LOFTY™ BRICKELL

PROJECT
FACT SHEET

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
Interior Design:	INC.
PH Residences Interiors:	Artefacto
Landscape Architect:	Urban Robot
Developed by:	Newgard Development Group
Estimated Completion:	Q4 2026
Location:	Brickell Riverfront
Tower Residences:	Studio, 1- & 2-Bedroom Residences / 446 SF — 986 SF
Penthouse Collection:	2-bedroom — 3-Bedroom + Den Residences / 997 SF — 1857 SF

ARCHITECT
ARQUITECTONICA
arquitectonica.com

Led by Principals Bernardo Fort-Brescia and Laurinda Spear, Arquitectonica pushes the limits of design with its groundbreaking use of materials, geometry, pattern, and color, redefining and elevating Miami's cityscape with its bold modernism since 1977. The firm's work has been exhibited at museums and galleries across the globe.

INTERIOR DESIGN
INC.
inc.nyc

INC is an open-source architecture and design studio with experience across a wide range of projects. They work globally and act locally, integrating environmental best practices into each endeavor. The firm leverages their multi-disciplinary strengths to mastermind rich, immersive spaces that carry emotional impact through careful consideration of context, details, and associated technology. Formed in 2006 by Adam Rolston, Drew Stuart, and Gabriel Benroth, INC's projects include 1 Hotel Brooklyn Bridge, The LINE Hotel DC, and the TWA Hotel.

DEVELOPER
NEWGARD DEVELOPMENT GROUP
newgardgroup.com

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. Newgard's property design reflects a commitment to both architectural aesthetic and the desires of its owners and guests. The firm's dedication to quality extends to its top-tier construction team, ensuring superior attention to detail and exceptional finishes.

LANDSCAPE ARCHITECT
URBAN ROBOT ASSOCIATES
urbanrobot.net

(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, creating a unique vision and experiences that are meaningful and memorable. URA strives to elevate the human experience from the quotidian to the cinematic. The firm draws upon on its team's diverse backgrounds to design singular narratives highly customized for each project.



Artist's Conceptual Rendering

ALL THE AMENITIES

LOBBY

Riverwalk access
LOFTY MasterHost and 24-hour concierge
Welcome reception
Package room for owner deliveries

2ND FLOOR LOUNGE

Check-in desk for guests
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

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

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

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

EXCLUSIVE PH OBSERVATORY

An entire amenity space dedicated exclusively to PH Collection owners and guests
Private dining room and event space
Coffee and afternoon drinks service
Co-working space
International newspapers
Wine tastings events
Sweeping riverfront and city views from observatory
Concierge services for PH Collection and guests

FEATURES

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

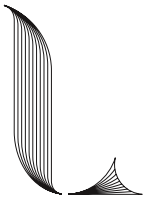
Sleek stone countertops and backsplashes

Contemporary under-mounted sink

High-arc gourmet faucet with integral sprayer



Artist's Conceptual Rendering



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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.

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 a 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.

Newgard ARQUITECTONICA

