

LOFTY™ / BRICKELL

OWN. LIVE. SHARE.

MIAMI'S FIRST LUXURY BUILDING
PURPOSEFULLY DESIGNED, BUILT,
AND LICENSED FOR LUXURY STAYS
- WITHOUT RENTAL RESTRICTIONS.



ARTIST'S CONCEPTUAL RENDERING



LOFTY™ / BRICKELL

OWN. LIVE. SHARE.

OWN THE
ELEVATED
EXPERIENCE OF
A LUXURY STAY
WITH ALL THE
COMFORTS
OF HOME

LOFTY EXPECTATIONS.
LOFTY EXPERIENCES.
LIVE IN LUXURY,
LIKE A LOCAL.

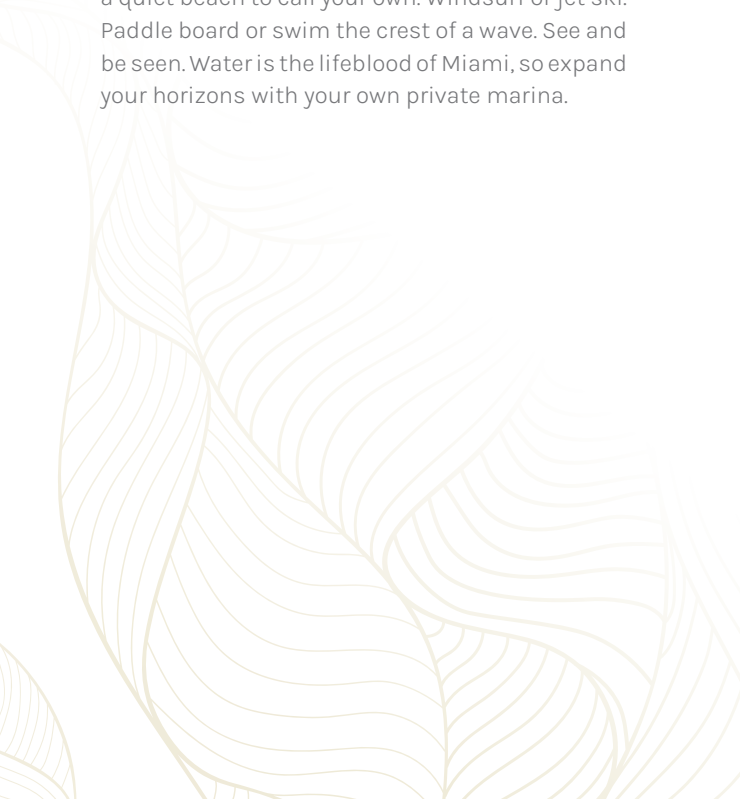


BRICKELL WATERFRONT,
MIAMI'S MOST DESIRABLE
URBAN ADDRESS

ARTIST'S CONCEPTUAL RENDERING

DIVE INTO WATERFRONT LIFE

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.





WATERFRONT DINING

Owning at Lofty offers you the ultimate luxury of waterfront living with your own private, curated 5-Star Riverfront Restaurant and Outdoor Dining Terrace.

THE MOST SOUGHT
AFTER URBAN
ADDRESS IN THE CITY



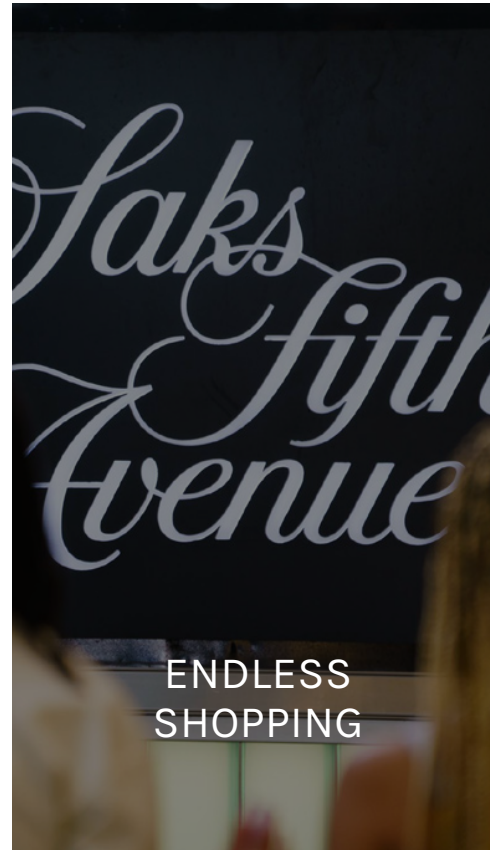
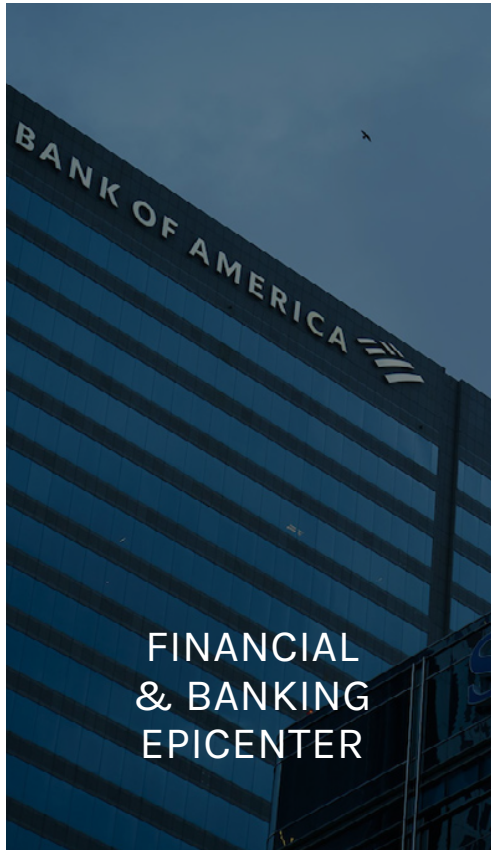
ARTIST'S CONCEPTUAL RENDERING

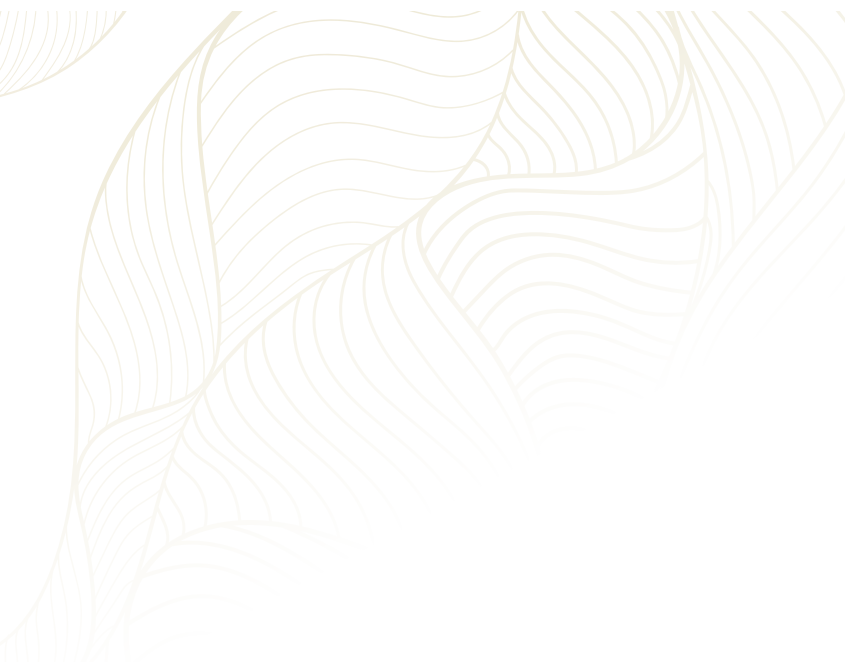


THIS IS THE HEART OF MIAMI.

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.

BRICKELL.
THE ULTIMATE
DESTINATION.





CIPRIANI



LE PETITE MAISON



KOMODO

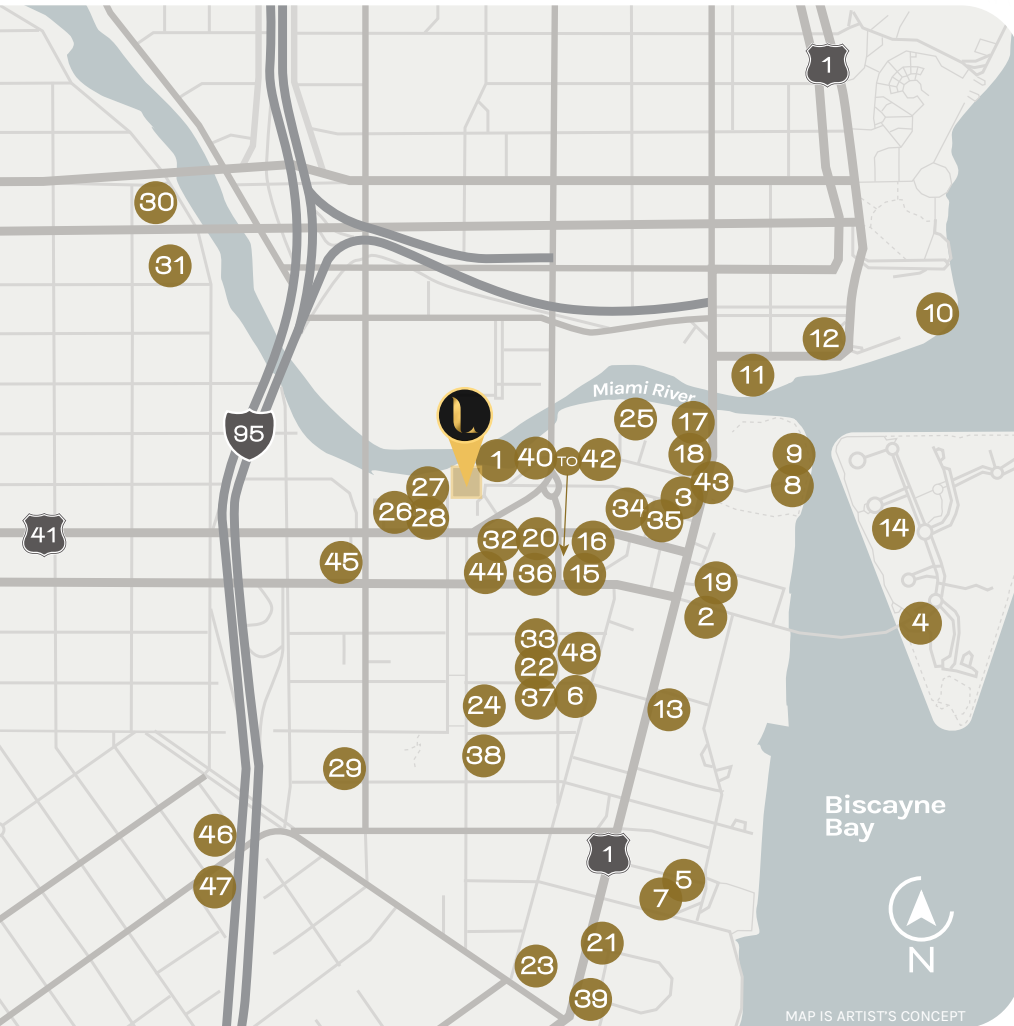


ZUMA

SAVOR & CELEBRATE EVERY MOMENT

Indulge in flavors from across the world. Here in Brickell, you're steps from an eclectic melange of tastes. French patisseries and Italian cafes. Celebrity restaurants and simple bistros. Cuban and Latin. And some of the finest sushi in America. This is where locals with a taste for culinary excellence come to dine.

BRICKELL MEANS FLAVOR



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 TEAKHOUSE
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

32. CASA TUA CUCINA
ITALIAN CASUAL
33. NORTH ITALIA
ITALIAN CUISINE
34. RIVER OYSTER BAR
SEAFOOD RESTAURANT
35. B BISTRO + BAKERY
BREAKFAST / LUNCH
36. PUBBELLY SUSHI
JAPANESE CUISINE
37. MISTER 01
PIZZERIA
38. COYO TACO
MEXICAN RESTAURANT
39. JOE & THE JUICE
JUICE AND SANDWICH BAR
40. DR SMOOD
HEALTHY ALL-ORGANIC EATS
41. ROSETTA BAKERY
BAKERY AND COFFEE SHOP
42. TACOLOGY
TACO PLACE
43. BABY JANE
ARTFUL COCKTAILS & ELEVATED BAR FAIR
44. TOASTED
BAGELRY & DELI
45. YUZU
FROZEN YOGURT & CRÊPES
46. PERRICONE'S
MARKETPLACE & CAFE
47. TUTTO PIZZA
PIZZERIA
48. P.F. CHANG'S
CHINESE RESTAURANT

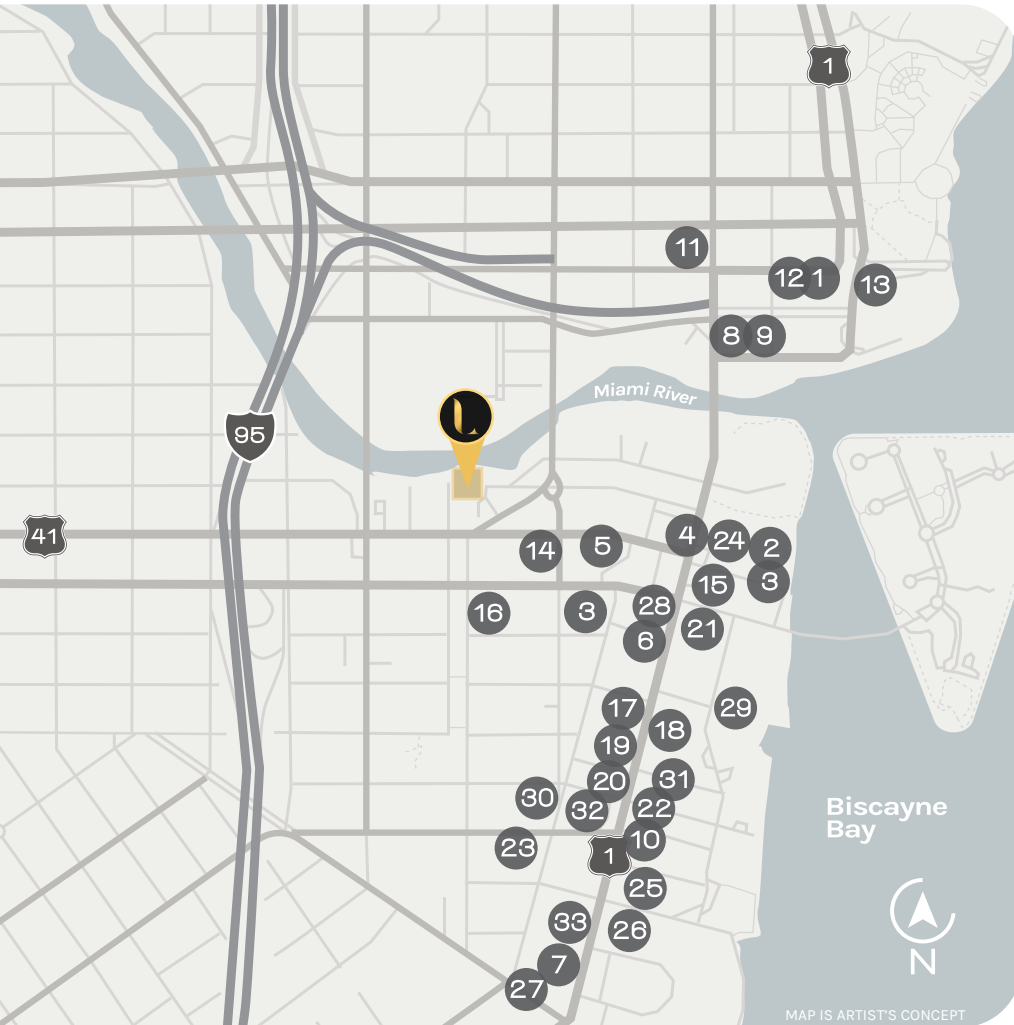
+ MANY, MANY MORE

THE FINANCIAL CENTER OF THE SOUTH

Brickell is the most important financial center south of Wall Street. With 87 financial institutions including 33 foreign banks, Brickell is home to 26 Consulates and over 1,400 Multinational Corporations. This is where business happens in The South.



BRICKELL MEANS BUSINESS



TECH COMPANIES, FINANCIAL SERVICES, CONSULTING & ATTORNEYS

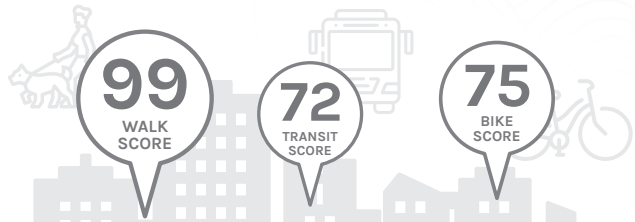
1. GOLDMAN SACHS
2. BLACKSTONE
3. MICROSOFT
4. 601 BRICKELL AVENUE
5. ACKERMAN LLP
6. 830 BRICKELL PLAZA
7. J.P. MORGAN PRIVATE BANK
8. DELOITTE CONSULTING
9. GREENBERG TRAURIG
10. FACEBOOK
11. SIMFORM
12. BLUE CLOUD SOFTWARE TECHNOLOGY
13. CINQ TECHNOLOGIES
14. POWERED LABS
15. PARK ROAD TECHNOLOGIES
16. SOFTBOLT INC. + APPSTER
17. TECH-DEVELOPMENTS INC.
18. MERTHIN TECHNOLOGIRS
IBERIABANK
TD BANK
19. NYBBLE GROUP
20. YV TECHNOLOGIES
21. CORESYSTEMS SOFTEARE USA INC.
22. INFOTECHSOFT INC.
23. DINOCLLOUD
24. AFFORDABLE EMAIL
25. WELLS FARGO
26. SANTANDER BANK

27. WHITEOWL
28. FIRSBANK
29. MODERN BANK
30. APOLLO BANK
31. STANDARD CHARTERED BANK
32. BB&T
33. 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

BRICKELL ECONOMIC DRIVERS



LOCAL NEIGHBORHOOD

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

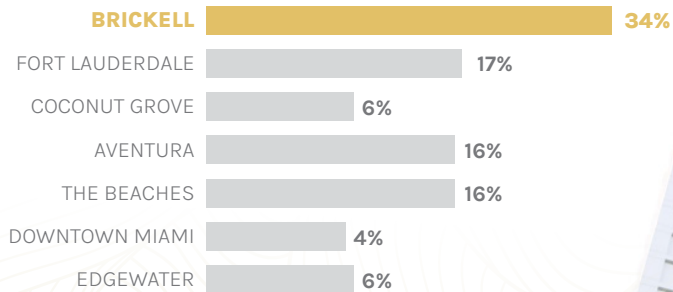
Mary Brickell Village is an intimate village vibe and home to more than 30 retail shops and nearly 20 bars and restaurants

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

CONDO MARKET OVERVIEW

SALES DATA GREATER MIAMI AREA



1 OUT OF EVERY 3 SALES ARE IN BRICKELL FOR CONDOS



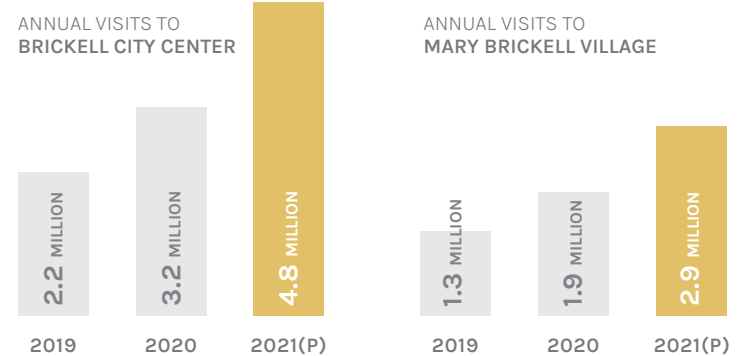
OVER **40%**

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

OVER **22%**

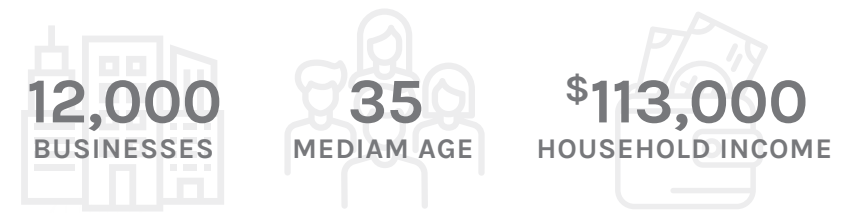
The City of Miami population living in the Greater Downtown area

RETAIL MARKET OVERVIEW



STRONG CONSUMER DEMOGRAPHIC

BRICKELL & DOWNTOWN



BIG BUSINESS MOVING TO MIAMI



OFFICE MARKET OVERVIEW

Significant business and economic incentives, coupled with favorable tax laws, year-round climate and quality of life, is accelerating the amount of companies relocating to Miami from major business hubs like New York City and California.

INTELLECTUAL CAPITAL MOVES (CEO'S)

<p>KEITH RABOIS FOUNDERS FUND</p>	<p>JON ORINGER SHUTTERSTOCK</p>	<p>SHERVIN PISHEVAR HYPERLOOP ONE</p>	
<p>ALEX TAUB UPSTREAM</p>	<p>ALEXANDRA WILKIS WILSON GLAMSQUAD AND FITZ</p>	<p>DAVID BLUMBERG BLUMBERG CAPITAL</p>	

HOTEL MARKET OVERVIEW

MIAMI, FLORIDA

OCCUPANCY RATE OVER

80%
IN 2020

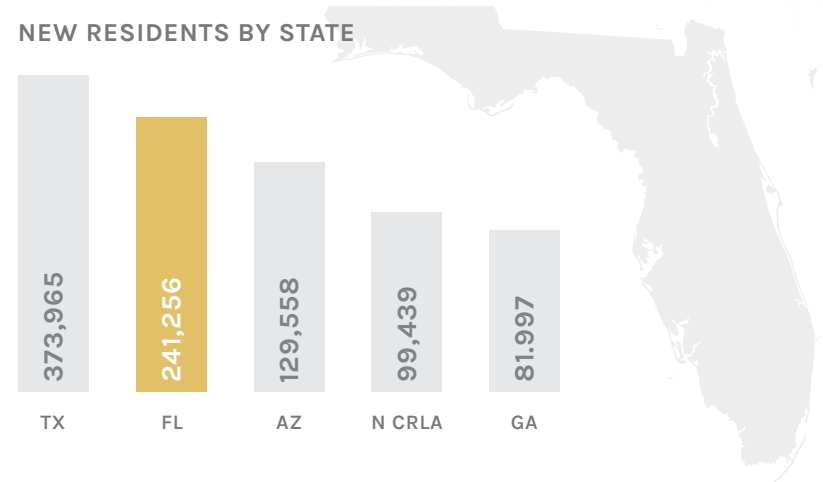


POPULATION GROWTH

Florida ranked 2nd in the nation adding more than 240,000 new residents in 2020, bringing the total population to 21.7 million.

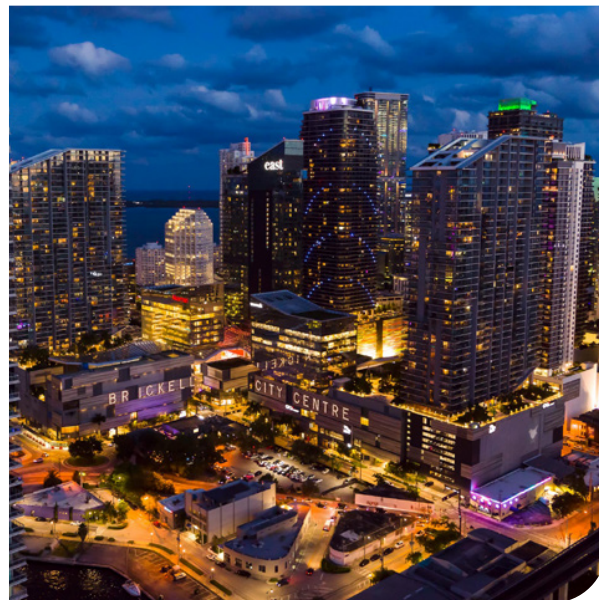


NEW RESIDENTS BY STATE



MARKET OVERVIEW

<p>#1 PORT Miami's World Cruise Port Ranking</p>	<p>#2 ADR In the Nation in June 2020</p>	<p>#3 AIRPORT (MIA) In the US for International Passengers</p>
<p>#1 STARTUP LOCATION Best Place for Startup Activity in the U.S.</p>	<p>#8 MOST POPULOUS Most Populous Metro Area in the U.S.</p>	



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 CENTER

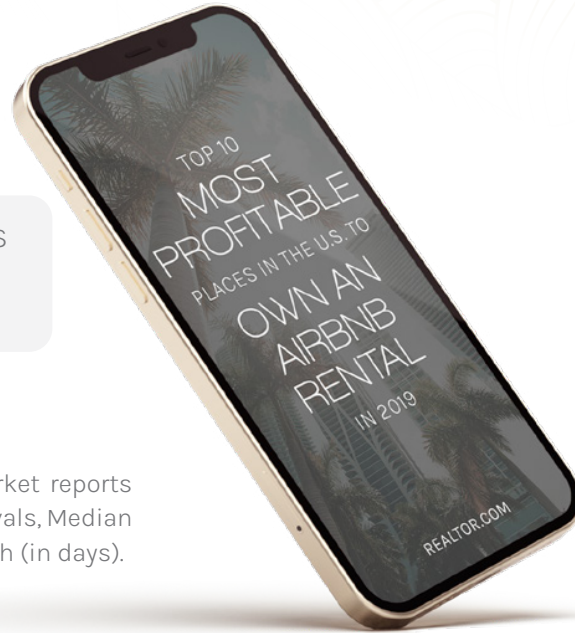
Four levels of luxury, premium and world-class dining and entertainment are interconnected over three city blocks and anchored by a 107,000 square foot Saks Fifth Avenue and luxury VIP Cinema Experience from CMX.

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

5,400,000 SQFT | 105 Shops

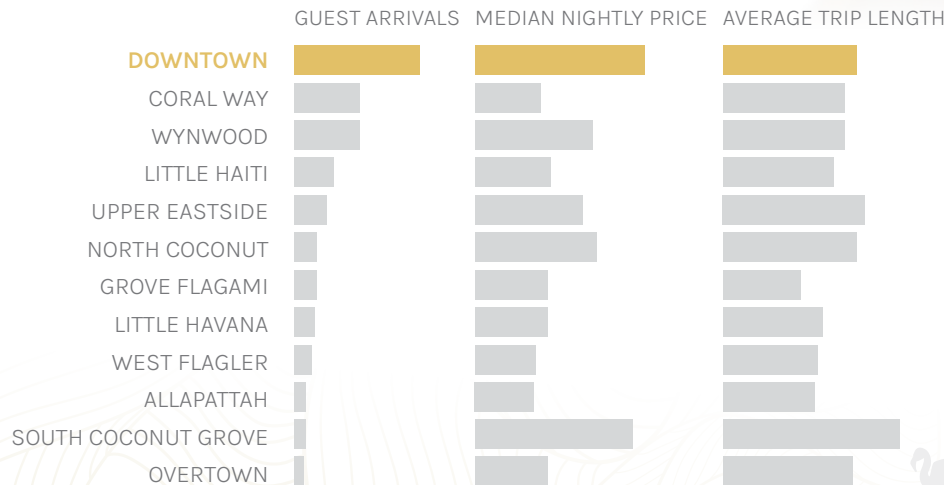
DEMAND FOR LUXURY SHORT TERM RENTALS

AIRBNB'S REVENUE, PROFITS SOAR AS "WORK FROM ANYWHERE" DEEPENS
- THE REAL DEAL



THE MIAMI TIMES:

Miami Short Term Rental Activity by Market reports Downtown Miami as highest in Guest Arrivals, Median Nightly Price (ADR) and Average Trip Length (in days).



IPROPERTYMANAGEMENT.COM:

\$57.7 billion: projected vacation rental revenue for 2019

297.2 million: total vacation rental users worldwide

Vacation rentals are expected to topple the hotel industry by year 2020

Millennials are predicted to spend \$1.4 trillion on travel each year by 2020
They are more likely to choose short-term rentals over hotels for their stays



1 IN 4 AMERICANS

Report engaging with short-term rental platforms (23%), up 277% from 6%, over a ten year period



71% OF TRAVELERS WITH CHILDREN

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

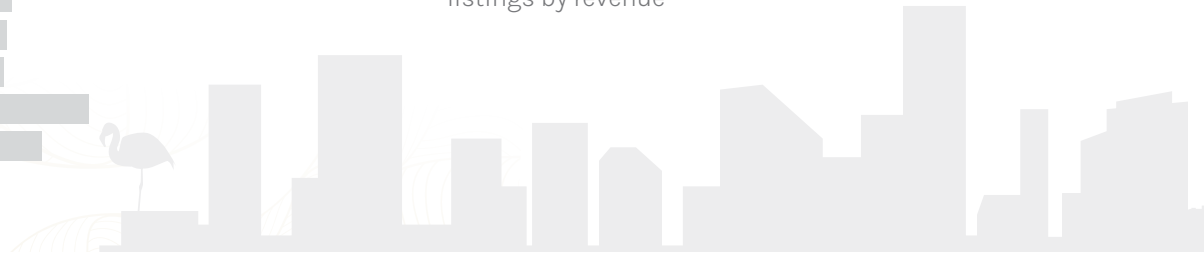


GLOBAL SHORT-TERM RENTAL SALES

By 2022 are projected to reach \$132.5 billion and 10 million listings, nearly triple what they were in 2012

AIRDNA:

Miami is in the top 25 markets for Short-Term Rental (STR) listings by revenue



AT LOFTY
FREEDOM
IS YOURS.
ANYTIME,
ANYWHERE.



A MANAGEMENT OPTION THAT PROVIDES

PRESENCE ON EVERY PLATFORM

When you are not in residence, Lofty Masterhost can help to monetize your residence if you choose by presenting your property on the full spectrum of platforms including:



AIRBNB

HOMEAWAY

VRBO.COM

EXPEDIA

TRAVELOCITY

HOTELS.COM

BOOKING.COM

KAYAK








PRICELINE

+MORE










A WORRY-FREE
MANAGEMENT
OPTION

CURATED AMENITIES FOR THE ART OF LIVING WELL

-  CONCIERGE
-  BUTLER SERVICE
-  BESPOKE PRIVATE AMENITIES
-  PRIVATE RESIDENT ONLY ROOFTOP
-  RESIDENT PORTAL
-  5-STAR WATERFRONT RESTAURANT
-  PRIVATE MARINA AND DOCKS

INTUITIVELY RESPONSIVE BESPOKE SERVICES

-  DINING RESERVATIONS
-  ROOM SERVICE
-  WELLNESS CENTER CLASS BOOKINGS
-  HOUSE CAR
-  VALET SERVICE
-  SPA AND BEAUTY TREATMENTS
-  PACKAGE DELIVERY SERVICE



INTERIOR DESIGN INSPIRATION





INTERIOR DESIGNER

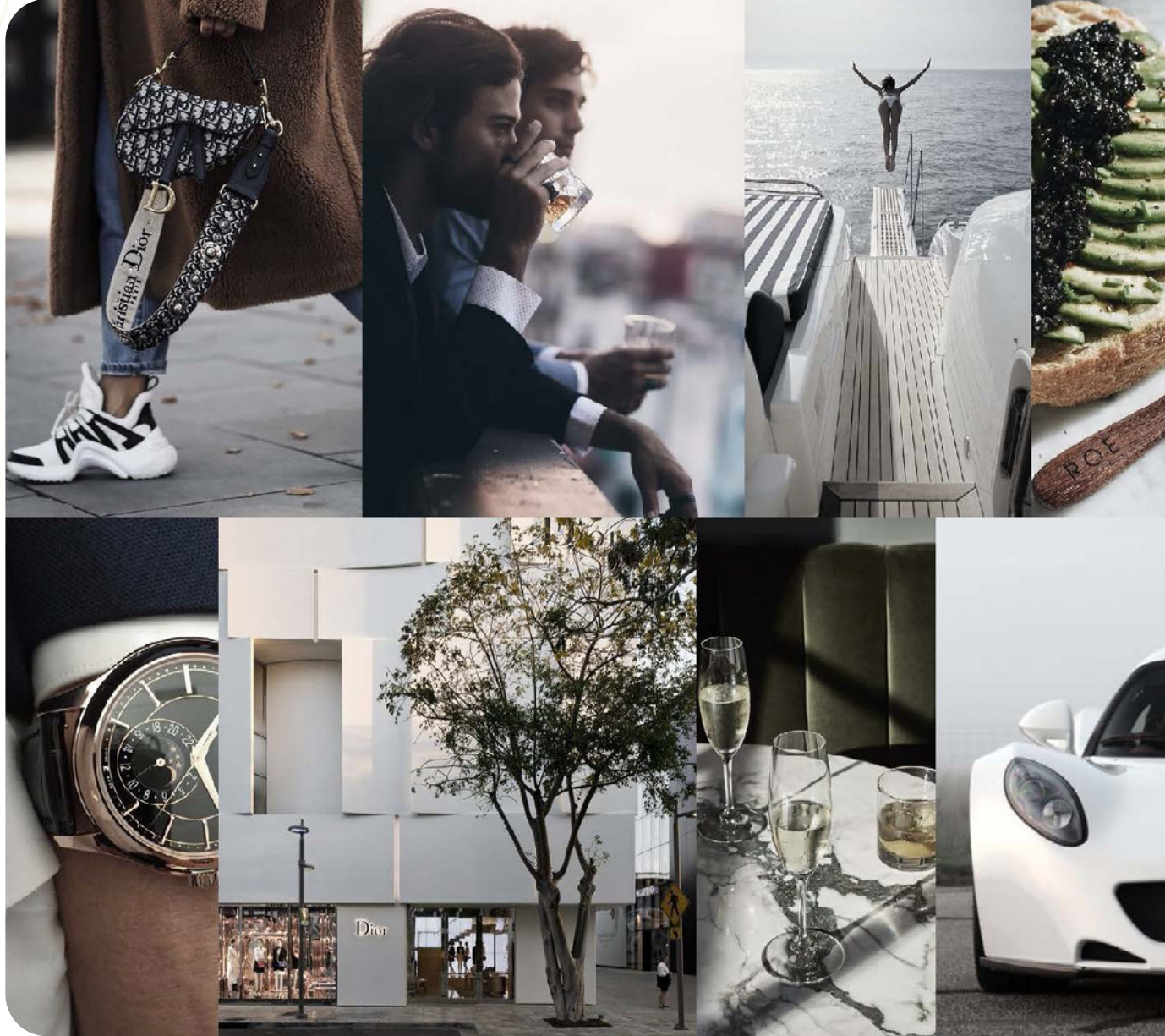


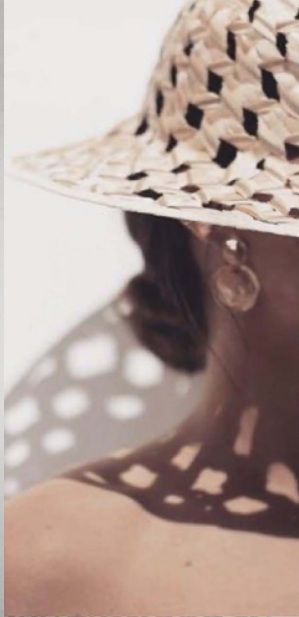
ARCHITECTURE & DESIGN

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

THE
OPULENCE
OF JUST
ENOUGH



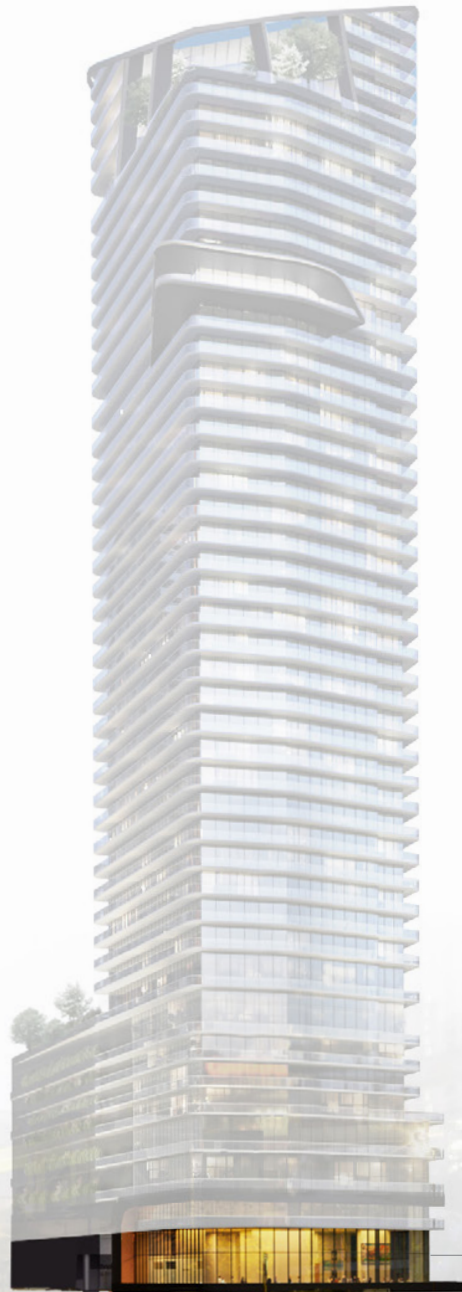


COASTAL
ELEGANCE



ART
DECO
FLUTED
FORMS





GROUND LEVEL AMENITIES



UNDERLINE ACCESS



24-HOUR VALET PARKING
SERVICE



RIVERWALK ACCESS



LOFTY CAR SERVICE
FOR OWNERS



LOFTY MASTERHOST
AND 24-HOUR
FRONT DESK ATTENDANT



WELCOME RECEPTION



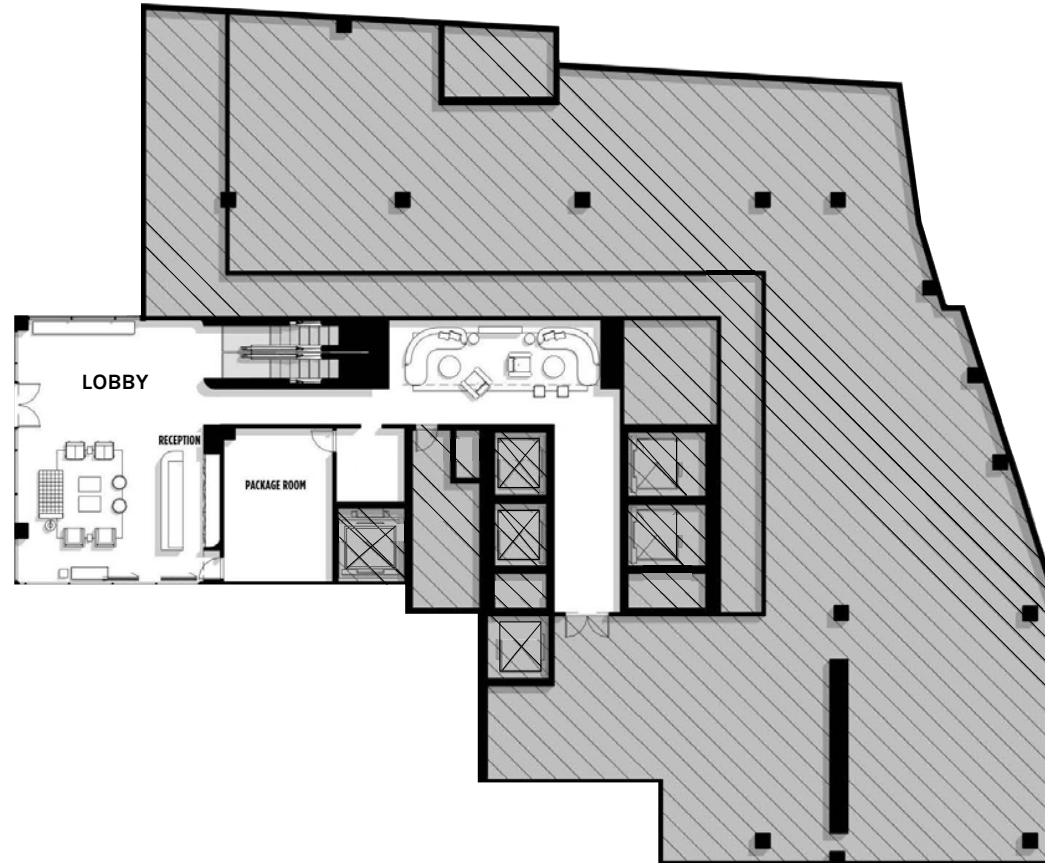
PACKAGE ROOM
FOR DELIVERIES



5-STAR WATERFRONT
RESTAURANT

GROUND LEVEL

⊖-N



DEVELOPED BY
Newgard

ARCHITECTURAL DEVELOPMENT BY
ARQUITECTONICA

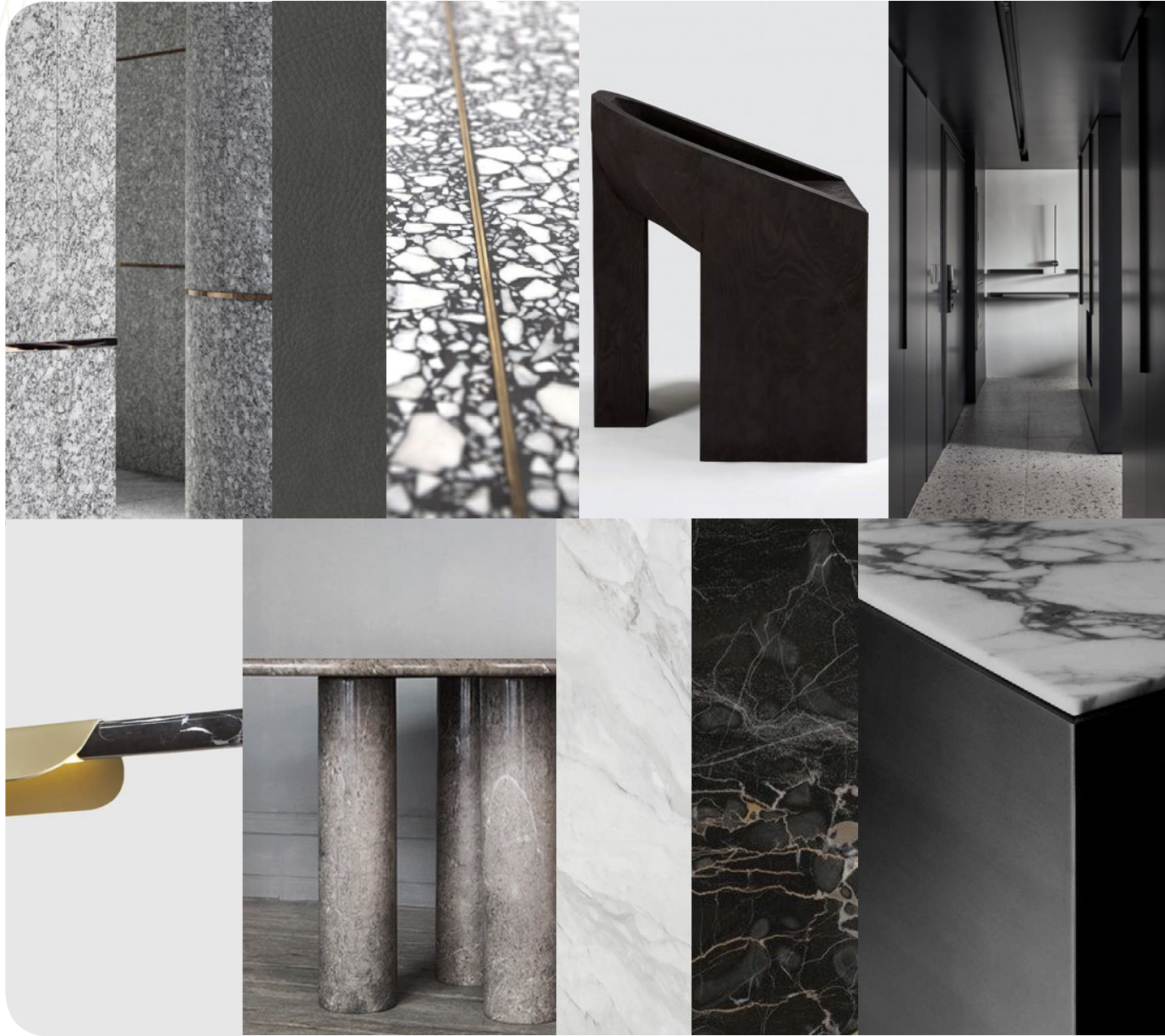
INTERIOR DESIGN BY

SALES & MARKETING BY
CERVERA®
REAL ESTATE • 1969

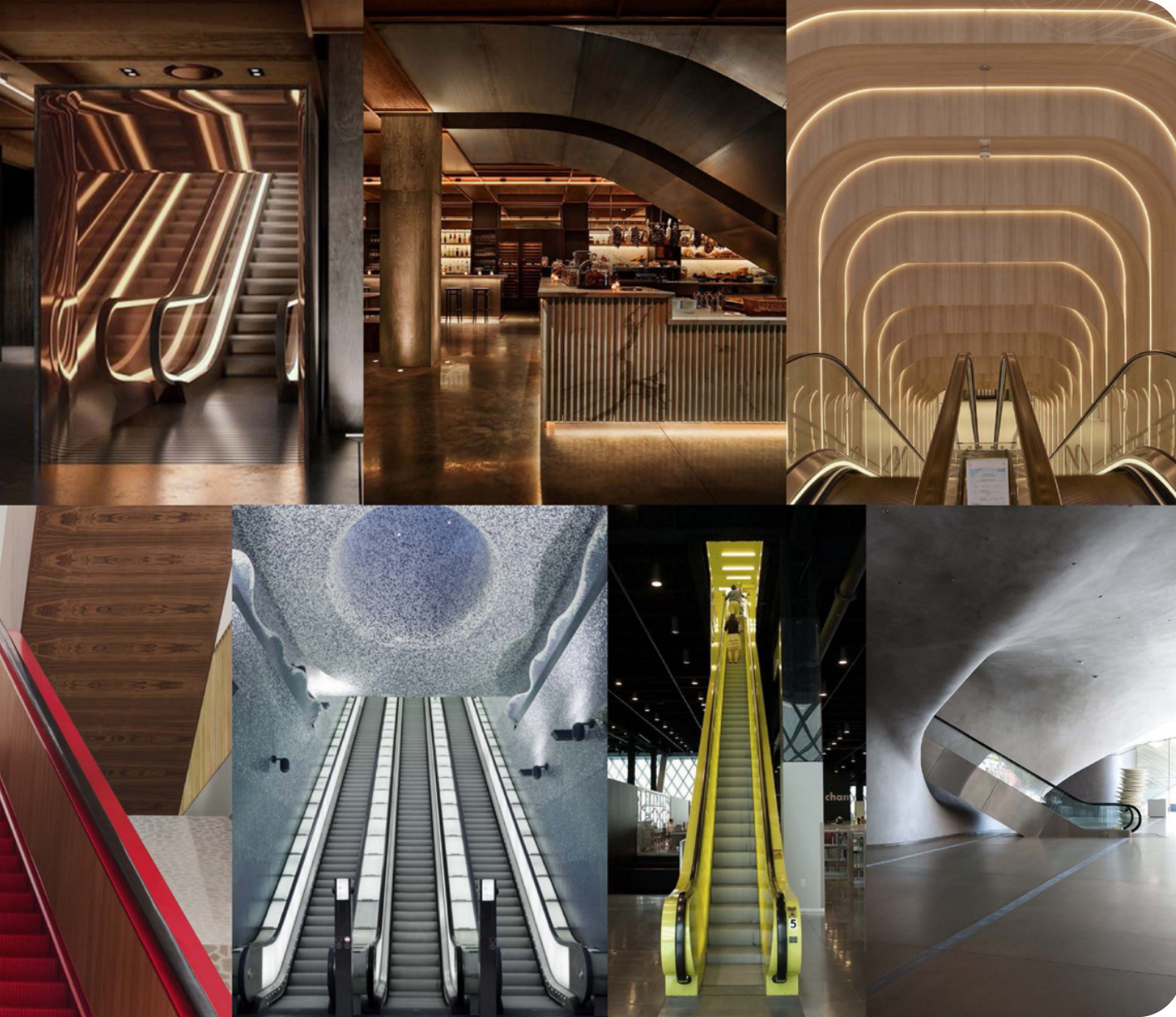
www.loftybrickell.com

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. STATED SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE SQUARE FOOTAGE AND DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "INTERIOR." MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS, LOCATION AND SIZES OF WINDOWS AND DOORS, AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. ALL DEPICTIONS OF APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT.

MOOD:
LOBBY



DARK ARCHITECTURE
LIGHT MEDIUM FF&E
SAN SERIF FORMS
RICH MATERIALS
FORMAL



FEATURE:

ESCALATOR INSPIRATION



2ND LEVEL AMENITIES



BY INVITATION ONLY SPEAKEASY



PRIVATE MEETING ROOM



LOUNGE AND SOCIAL CLUB



SUPER-FAST WIFI



RIVERFRONT COVERED
TERRACE



GAME AREAS

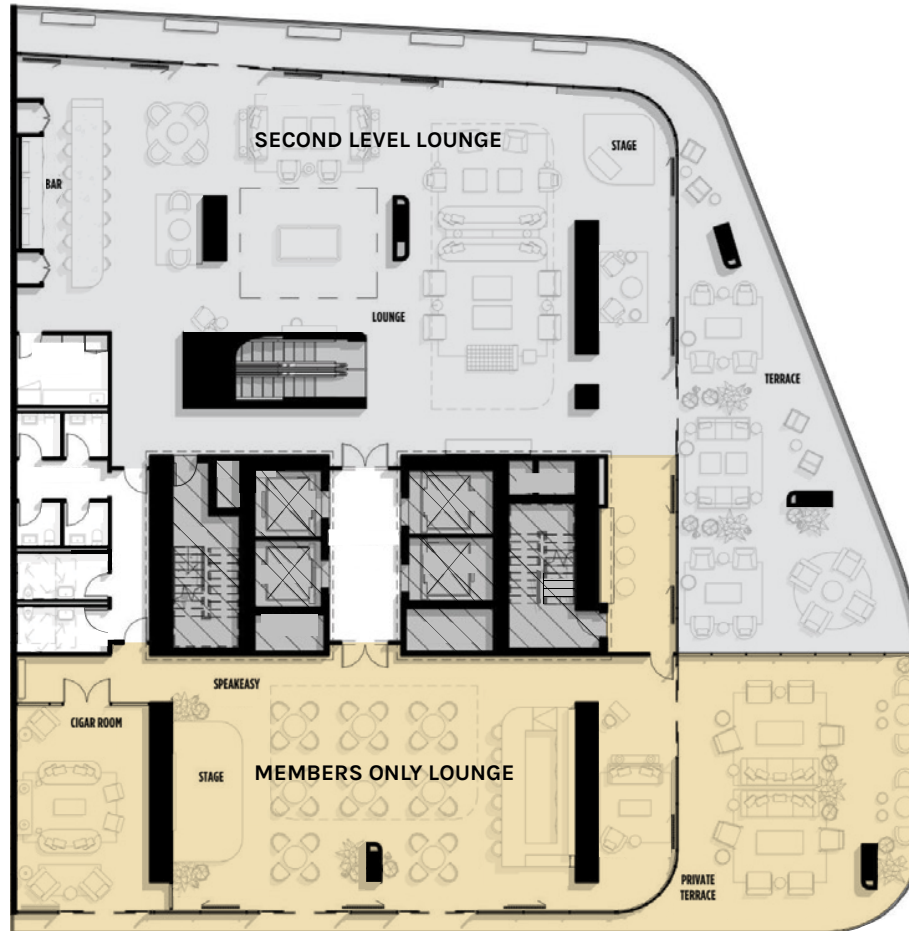


CO-WORKING LOUNGE AREA



INDOOR/OUTDOOR CIGAR
LOUNGE WITH RIVER VIEWS

2ND LEVEL



DEVELOPED BY
Newgard

ARCHITECTURAL DEVELOPMENT BY
ARQUITECTONICA

INTERIOR DESIGN BY


SALES & MARKETING BY
CERVERA[®]
REAL ESTATE • 1969

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MOOD:

CO-WORKING LOUNGE

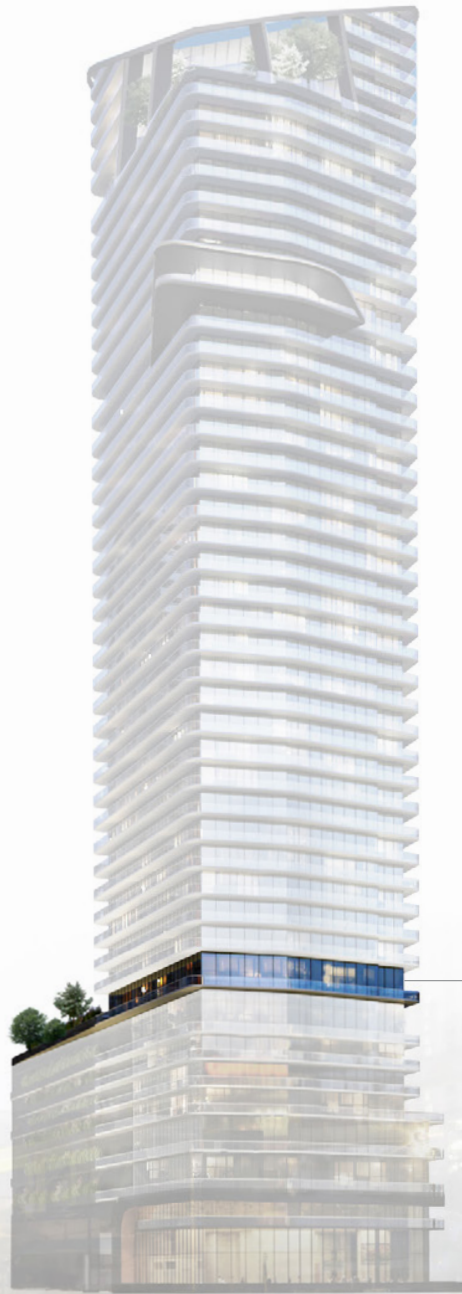


MEDIUM ARCHITECTURE
LIGHT FF&E
SAN SERIF FORMS
RICH MATERIALS
SEMI-FORMAL



MOOD:
CIGAR
ROOM

DARK ARCHITECTURE
LIGHT MEDIUM FF&E
SAN SERIF FORMS
SERIF FORMS
SEMI-FORMAL



9TH LEVEL AMENITIES



ELEVATED AND LUSHLY
LANDSCAPED RESORT POOL



SUPER-FAST WIFI



POOLSIDE LOUNGECHAIRS
AND DAYBEDS



POOL ATTENDANTS



HAMMOCKS GARDEN



OUTDOOR SHOWER



3,000 SQ.FT. FITNESS CENTER
WITH EXPANSIVE RIVER AND
CITY VIEWS



PRIVATE YOGA STUDIO



MEN & WOMEN'S
LOCKER ROOMS



PRIVATE TREATMENT ROOMS



SAUNA, STEAM ROOMS, COLD
PLUNGE POOL AND SHOWER



JUICE BAR



INDOOR LIVING ROOM
AND LOUNGE

9TH LEVEL



DEVELOPED BY
Newgard

ARCHITECTURAL DEVELOPMENT BY
ARQUITECTONICA

INTERIOR DESIGN BY


SALES & MARKETING BY
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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. STATED SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE SQUARE FOOTAGE AND DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "INTERIOR." MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS, LOCATION AND SIZES OF WINDOWS AND DOORS, AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. ALL DEPICTIONS OF APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT.

MOOD:

FITNESS & SPA



LIGHT MEDIUM ARCHITECTURE

MEDIUM DARK FF&E

SAN SERIF FORMS

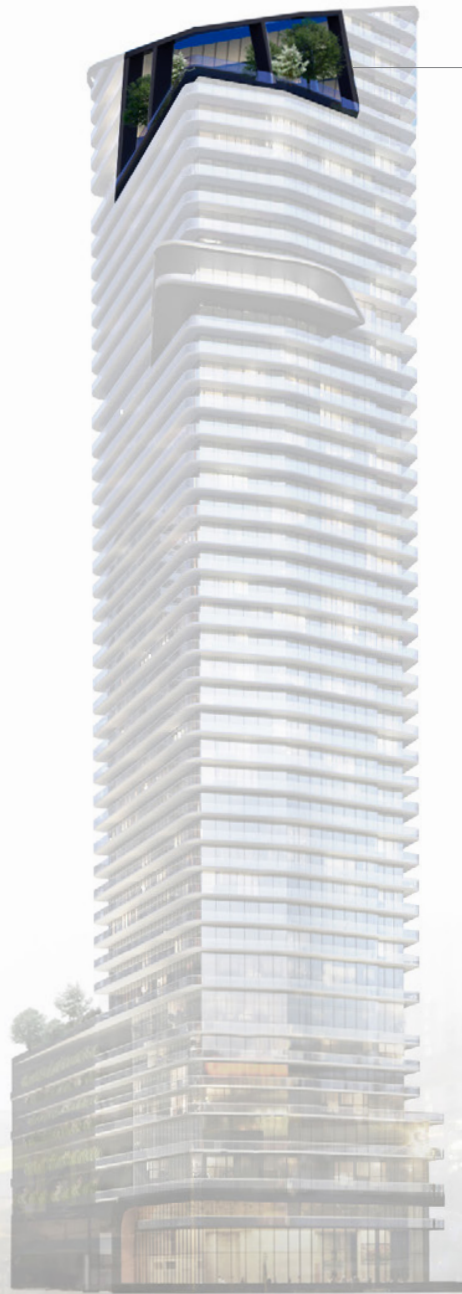
ELEVATED CASUAL



MOOD:

JUICE BAR & LOUNGE

LIGHT MEDIUM ARCHITECTURE
MEDIUM DARK FF&E
SAN SERIF FORMS
SERIF FORMS
ELEVATED CASUAL



ROOFTOP AMENITIES



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

MOOD:

POOL DECK



LIGHT ARCHITECTURE
MEDIUM DARK FF&E
SAN SERIF FORMS
SERIF FORMS
LAID-BACK

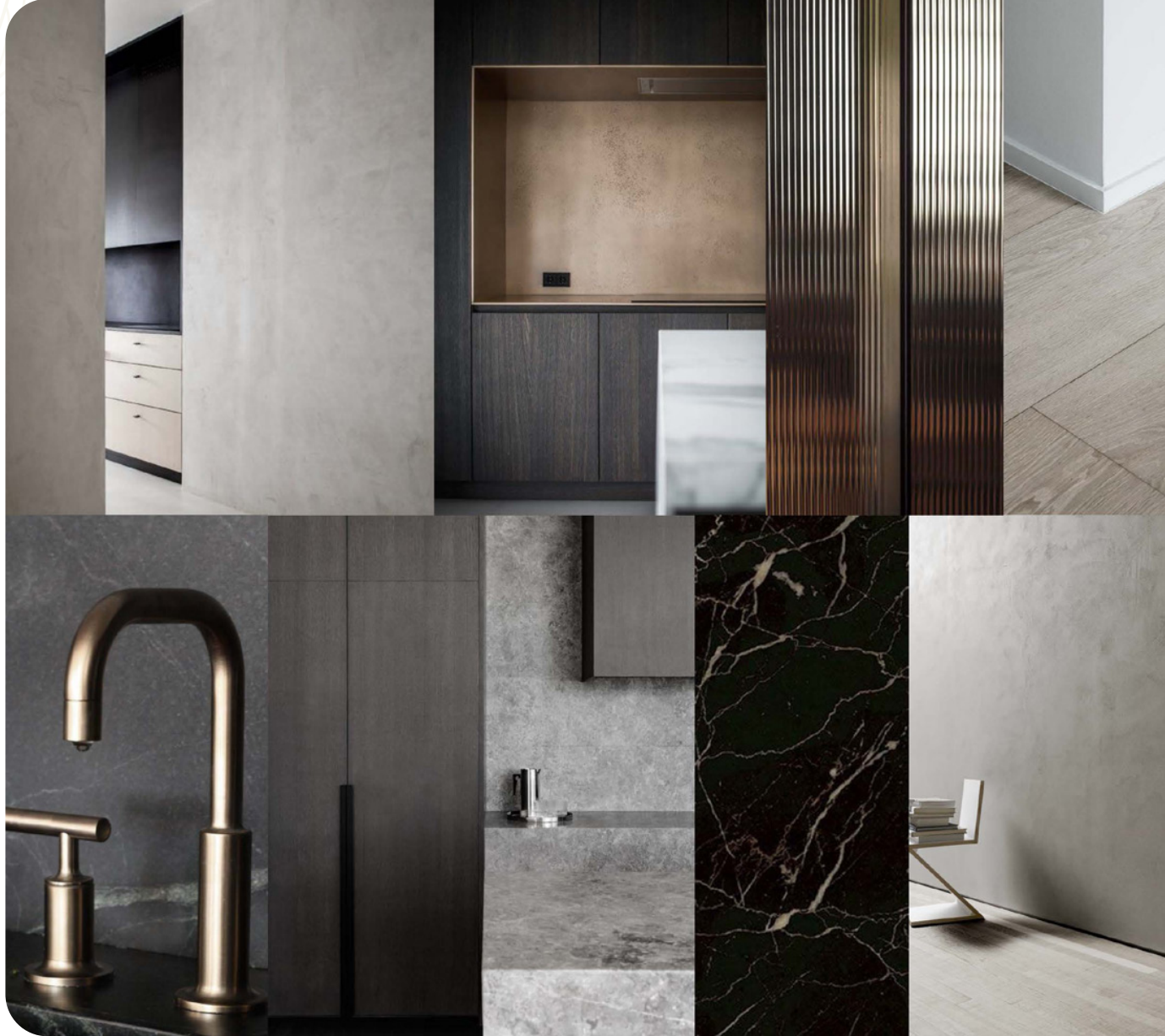


MOOD:
CO-WORKING
LOUNGE

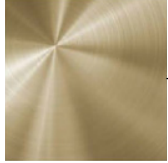
LIGHT ARCHITECTURE
MEDIUM DARK FF&E
SAN SERIF FORMS
SERIF FORMS
LAID-BACK

MOOD:

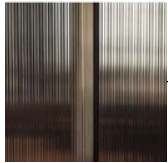
UNIT & KITCHEN



KITCHEN PALETTE



BRASS CABINET
DOOR FRAME



RIBBED GLASS
CABINET



BLACK VENEER
CABINET



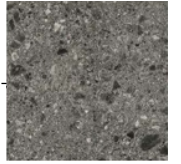
WOOD FLOORING



PAINTED CEILING



BLACK METAL
HARDWARE



STONE
COUNTERTOP/
BACKSPLASH

ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING

MOOD:

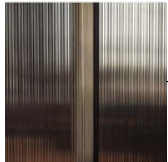
BATHROOM



BATHROOM PALETTE



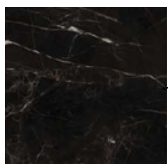
BLACK METAL TRIMS



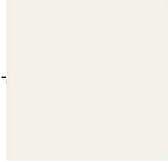
RIBBED GLASS SHOWER DOOR



BRASS SCONCE



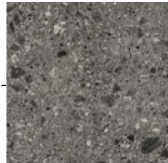
STONE TILE



PAINTED CEILING



ROMAN CLAY



STONE VANITY



WOOD VENEER CABINET/SHELF

ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING

DEVELOPER

Newgard

Leaders in the Residential Real Estate industry across the United States, Newgard brings over 50 years of dynamic experience in all elements of development, design, marketing, and construction. With a forward-thinking approach to designing communities, every stage of the development process is performed to elite standards and delivers results far above expectations. 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, with a dedication to quality that extends to its professional construction team. Embodying excellence in every detail, 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



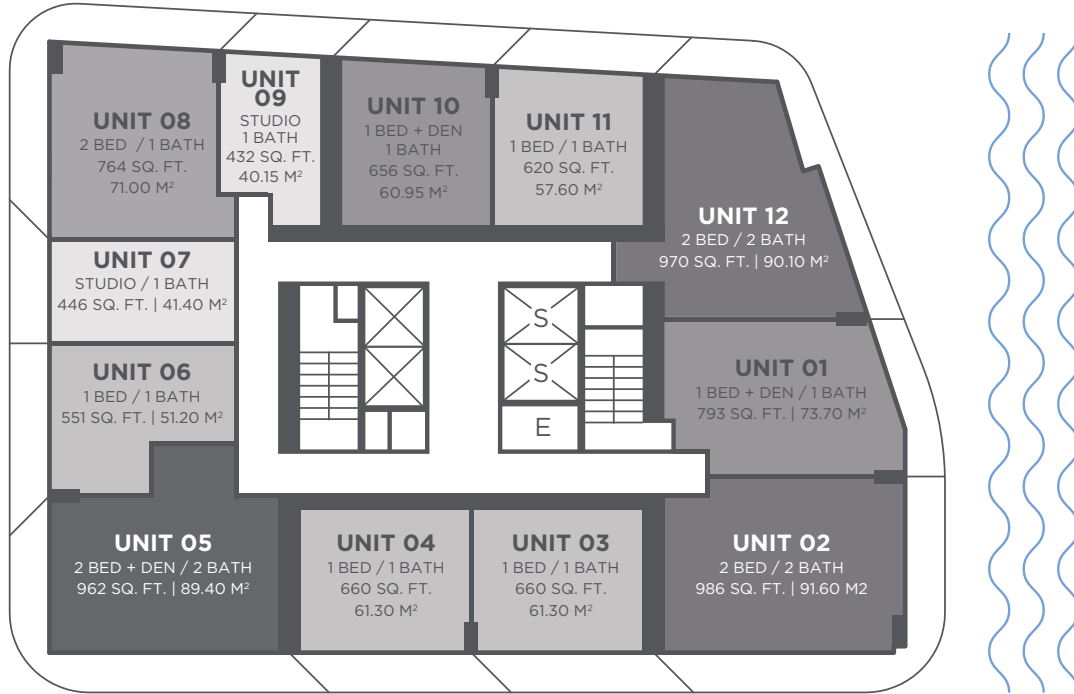
NATIIVO MIAMI



NATIIVO AUSTIN



GALE RESIDENCES



TYPICAL FLOOR PLATE



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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

Newgard

ARQUITECTONICA



CERVERA

DEPOSIT STRUCTURE

10% at Reservation

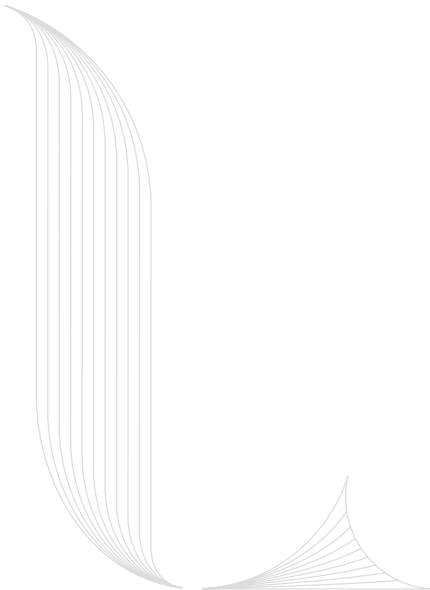
10% 45 days after Contract

10% at Ground Breaking

10% 60 Days after Ground breaking

10% At Top Off

50% at Closing





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

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 cinematic. The firm draws upon 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

