

# 72 Park

MIAMI BEACH

An aerial photograph showing the edge of the ocean where waves are breaking onto a sandy beach. The water is a vibrant turquoise color, and the foam of the waves is white. The sand is a light beige color, and the overall scene is bright and clear.

WELCOME TO A NEW  
*BEACH LIFESTYLE*



# 72 Park

MIAMI BEACH



Surfside Beach, North Beach Oceanside Park, Publix Super Market at North Shore, Fontainebleau Miami Beach, MID-BEACH, Faena Hotel Miami Beach, Miami Beach - South Beach, Nikki B, Miami Beach, Lummus Park, SOUTH BEACH, FLAMINGO / LUMMUS, Miami Beach Botanical Garden, Flamingo Park, WEST AVENUE, Indian Creek Country Club, NORMANDY ISLES, LA GORCE, Miami Beach, BAYSHORE, Alton Rd, NAUTILUS, W 41st St, Dade Blvd, Shuckers Waterfront Bar & Grill, North Bay Village, Biscayne Bay, STAR, PALM AND HIBISCUS ISLANDS, Dodge Island, Jungle Island, Miami Shores Country Club, ALDI

# NORTH BEACH





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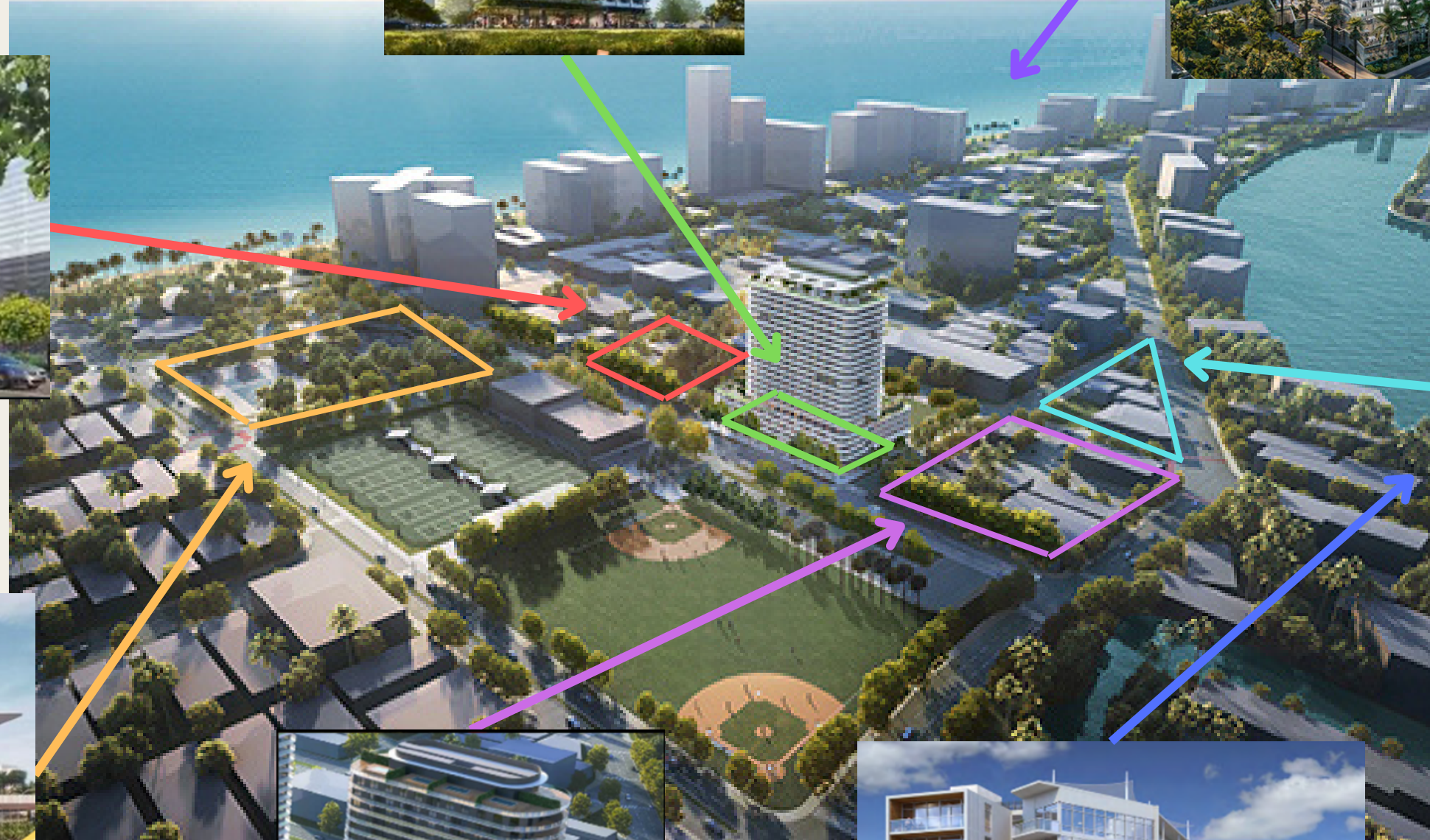
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# DEVELOPER

## Lefferts | Developer

- Lefferts is an unparalleled force in privately owned real estate development in New York and South Florida.
- With an unwavering commitment to excellence and sustainability, Lefferts creates extraordinary residential and commercial properties that redraw the boundaries of innovation, quality, and inclusive living.
- All of this was made possible by working together with Russell Galbut.





# ARCHITECT

## **Built Form | Architect**

- Built Form provides unwavering service to clients and the community with products that have a positive impact environmentally, financially, and aesthetically.

## **Urban Robot Associates | Interior Design**

- A diverse, full-service design collective, Urban Robot Associates creates interiors that elevate the human experience.

## **Urban Robot Associates | Landscape Architect**

- Urban Robot Associates brings a unique vision to each of their landscaping projects, creating spaces that are meaningful, memorable, and functional.





TO BE DELIVER SUMMMER 2024





# BUILDING FEATURES

- 22 Story building of modern residences
- Unobstructed panoramic views floor- to-ceiling glass of the Miami Ocean, Miami bay Miami Beach, and the downtown Miami skyline.
- 206 Residences fully furnished with no rental restrictions at all with parking.
- 60 Hotel Units
- 13 units per floor with a modern open layouts from 466 sqft (43m<sup>2</sup>) to 1,177 sqft (110m<sup>2</sup>) 53M to 142M
- 64,000 sqft (5946m<sup>2</sup>) of amennities





# 1ST FLOOR

Lobby and Restaurant: Roberta's from NY Michelin-star chef Carlo Mirarchi





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- 150 feet (46m) resort style pool with pool sides cabanas offering towel services
- Open Pool Deck with a cocktail bar
- Restaurant bar and launch with indoor and outdoor seating with ocean views
- Private grill area along with almost an acre landscaping space



## 5TH FLOOR & AMENITIES



- Kids Play room and Pet spa and grooming salon
- 24/7 Co-working Lounge
- Double height enclosed glass and Fully equipped state of the art fitness center with pool and garden views
- Roof top on the 22nd floor with Large TV, dining areas and grills with 360 degree views of the beach, parks, Intracostal and Miami skyline.
- Beach club offering chairs, umbrellas and towel services.



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## 6TH TO 21ST FLOOR

- 206 units from Jr 1Bed of 466 sf (43m<sup>2</sup>) to 3 Bed 2 Bth + Den units of 1,177 sf (110m<sup>2</sup>)
- Balconies of 6.5 foot deep with floor to ceiling sliding glass
- Ceiling heights from 9 - 10 feet (2-3m)
- Advanced smart-building technology offering high-speed fiber-optic wireless internet, HDTV
- Keyless entry with SALTO and smart access controls.
- Energy-efficient, individually controlled central air conditioning and heating system
- Enjoy a chef's kitchen complete with European-style appliances, including Bosch, SMEG, and Fisher & Paykel, along with imported cabinets, quartz countertops, and a modern stainless steel sink with a gourmet faucet



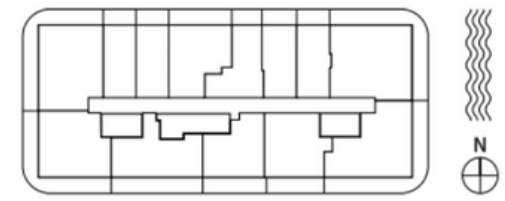




## New Project | Virtual tour generated by Panotour

Virtual tour generated by Panotour

[inflightllc.com](https://inflightllc.com)



# FLOOR PLANS

22 Stories / 206 Residences of Jr-1, 1, 2, & 3 Bedrooms



UNIT TYPE	A/C SIZE S.F.	TOTAL SIZE S.F.	TOTAL SIZE M <sup>2</sup>	STARTING AT
Jr. 1 Bed	466 - 562 S.F.	568 - 587 S.F.	53 - 55 M <sup>2</sup>	\$709k - 900k*
1 Bed	639 - 657 S.F.	825 - 1,023 S.F.	77 - 95 M <sup>2</sup>	\$875k - 900k*
1 Bed + Den	756 S.F.	951 S.F.	101 M <sup>2</sup>	\$1.05M - 1.23M*
2 Bed	802 - 995 S.F.	1,086 - 1,519 S.F.	101 - 141 M <sup>2</sup>	\$1.16M - 1.7M*
3 Bed	1,042 - 1,177 S.F.	1,315 - 1,525 S.F.	122 - 142 M <sup>2</sup>	\$1.37M - 2.2M*

FLOOR PRICE RANGE



# DEPOSIT SCHEDULE

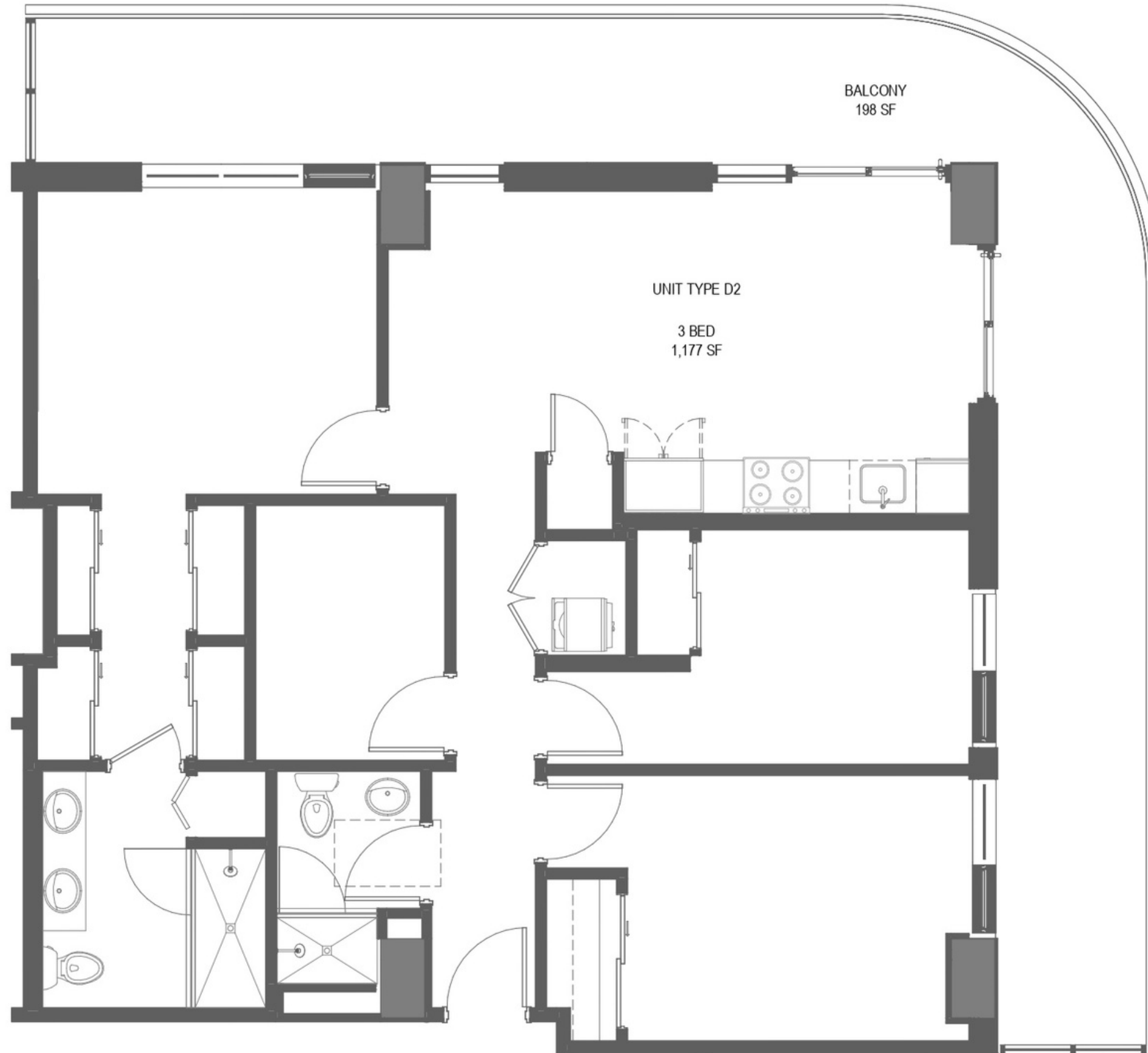
AT RESERVATION  
10%

AT CONTRACT  
10%

90 DAYS AFTER CONTRACT  
10%

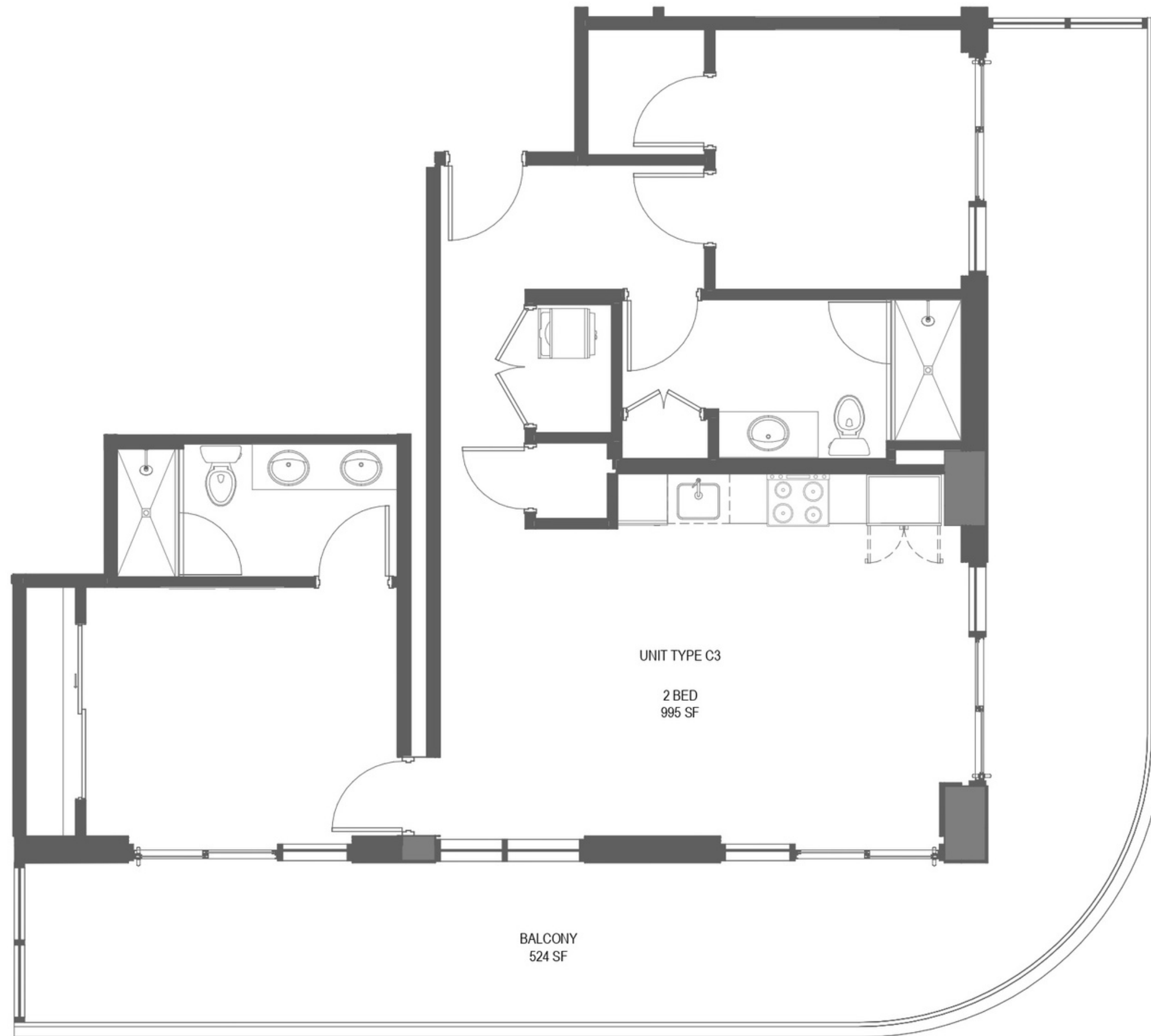
180 DAYS AFTER CONTRACT  
10%

BALANCE TO CLOSE  
60%



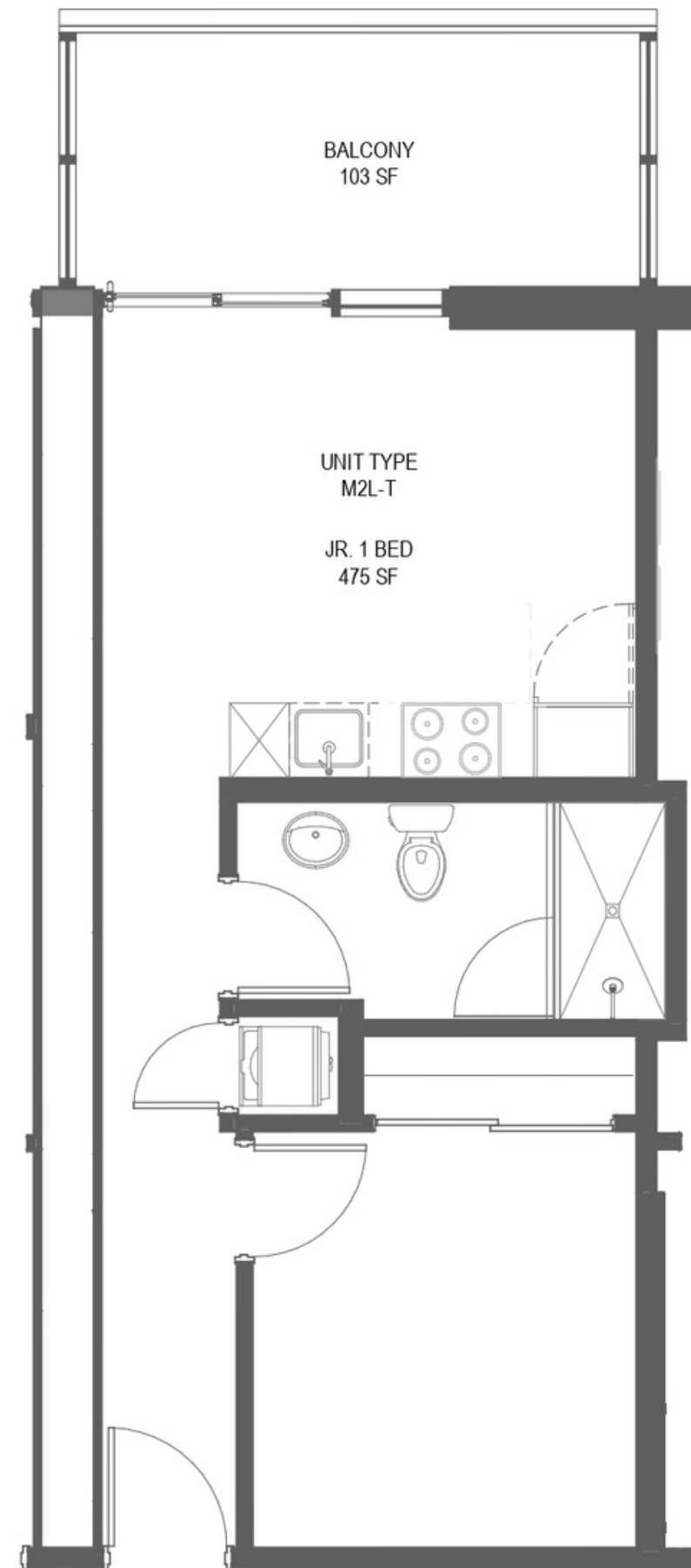
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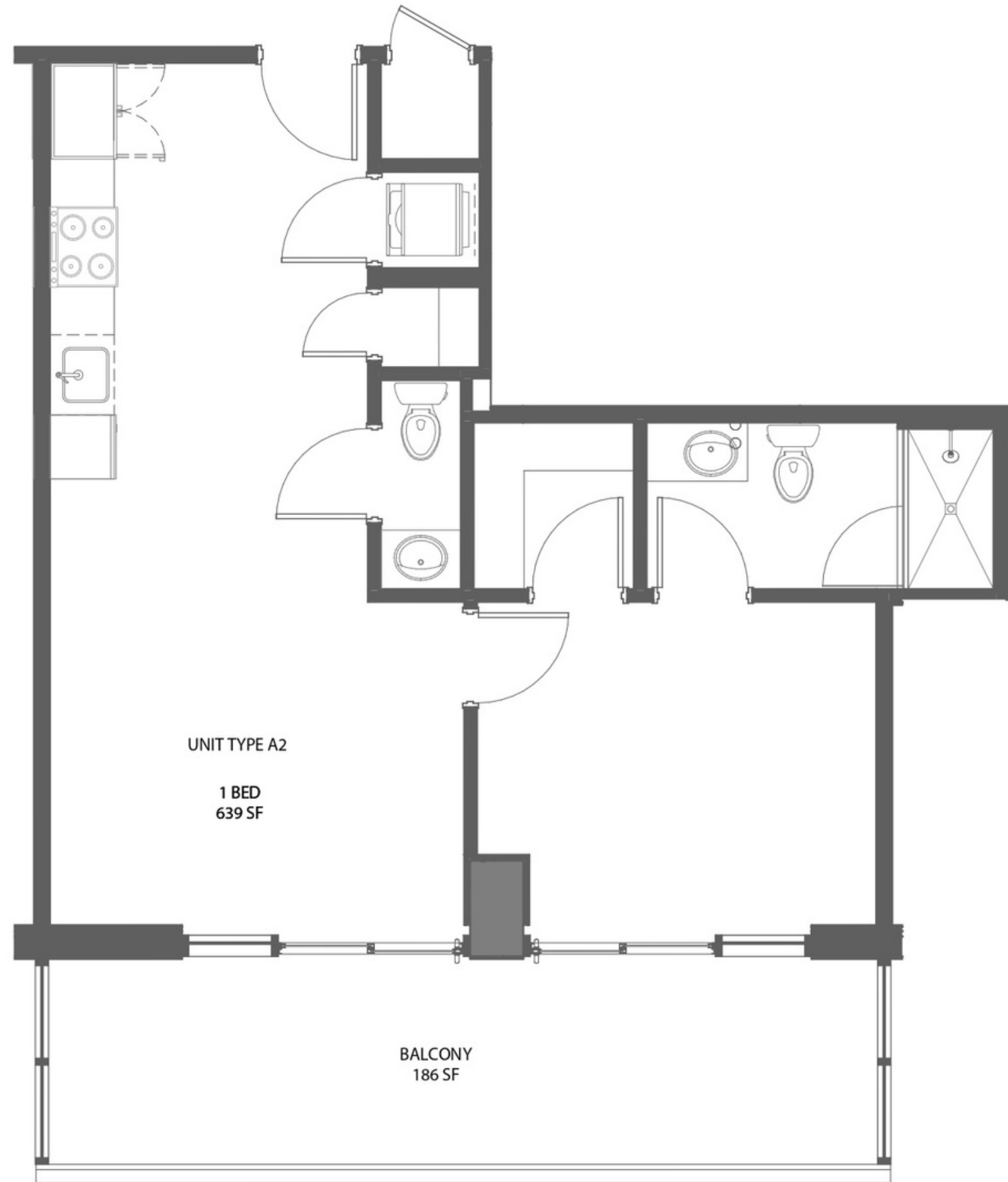
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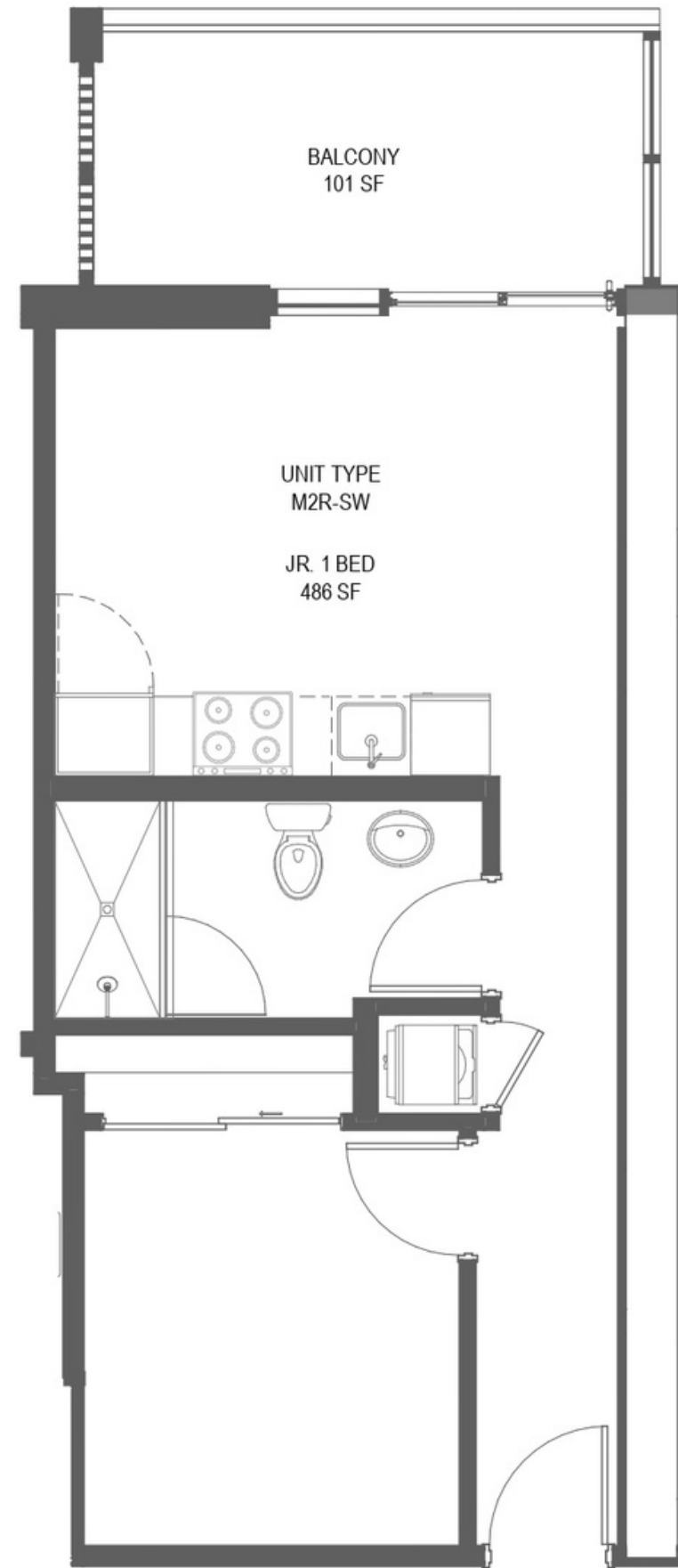
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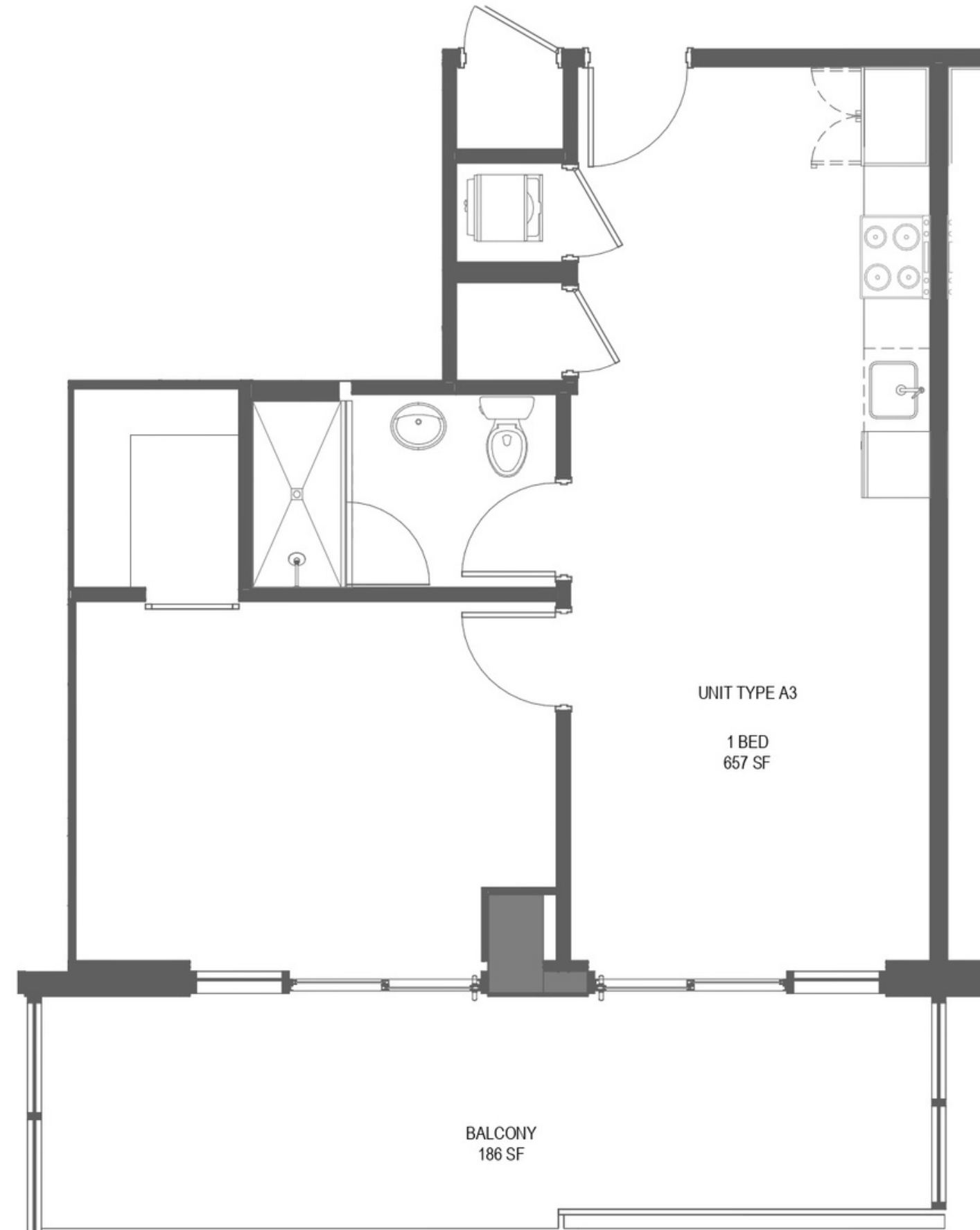
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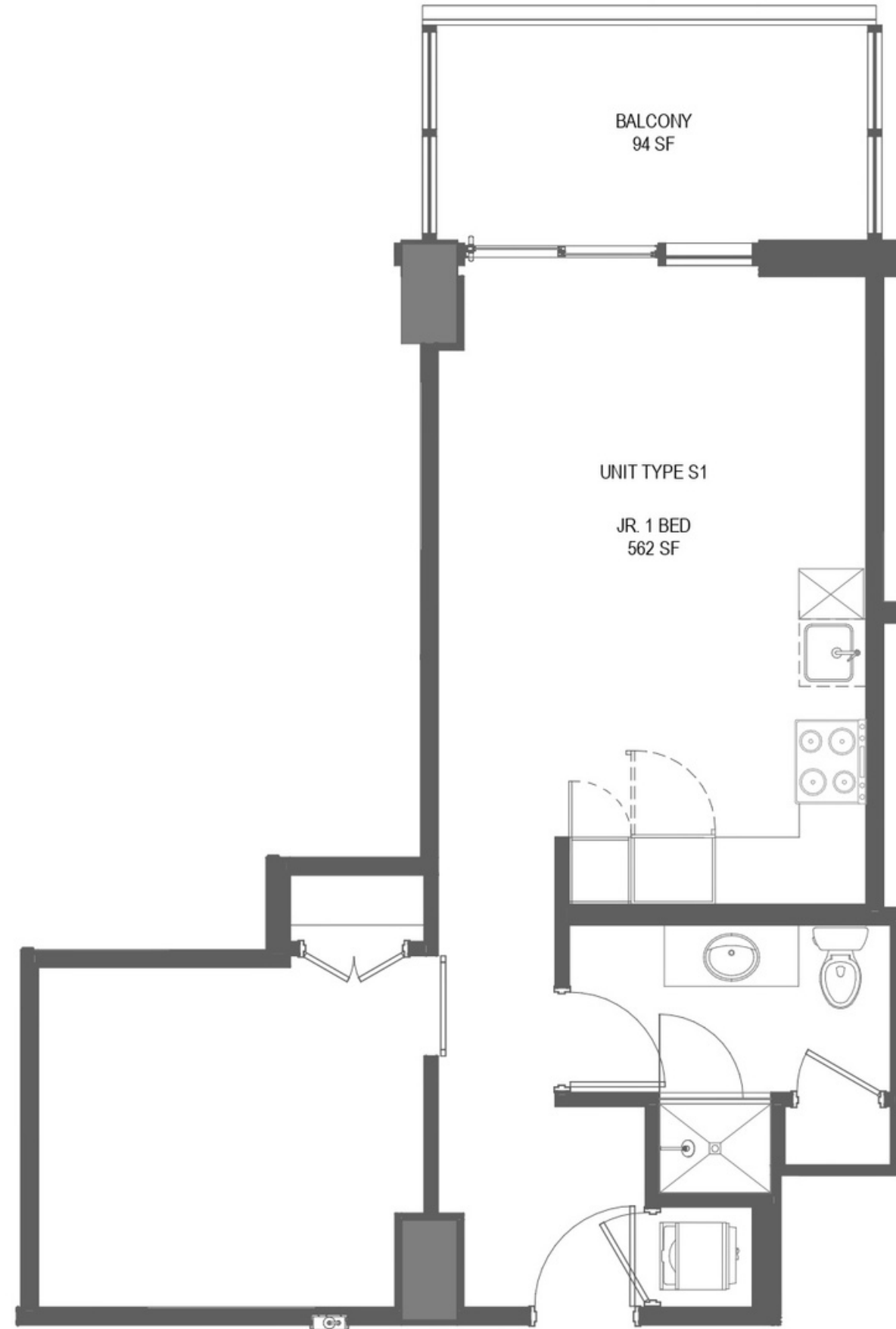




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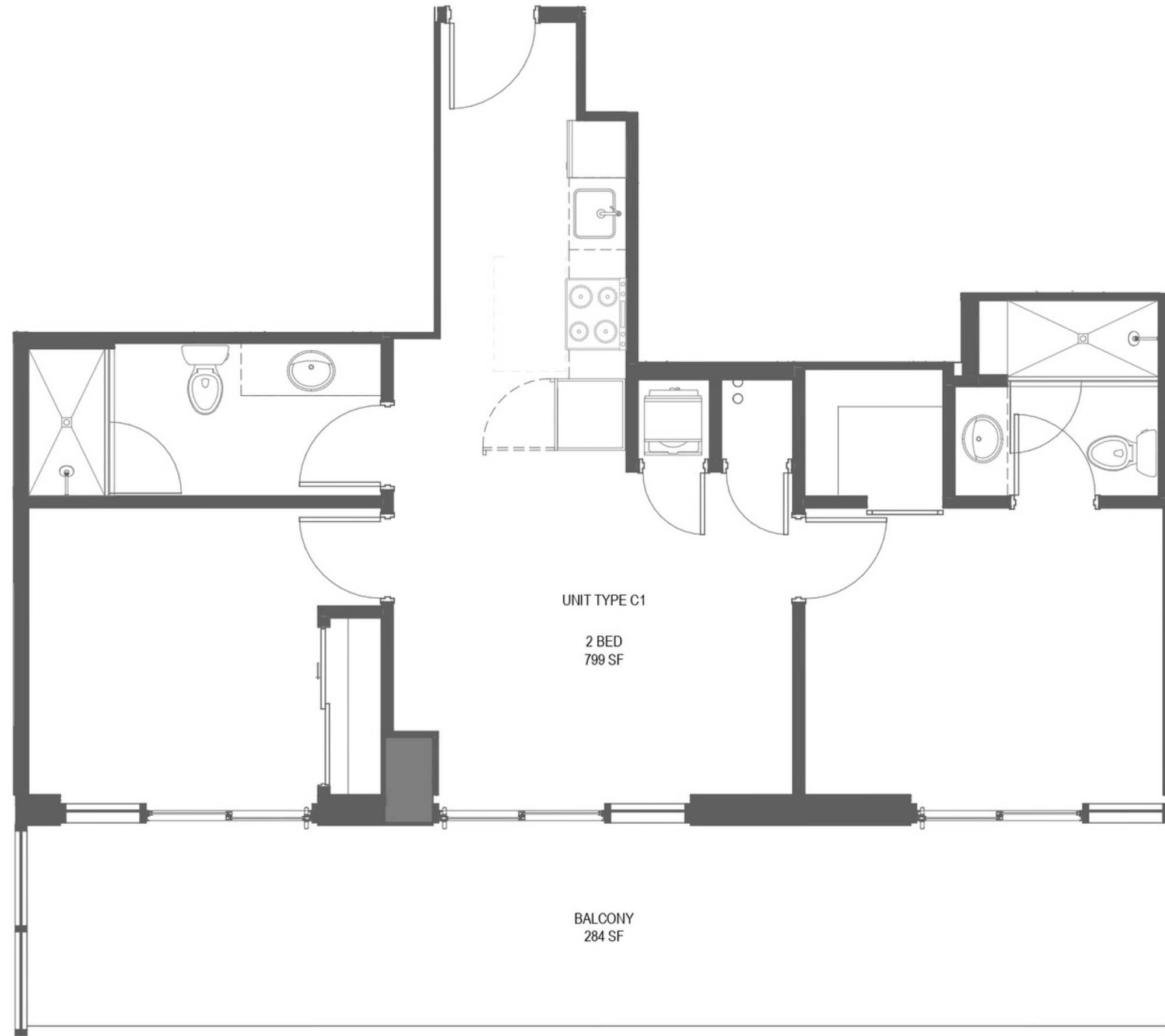




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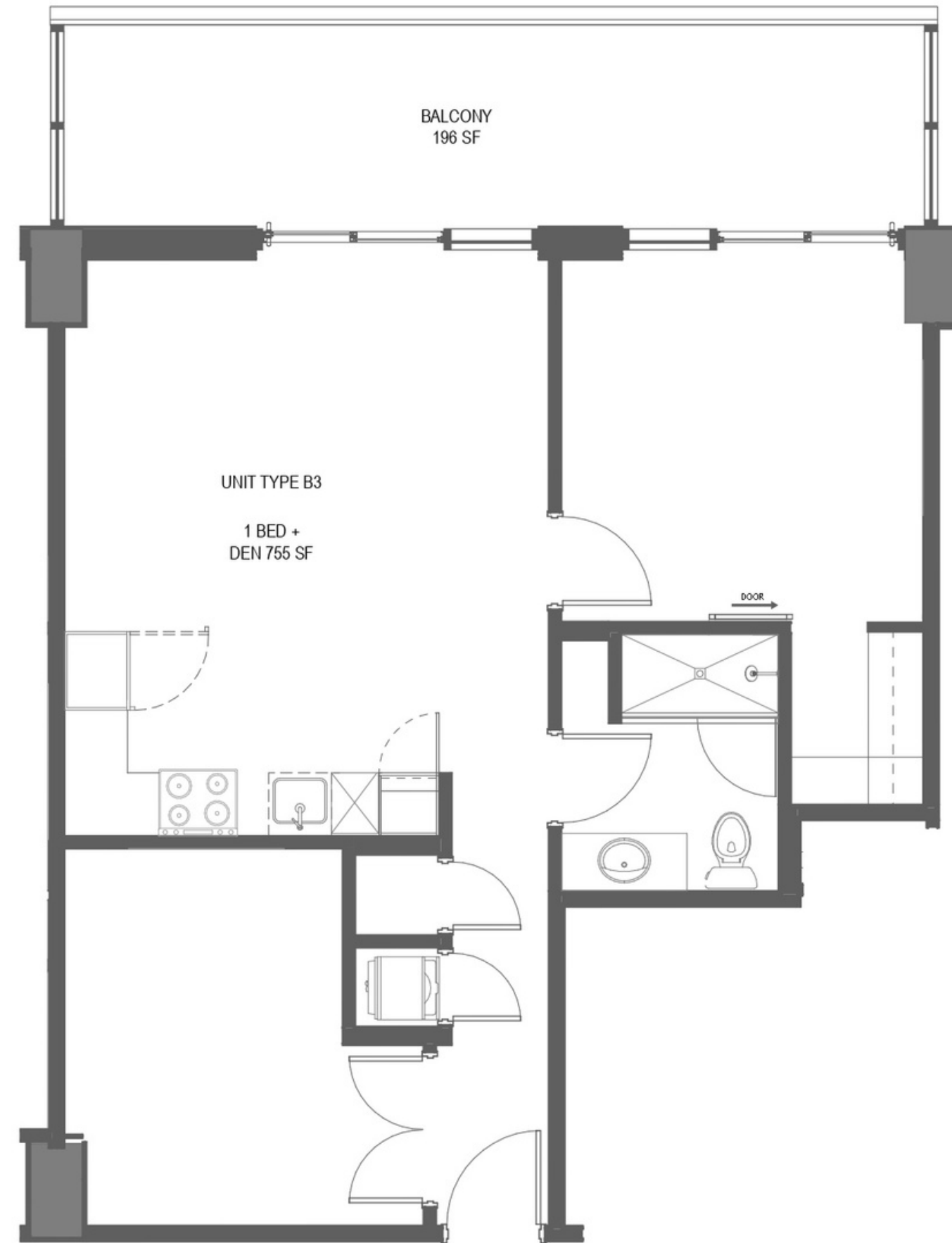




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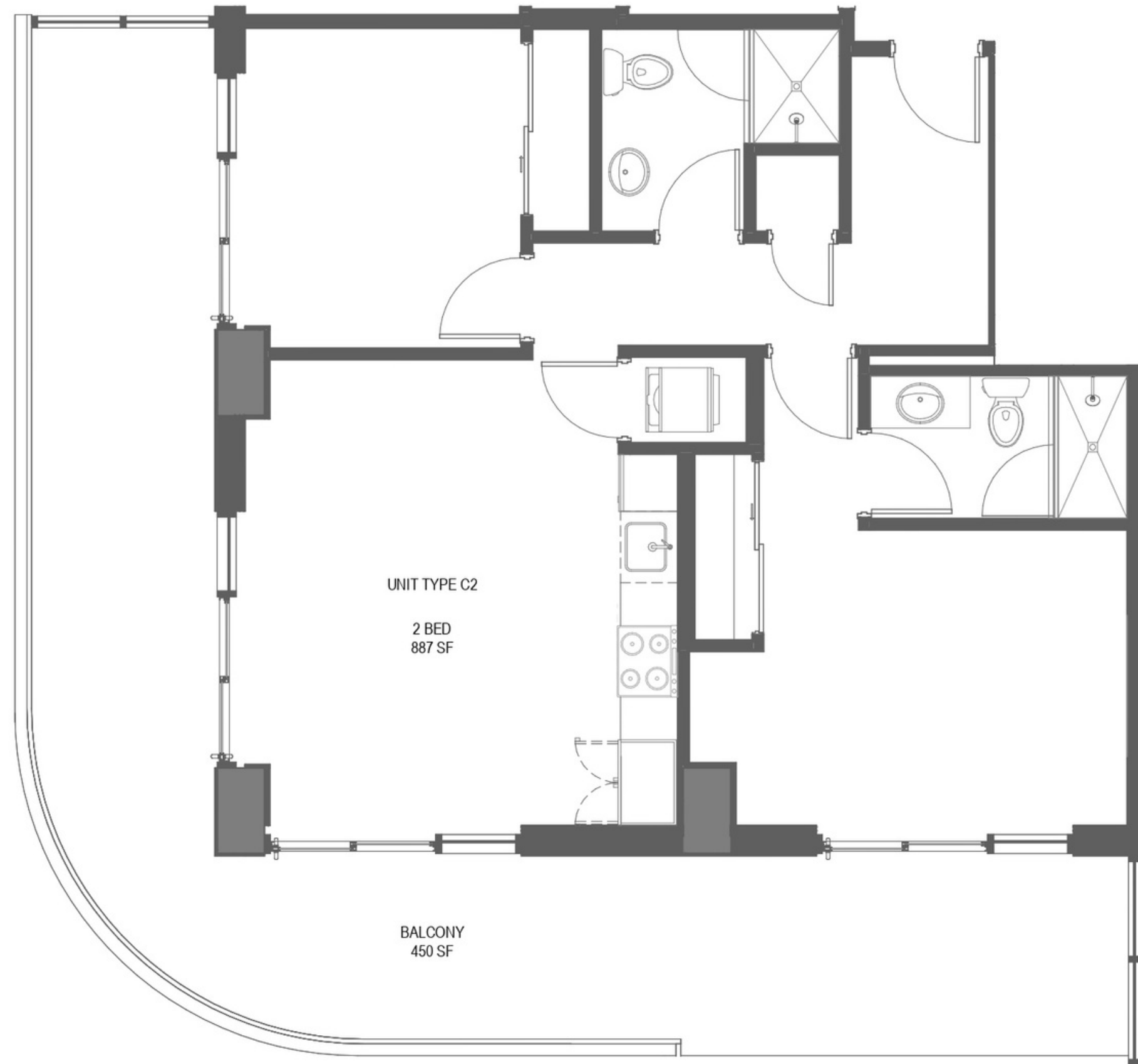




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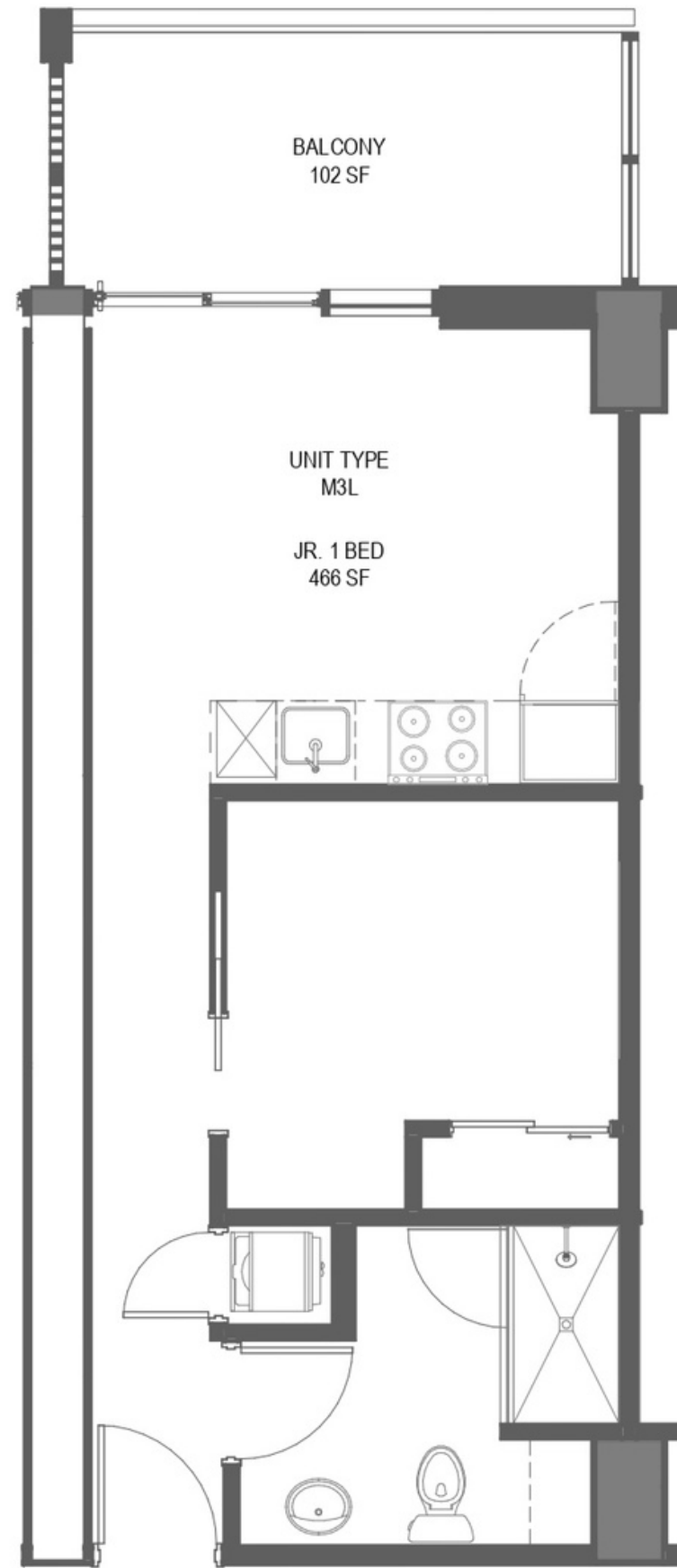




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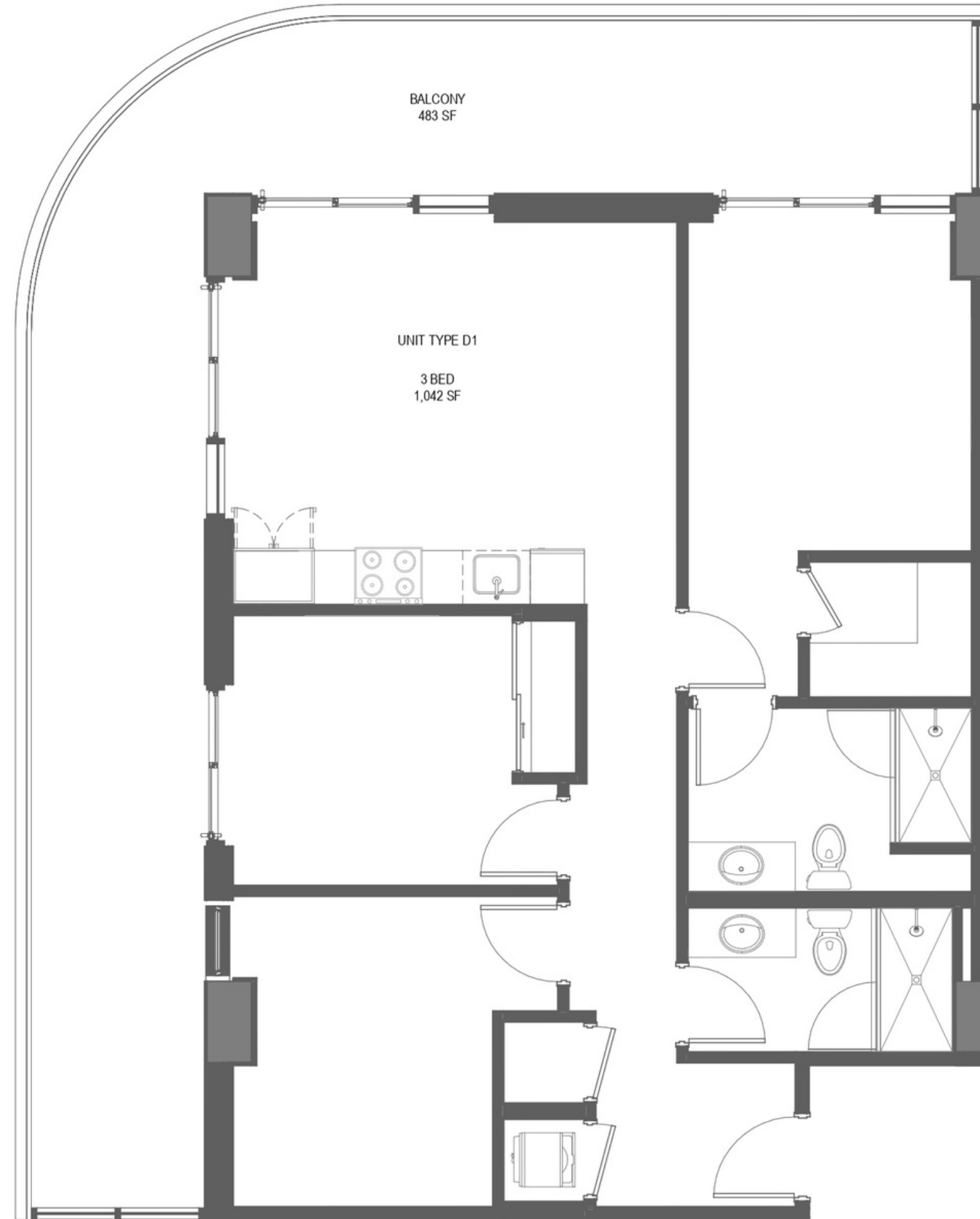


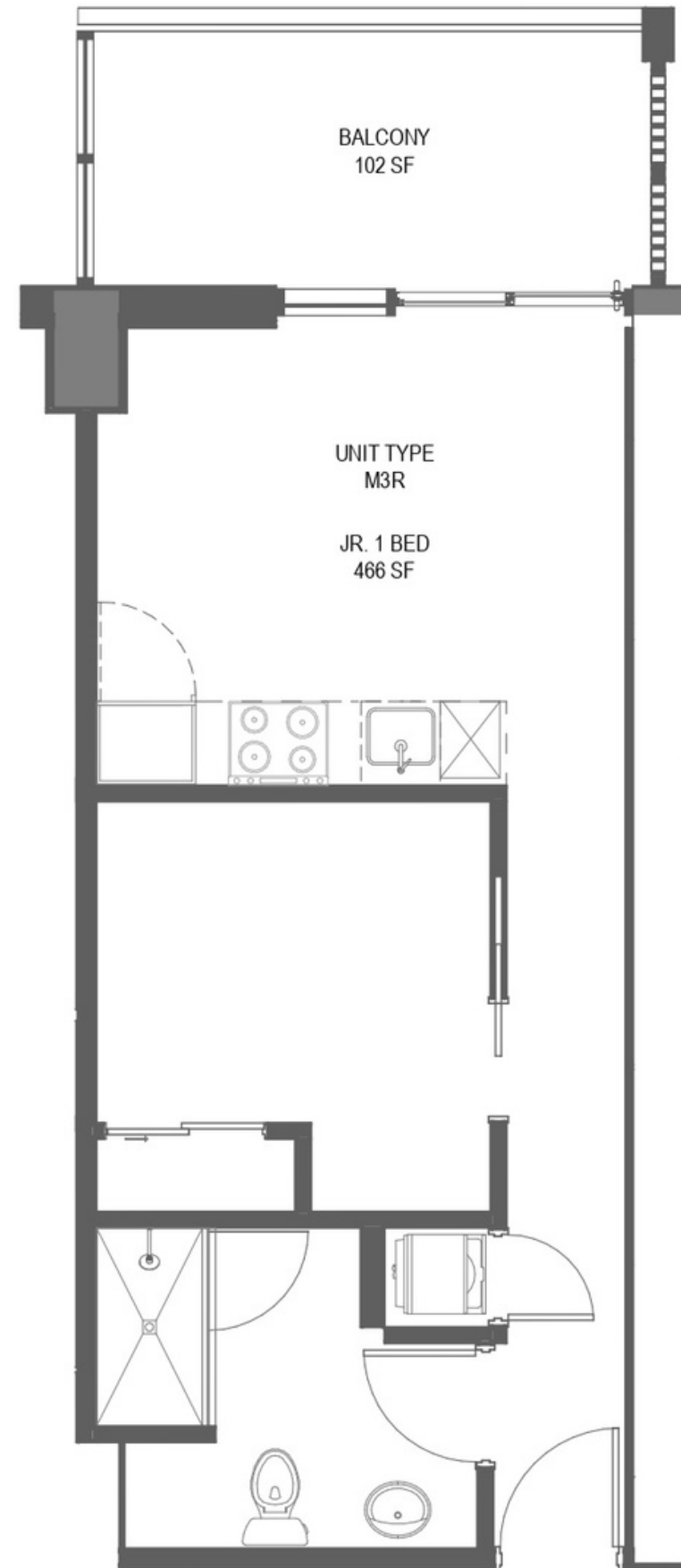


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