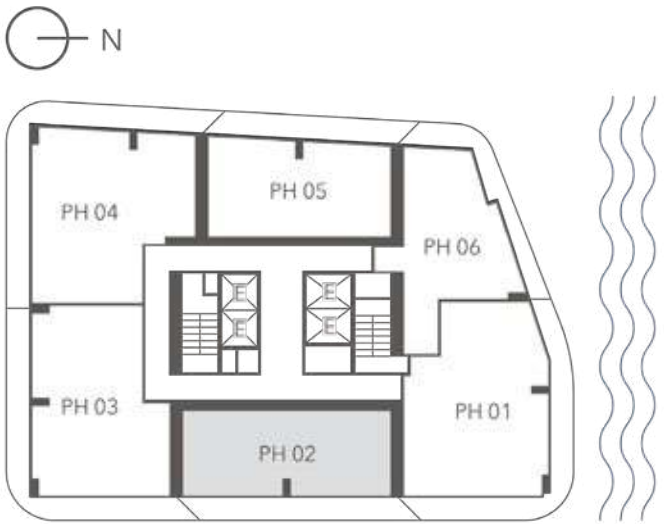
PH 02

2 BEDROOMS + DEN
2 BATHROOMS

INTERIOR
1,349 SQ. FT. | 125.30 M²

EXTERIOR
338 SQ. FT. | 31.40 M²

TOTAL
1,687 SQ. FT. | 156.70 M²



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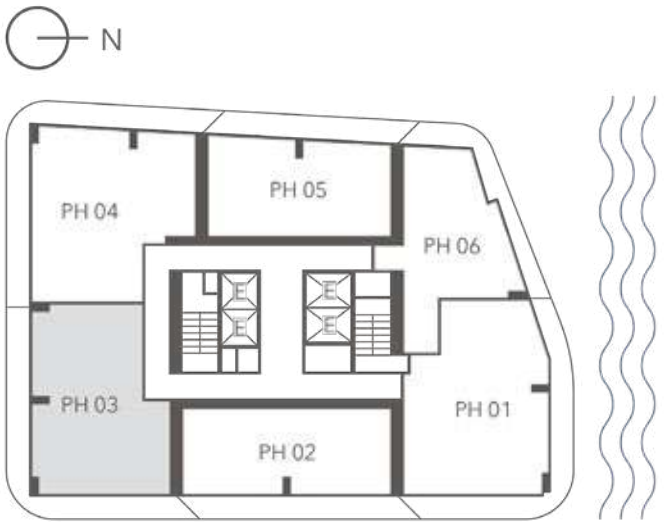
PH 03

3 BEDROOMS + DEN
3 1/2 BATHROOMS

INTERIOR
1,518 SQ. FT. | 141.00 M²

EXTERIOR
550 SQ. FT. | 51.10 M²

TOTAL
2,068 SQ. FT. | 192.10 M²



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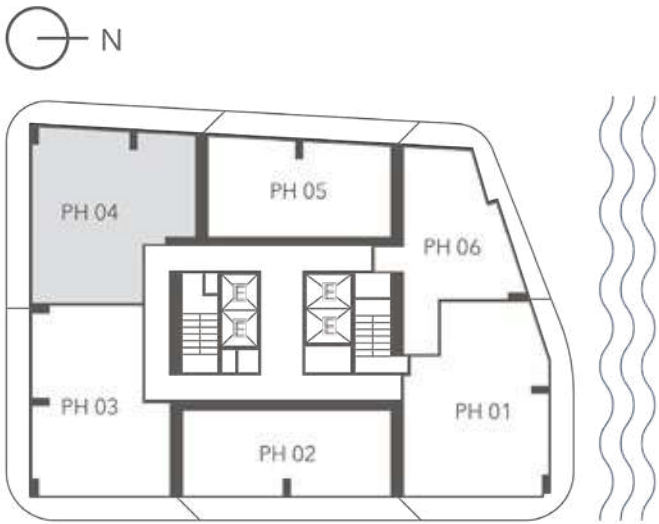
PH 04

3 BEDROOMS
3 BATHROOMS

INTERIOR
1,625 SQ. FT. | 151.00 M²

EXTERIOR
576 SQ. FT. | 53.50 M²

TOTAL
2,201 SQ. FT. | 204.50 M²



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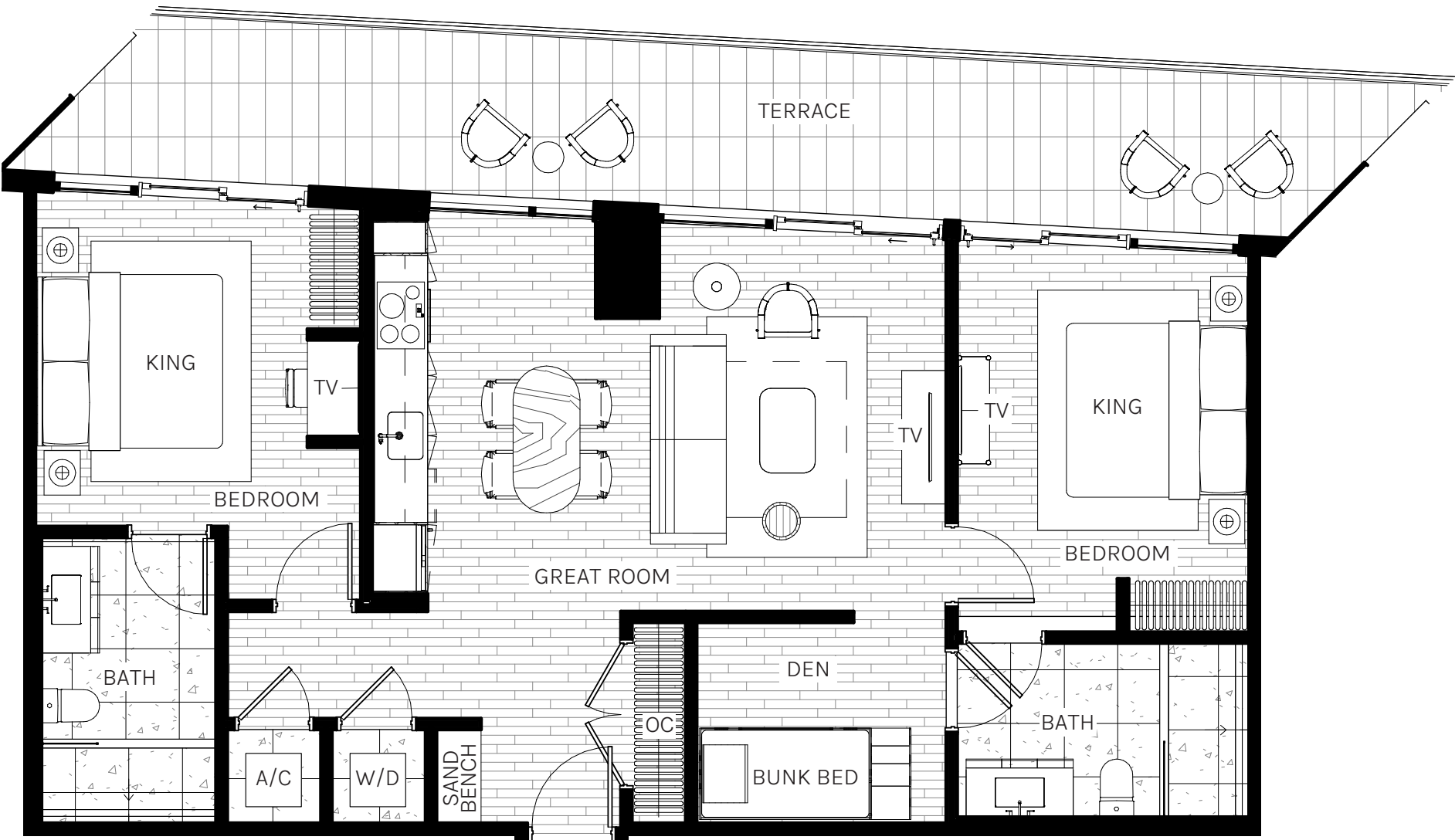
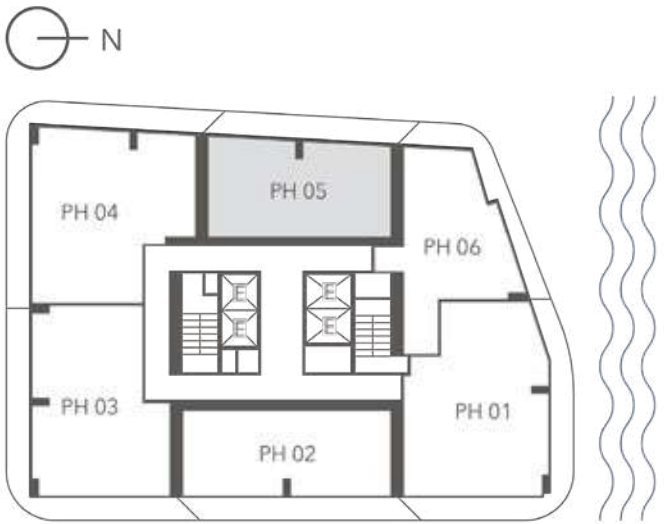
PH 05

2 BEDROOMS + DEN
2 BATHROOMS

INTERIOR
1,262 SQ. FT. | 117.20 M²

EXTERIOR
308 SQ. FT. | 28.60 M²

TOTAL
1,570 SQ. FT. | 145.80 M²



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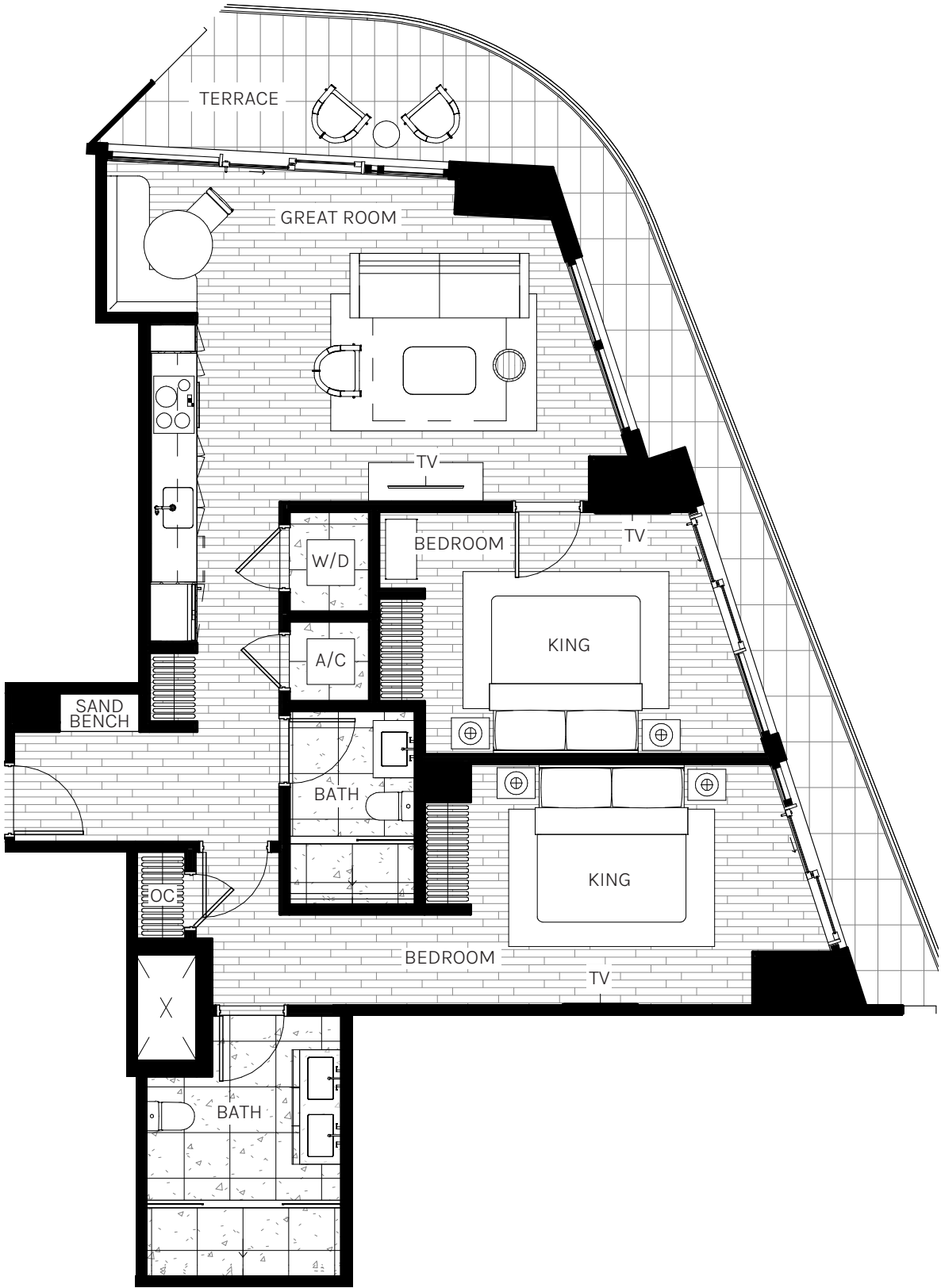
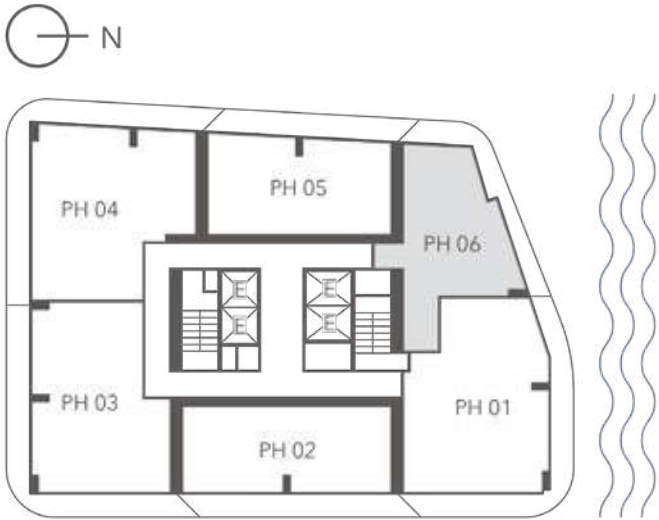
PH 06

2 BEDROOMS
2 BATHROOMS

INTERIOR
997 SQ. FT. | 92.60 M2

EXTERIOR
229 SQ. FT. | 21.30 M2

TOTAL
1,226 SQ. FT. | 113.40 M²



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NEWGARD

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.

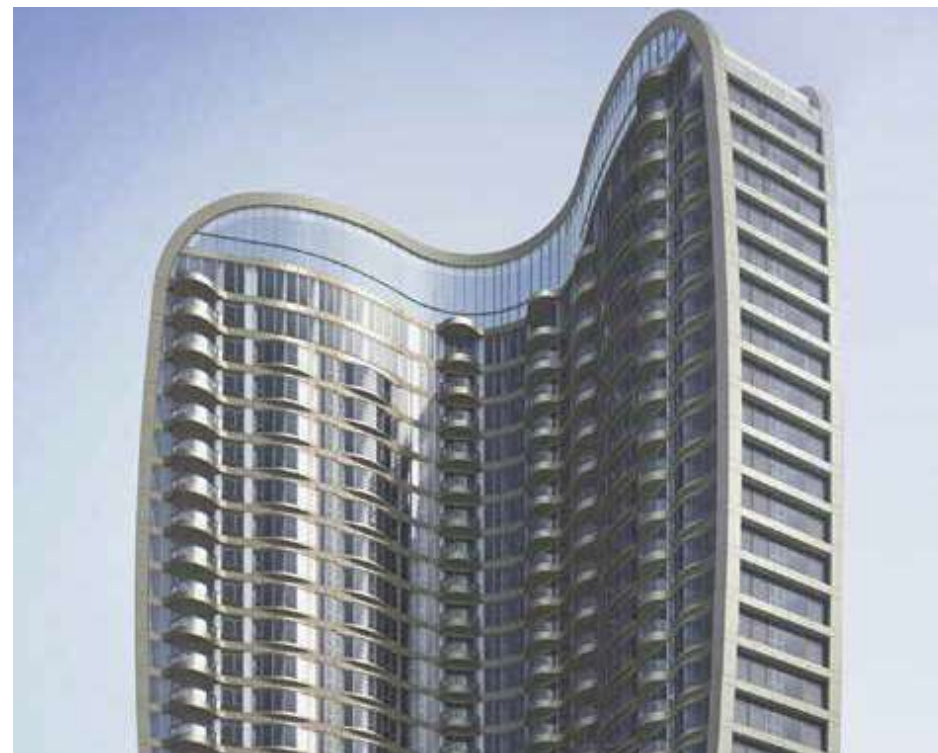


ARCHITECT

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.





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.



ARTEFACTO

artefacto

Excellence spanning three generations

The word Artefacto is practically synonymous with high-end furnishings and home staging. More so, it decodes a lifestyle that is highly regarded amongst the biggest names in architecture and décor. Behind every accessory and piece of furniture is a carefully thought-out concept that aims to establish connections between the home and the owner.

This attention to detail began in 1976, when Albino Bacchi, patriarch, launched the brand with a collection made of renewable natural fiber pieces. Artefacto continues to combine technology and craftsmanship under the second generation, Paulo Bacchi, with quality, elegance and impeccable finishes that make the furniture and accessories true objects of desire. Paulo's twin sons, Pietro and Bruno, look to continue the family tradition of excellence into the third generation.



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.



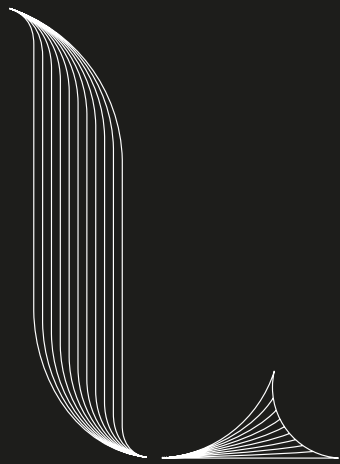
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