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# LOFT3

D O W N T O W N L I V I N G

 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. ALL RENDERINGS ARE ARTISTS' CONCEPTION.



# DOWNTOWN URBANISM IS REDEFINED BY JORGE PEREZ AND THE RELATED GROUP

Rising up in the heart of downtown, LOFT3 will meet and exceed expectations for urban living at an attainable price. Designed by award-winning architects Cohen, Freedman, Encinosa and Associates, LOFT3 offers a contemporary flavor with state-of-the-art amenities.

Established in 1979, The Related Group is the nation's leading builder of luxury condominiums ranking first in 2005 in gross revenue as well as in number of units built. Founded by visionary, Chairman and CEO, Jorge M. Perez, the Related Group has become an internationally recognized leader in the development industry, with projects currently being developed valued in excess of \$10 billion.

Since its inception, the privately-held company has built and managed more than 55,000 condominium and apartment residences in major metropolitan markets. The strength of The Related Group includes over 450 employees and multiple strategic partners. In addition to its core business of real estate development, the company operates its own real estate financing, sales and property management subsidiaries.

The vision of The Related Group is to create vibrant buildings that serve as catalysts for the development of dynamic cities and that celebrate forward-thinking architecture, interior design and urban planning. It's this passion for "what's new and what's next" that continues to fuel the company's success in its effort to build better communities and better cities.

The Related Group is active in the evolution of every neighborhood it ventures into partnering with world-renowned architects, designers and artists such as Philippe Starck, Yabu Pushelberg, The Rockwell Group, Kelley Wearstler, Arquitectonica, Sieger Suarez Architectural Partnership, Hirsh Bedner & Associates, and others.

Art, a lifelong passion for The Related Group and its founder, Jorge M. Perez, compels the company to incorporate in each project original artwork from respected artists such as Fernando Botero, Frida Kahlo, Roberto Matta, Iran Issa Khan, James Lecce and Brian McKee.

**THE RELATED GROUP... REDEFINING CITIES AND SKYLINES.**



**LOFT 1**  
DOWNTOWN MIAMI



**LOFT 2**  
DOWNTOWN MIAMI



**ONE MIAMI**  
DOWNTOWN MIAMI



**50 BISCAYNE**  
DOWNTOWN MIAMI



**THE PLAZA**  
BRICKELL



**ICON**  
BRICKELL



- 1 CARNIVAL CENTER FOR THE PERFORMING ARTS
- 2 PARROT JUNGLE
- 3 AMERICAN AIRLINES ARENA
- 4 BAYSIDE MARKETPLACE
- 5 BAYFRONT PARK
- 6 WACHOVIA
- 7 GUSMAM CENTER
- 8 MIAMI DADE COLLEGE
- 9 STEPHEN P. CLARK BLDG.
- 10 MIAMI ART MUSEUM
- 11 BANK OF AMERICA
- 12 JAMES L. KNIGHT CENTER
- 13 FEDERAL COURT HOUSE
- 14 VIZCAYA
- 15 MIAMI SEAQUARIUM
- 16 VILLAGE OF MERRICK PARK SHOPPING MALL
- 17 FREEDOM TOWER
- 18 NAP
- 19 MIAMI CHILDREN'S MUSEUM
- 20 BRICKELL KEY
- 21 50 BISCAYNE
- 22 JACKSON MEMORIAL HOSPITAL

## LOCATION

You will find Loft3 at the geographic center of Downtown Miami. Surrounded by the burgeoning sidewalk culture of the city's growing residential core, Loft3 puts you steps from the action. The Metromover stops at your doorstep, making it a breeze to link to the MetroRail, TriRail, and points beyond in any direction.





## 28<sup>th</sup> FLOOR SKY POOL

Luxury loft-inspired living in the thriving center of Downtown Miami is a hot commodity at any price. Starting at just \$159,000, the luxury lofts of Loft3 are even hotter than hot— they're scorching.

And so are the city's best lounge-chair views from Loft3's 28th-floor pool terrace, high above the city, overlooking Bayside and the Port, Miami Beach and the ocean beyond. With a trellised barbecue area and skyline bar, there is plenty to do on the terrace to keep you busy with the business of relaxing.

The 28th floor is also home to the fitness center, where you can enjoy the stunning views while working out with the latest strength and cardio equipment. Then unwind in the whirlpool spa, saunas or steam rooms.





## CHIC URBAN INTERIORS

From the award-winning team of Loft2 comes urban living highlighted with SMART Technology and decorated in a contemporary, elegant style.

The beauty of Loft3 is captured immediately upon entering the building. With stylish touches both exuberant and unique, the Loft3 lobby is a double height showstopper full of impeccable finishes. Modern original artwork enlivens mirrored walls, beyond which lie the high-speed elevators to the residences above.





## RESIDENCES

With a minimum ceiling height of ten feet, Loft3's residences are loftlike in more than name alone. Polished, sealed concrete slab floors are at once urban and refined.

Generously proportioned living areas with designated sleeping areas, walk-in closets, elegant full baths and balconies are all standard features of Loft3's spacious floor plans.

Kitchens are studies in European styling with high-gloss white Italian cabinetry, terrazzo countertops and stainless-steel appliances.

Baths are equally gracious with Italian cabinetry, marble vanities and imported, designer tile floors.



# FEATURES & AMENITIES

## CLUB & POOL:

- Comfortably elegant multi-function 2ND FLOOR club room equipped with state-of-the-art entertainment center, flat screen TV, bar, pool table and game table
- Comprehensive 28th floor fitness center, overlooking world-class city views and featuring the newest strength and cardiovascular equipment along with soothing sauna and steam rooms
- Spacious 28th-floor sky pool with poolside bar and barbecue area, whirlpool spa and contemporary double sunloungers, all surrounded by lush landscaping and panoramas of city and bay

## A ONE-OF-A-KIND TOWER

- Spectacular 32-story tower, designed by the award-winning architectural firm Cohen, Freedman, Encinosa and Associates
- Stunning two-story entrance lobby, highlighted with impeccable finishes and high-speed elevators
- Magnificent water and city views of Biscayne Bay, the Port of Miami and the night lights of Downtown Miami
- Attended lobby with front desk service 24/7
- 24-hour controlled access system

## EXCEPTIONAL RESIDENCES

- The Hi-tech conveniences of an advanced technology “Smart Building,” pre-wired for Hi-Speed Internet and cable TV access
- Energy-efficient, tinted and impact-resistant sliding glass doors and windows
- Energy-efficient air conditioning and heating system
- Lofty 10’ ceiling heights
- Ceilings soar to 12’ on select floors
- Move-in ready, with designer look loft-style floors

## FABULOUS KITCHENS

- Cutting edge culinary centers detailed with today’s most-desired features
- Imported high-design Italian cabinetry
- Elegant terrazzo countertop with matching backsplash
- Chic, energy-efficient stainless steel appliances including:
  - Side-by-side refrigerator/freezer
  - Large double sink
  - Self-cleaning electric range with ceramic glass cook top
  - Multi-cycle, pot-scrubbing dishwasher
  - Built-in microwave

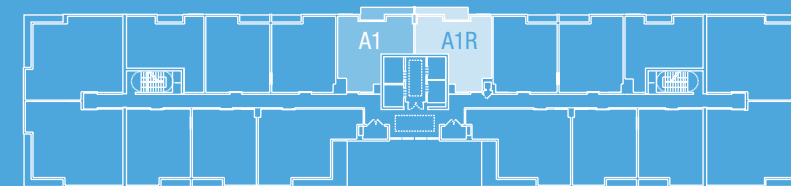
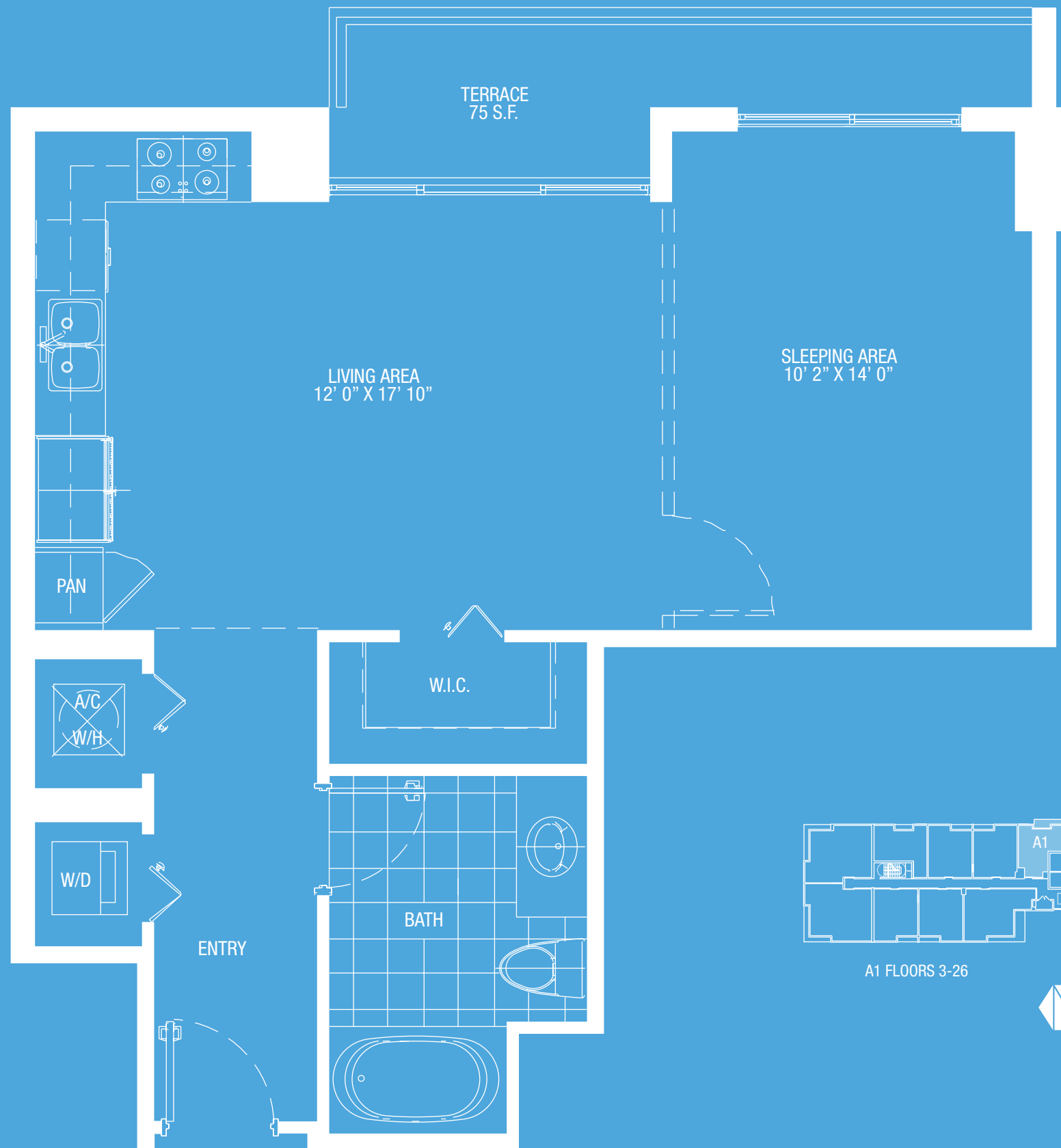
## SOPHISTICATED BATHS

- High gloss white Italian cabinetry with high-style contemporary stainless steel door handles and drawer pulls
- Gleaming marble countertops with matching backsplash
- Euro-design white drop-in sink with designer single-lever faucet
- Floors and wet walls clad in imported designer tile



# UNIT A1

**1 BEDROOM / 1 BATH**  
 UNDER A/C 634 SQ. FT.  
 TERRACE 75 SQ. FT.  
**TOTAL 709 SQ. FT.**



A1 FLOORS 3-26

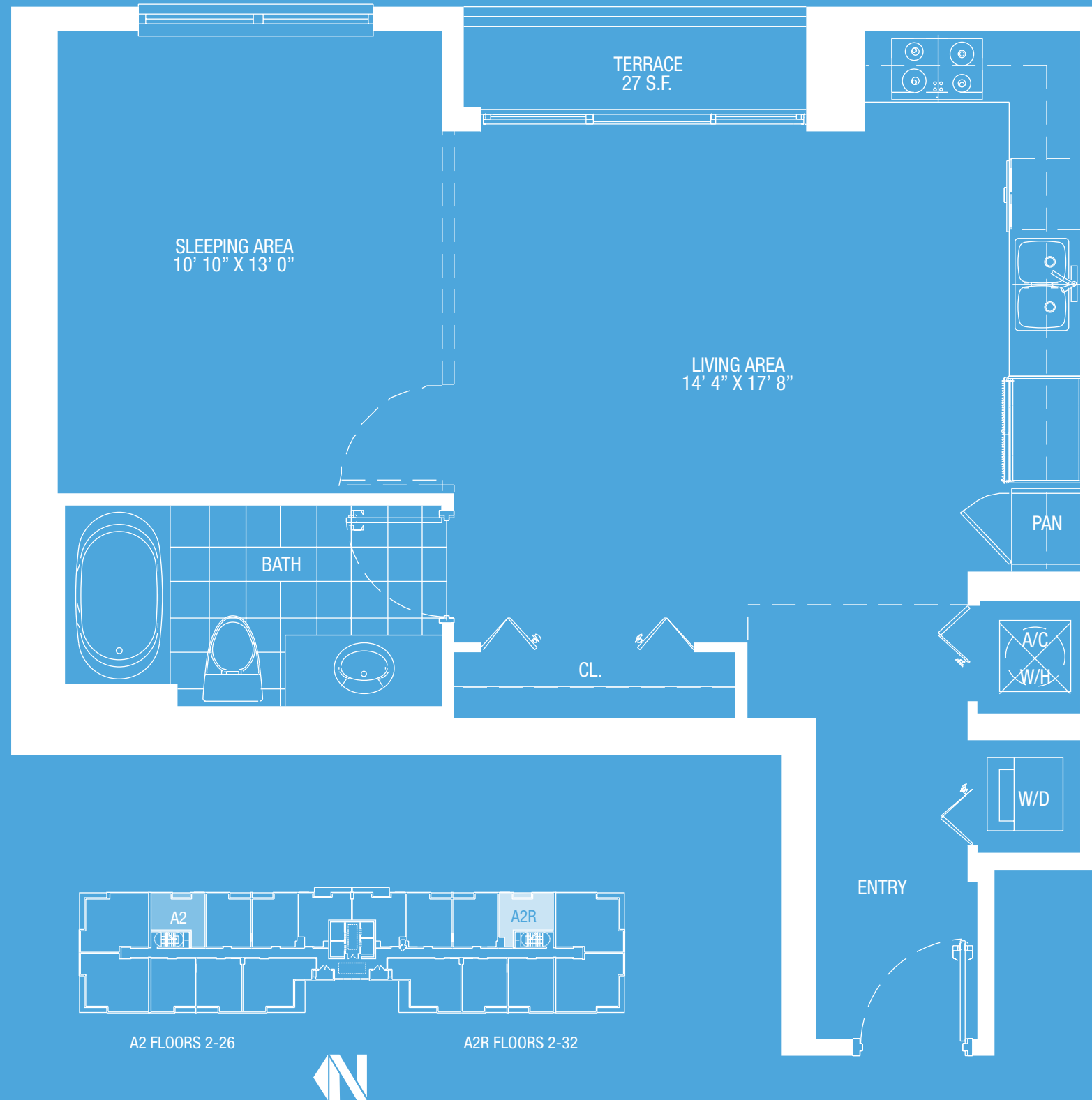
A1R FLOORS 3-26,28



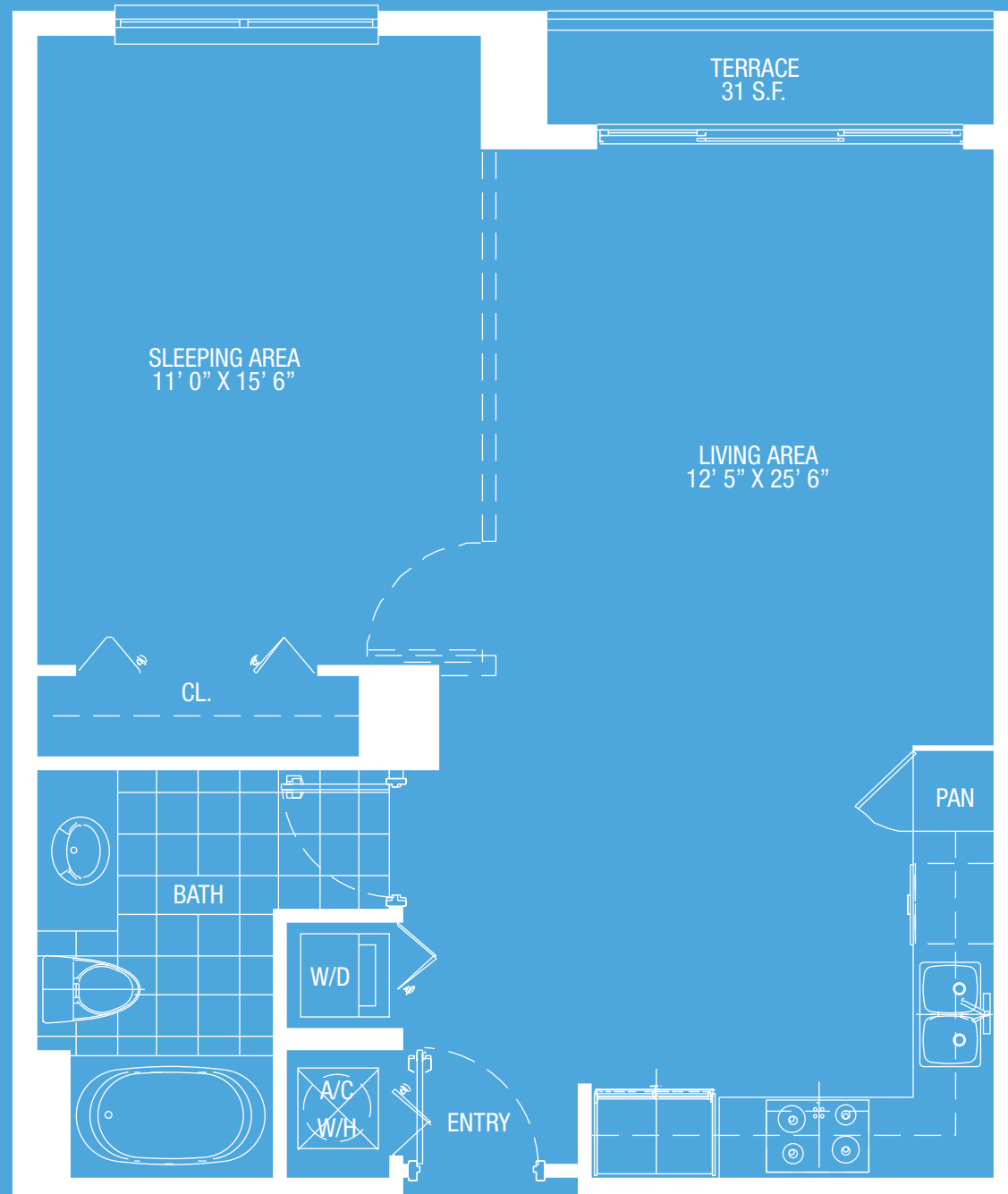
# A1

# UNIT A2

**1 BEDROOM / 1 BATH**  
UNDER A/C 639 SQ. FT.  
TERRACE 27 SQ. FT.  
**TOTAL 666 SQ. FT.**

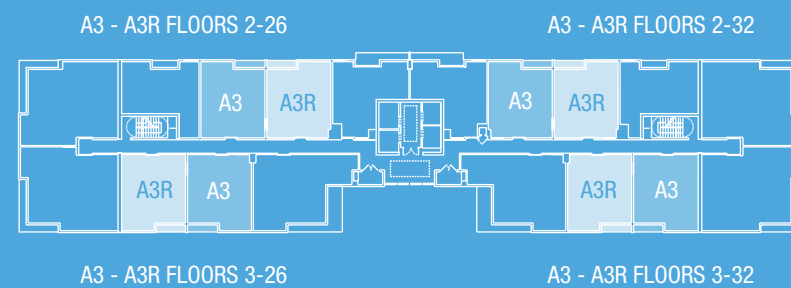


# A2

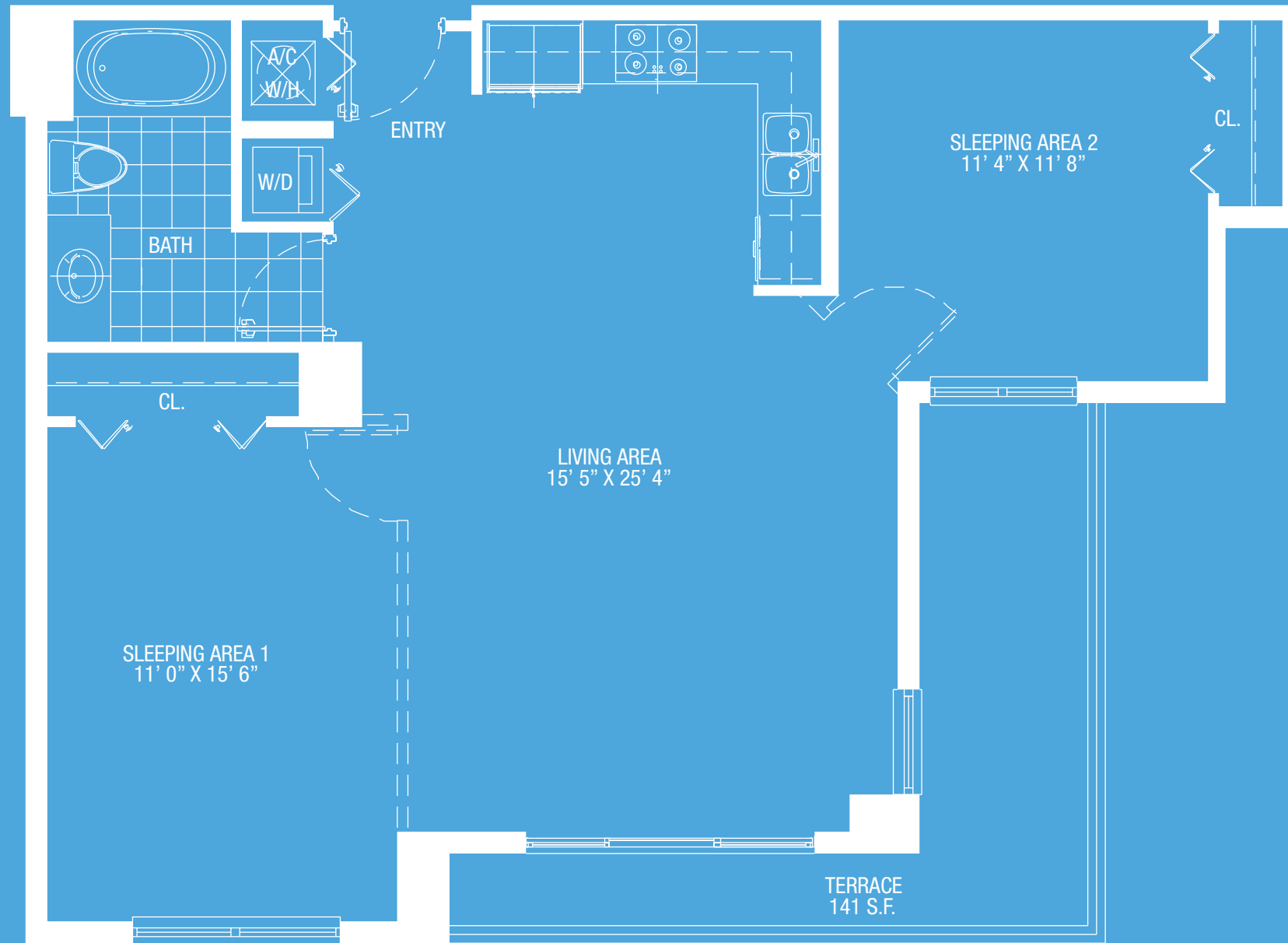


# UNIT A3

**1 BEDROOM / 1 BATH**  
 UNDER A/C 678 SQ. FT.  
 TERRACE 31 SQ. FT.  
**TOTAL 709 SQ. FT.**

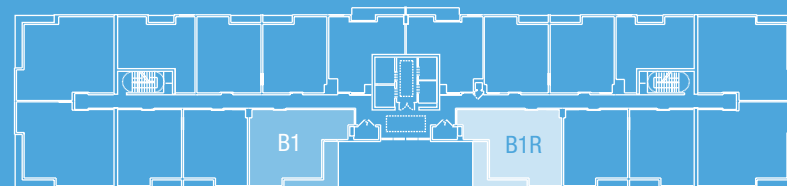


# A3



# UNIT B1

**2 BEDROOM / 1 BATH**  
 UNDER A/C 900 SQ. FT.  
 TERRACE 141 SQ. FT.  
**TOTAL 1041 SQ. FT.**

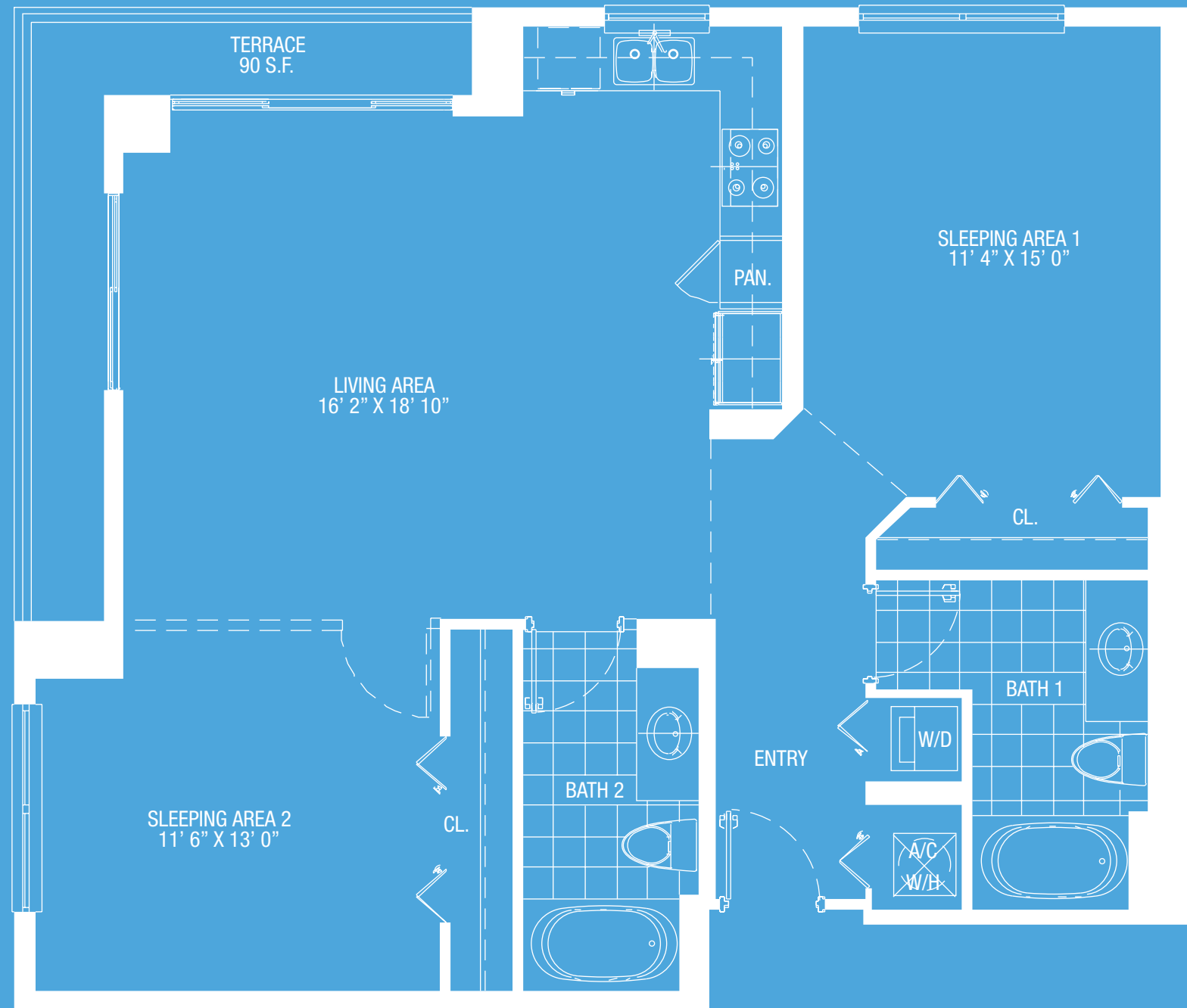


B1 FLOORS 3-13, 23-26

B1R FLOORS 3-13, 23-32

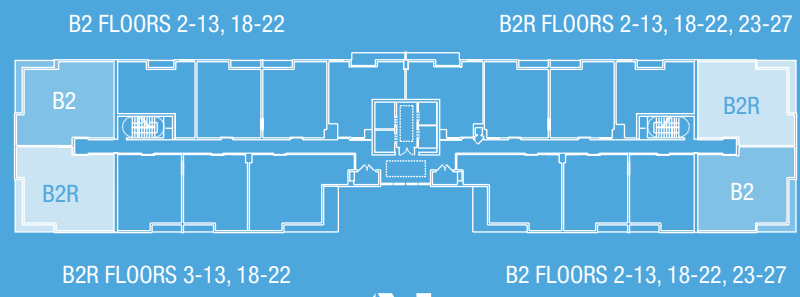


# B-1



# UNIT B2

**2 BEDROOM / 2 BATH**  
 UNDER A/C 1086 SQ. FT.  
 TERRACE 90 SQ. FT.  
**TOTAL 1176 SQ. FT.**



# B2

ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE IN ACCORDANCE WITH THE AGREEMENT FOR SALE. Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the 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 interior structural components). Additionally, measurements of rooms set forth on any floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate, and all floor plans and development plans are subject to change.