

LOFTYTM BRICKELL

CLUB RESIDENCES



AN UNPRECEDENTED NEW STANDARD OF FLEXIBLE OWNERSHIP— ELEVATED IN EVERY WAY.

Welcome to life on your terms: a stunning residence wherever you go, with a focus on service planned for the most sought-after destinations, channeling the energy and character of the local setting. LOFTY offers a consistently elevated experience across residence sizes and layouts, complemented by a 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.



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.

RESIDENCES

Life at LOFTY is an immersive experience reflected in both the residences and the environment: vibrant, social, and striking. In every home, even the smallest details have been selected and integrated by a collective of revered designers, artists, and creators. The multi-disciplinary NYC studio, INC, is responsible for LOFTY's 44 stories of elite interiors.

DESIGNED FOR LIVING THE HIGH LIFE

A first-of-its-kind partnership uniting global furnishings brand, Artefacto, and the innovative LOFTY flexible-ownership tower—featuring a collection of branded penthouses. These penthouses fully furnished by Artefacto will deliver an elevated home away from home to the discerning guests.



All residences are delivered turnkey, fully finished and furnished.

1. *Prestigious Brickell waterfront location, with a private 400-linear-foot marina on the Miami River.*
2. *Flexible ownership like no other.*

WATERFRONT LIFE IN BRICKELL

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, fine dining, next-level nightlife, international finance, and world-class art.

Brickell is a buzzing epicenter of Miami's most exclusive experiences, now home to LOFTY's influential presence. The district is also home to Brickell City Centre and Mary Brickell Village, glamorous oases of shopping, entertainment, and cuisine.



LIFE ON YOUR TERMS

From the creators of NATIIVO...

LOFTY offers an on-site management option that will allow you, as an owner, to manage your rental calendar and earnings, schedule a home cleaning, submit service requests, and more. It's everything you need to control your home share, with stress-free management of it all when you're away.



LOFTY APP OWNER PORTAL FEATURES

Chat / Messenger / Masterhost

Homesharing Earnings Portal

Homesharing Demand Calendar

Resident and Building Door Controls

On-Demand Services

Real-Time Homesharing Rate Guide

Calendar of Events and Activities

Rewards and Perks

Service and Maintenance Requests

Amenity Reservations

Access Control and More



SUITE OF AMENITIES

LOFTY's extraordinary amenities create an exceptionally elevated experience:

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
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

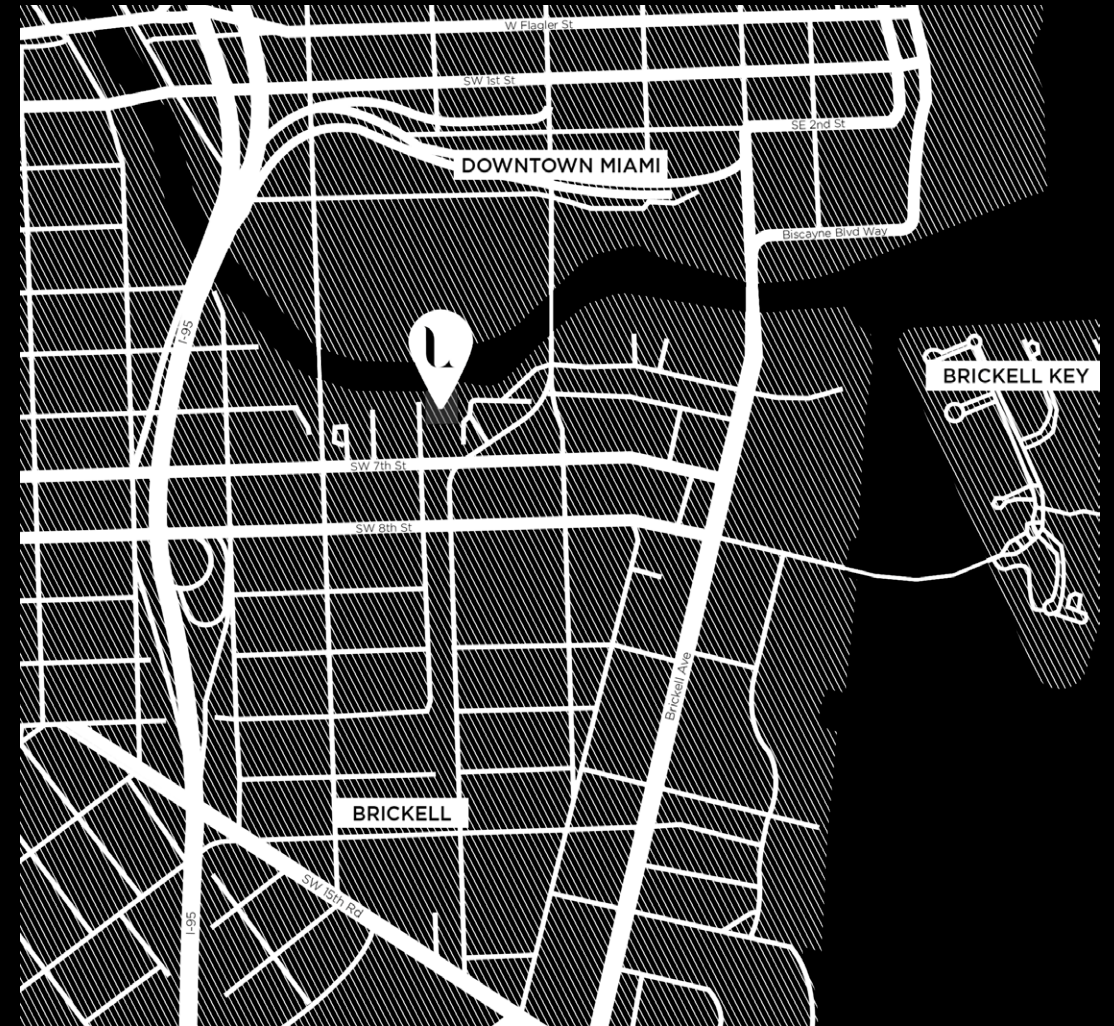
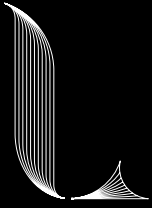
LOFTY CLUB FOR MEMBERS ONLY

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





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. ☞

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. 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. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing. Certain services may be provided by third party business and additional fees may apply for such services. This condominium is being developed by Lofty Brickell LLC, a Florida Limited Liability Company ("Developer"), which has a limited right to use the trademarked names and logos of Newgard and LOFTY pursuant to a license and marketing agreement with each. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Newgard or LOFTY you agree to look solely to Developer (and not to Newgard, LOFTY and/or any of its or their 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.