



**ARCHITECT:** ARQUITECTONICA  
**INTERIOR DESIGN:** INC.  
**DEVELOPED BY:** NEWGARD DEVELOPMENT GROUP  
**SALES & MARKETING:** CERVERA REAL ESTATE  
**ESTIMATED COMPLETION:** 2024  
**LOCATION:** BRICKELL RIVERFRONT

**OVERVIEW:**

STUDIO, 1, & 2, BEDROOM RESIDENCES / 485SF — 930SF FROM THE \$490S TO \$1.2M

**TEMPORARY SALES CENTER:**

CERVERA REAL ESTATE HQ/ BRICKELL  
LOFTYBRICKELL.COM

**BUILDING FEATURES:**

- 35-story landmark building designed by internationally acclaimed architecture firm, Arquitectonica
- Prime Brickell location in steps from Brickell City Center
- Short-term rentals permitted as-of-right
- Spectacular panoramic Miami River, Brickell and Miami skyline views
- 2 Story lobby with floor to ceiling windows 24-hour welcome desk with concierge 24-hour valet parking 24-hour secure access Advanced technology smart-building with high-speed fiber-optic wireless internet access through out common areas
- Exclusive LOFTY app
- Cutting-edge green building technology 6 high-speed passenger elevators with access control On-site hospitality management Curated River-front restaurant with outdoor dining terrace

**BUILDING AMENITIES:**

- Exotic resort pool with pool-side cabanas
- Bar and grill on pool deck 24/7
- co-working lounge Private meeting rooms
- event room with exclusive terrace
- Fully-equipped, state-of-the-art fitness center with HD TVs and wireless audio Private Peloton studios Yoga lounge and terrace
- LOFTY Rooftop Experience

### **RESIDENCE FEATURES:**

- Urban luxury residences with modern open layouts from 485SF — 930 SF Studio, one-, and two bedroom units
- All residences are delivered fully finished and furnished specially curated by INC.
- Panoramic Miami River, and Miami skyline views
- Private balconies for every residence
- Corner units offer wrap-around balconies
- High ceilings ranging from 9' to 11'
- Owner closets in every residence
- Floor-to-ceiling sliding glass doors and sound attenuating impact-resistant laminated glass throughout
- Advanced technology Smart Building wiring for HD TV,
- multiple telephone /data lines and ultra-high-speed internet access
- Individually controlled energy-efficient central air conditioning and heating system

### **KITCHEN:**

- Imported European cabinets with premium hardware and drawer pulls
- Top of the line appliance package including stainless steel refrigerator, oven, cook-top, microwave, dishwasher and sink disposal
- Elegant imported stone countertops and backsplashes
- Contemporary stainless steel under-mounted sink
- High-arc gourmet faucet with integral sprayer

### **MASTER BATHROOM:**

- Imported European cabinets with premium hardware and drawer pulls
- Elegant imported stone countertops and backsplashes
- Custom-finished floors and walls in wet areas
- Frameless glass shower enclosures Spacious, extra-depth soaking tubs
- Premium European-style fixtures and accessories

### **NEWGARD DEVELOPMENT GROUP**

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, BrickellHouse, Centro and One Flagler, among others. For more information, **visit: [www.newgardgroup.com](http://www.newgardgroup.com)**