

THE LOFT

D O W N T O W N

<p>Quick Facts About Loft I Downtown</p> <p>Developer: The Related Group of Florida Architect: Cohen & Freedman Year Built: 2006 Number of Units: 196 Number of Units Listed For Sale: 36 Unit Sizes: From 625 to 1185 s.f.</p>	
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Description of Loft I Downtown

The Related Group of Florida makes a bold move forward with one of its newest concepts in urban living. The Lofts Downtown (and soon-to-debut Lofts II) brings the best of South Beach style ultra-luxury real estate with an urban, modestly-priced modern high-rise.

The apartments are modestly-sized, but with open floorplans and stunning 10-foot ceilings. The concrete floors are stained (gloss) and are ready for move-in. Or, you can install stone or carpeting. The high, unpainted concrete ceilings give that urban loft feeling, and they actually look much more inviting than we would have imagined. Once again, you can finish and paint the ceilings, but I'd leave them like they are.

One of the best features of living in this 24-story tower is that it sits literally on the steps of Miami's famous (and free) Metro-Mover system. You really never need a car to get anywhere in the city.

Amenities

- Advanced technology. Smart Building, pre-wired for high-speed internet and cable TV access.
- Tinted, energy-efficient and impact resistant sliding glass doors and windows.
- Energy-efficient air conditioning and heating system.
- Technologically advanced fire safety system.
- 10' Ceilings (12' in penthouse floor). Stained concrete floors.
- Stained concrete floors

Italian designer cabinetry.

- Elegant granite counter tops.
- Stainless steel double sink with under mount installation and convenient pull-out spray faucet.
- Smart. energy-efficient stainless steel appliances including:
- Side-by-side refrigerator with ice and water dispenser/freezer.
- Self-cleaning electric range with ceramic glass cook top.
- Multi-cycle, pot-scrubbing dishwasher
- Built-in microwave with light.

Baths

- High gloss white Italian cabinetry with contemporary stainless steel door handles and drawer pulls.
- Marble countertops, white drop-in sink with single-lever faucet.
- Imported tile on floors and wet walls.
- Large vanity mirror extending full-length of backsplash and up to the ceiling.

Building Features and Amenities

- Downtown Miami's landmark loft address.
- Contemporary 23-story tower designed by the architectural firm. Cohen & Freedman.
- Two-story lobby.
- Only nine residences per floor.
- Zen-like entry leading to the sleek. contemporary lobby and courtyard area featuring a plunge pool with thermal waterfall, Feng Shui seating areas, tea garden and convenient juice bar.
- Koi fish pond.
- Multi-function club room with state-of-the-art entertainment center and lounge.
- Complete fitness center with the latest strength and cardiovascular equipment.
- Aromatherapy steam room.
- Lava rock sauna.
- Assigned covered parking.
- Attended lobby with 24-hour concierge and valet service right at your door.



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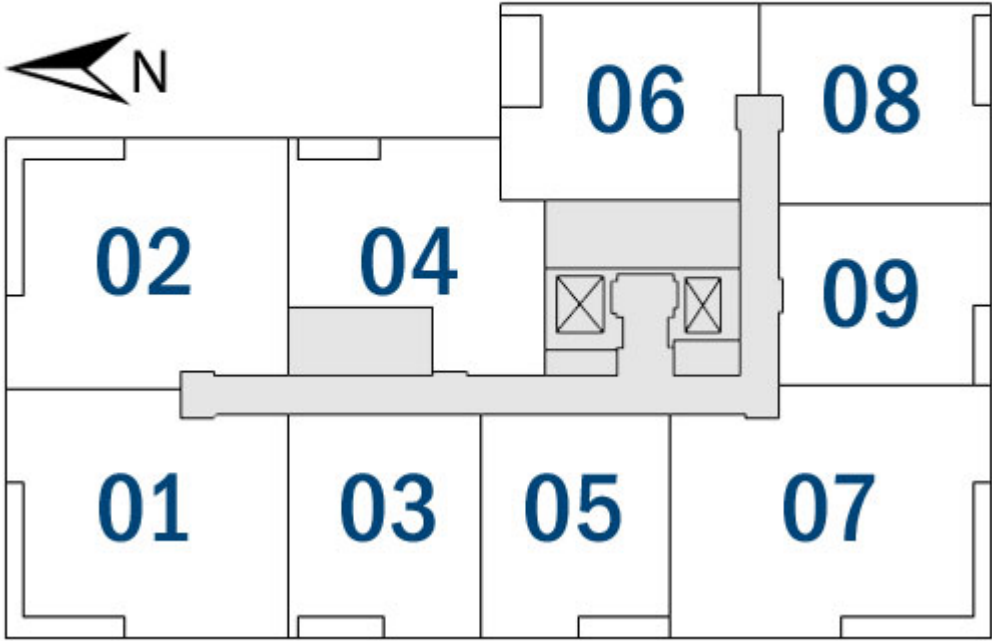
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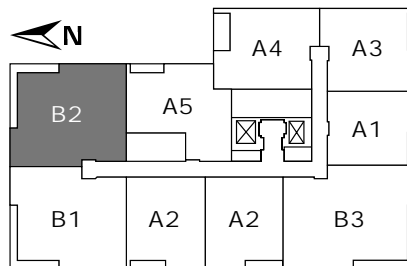
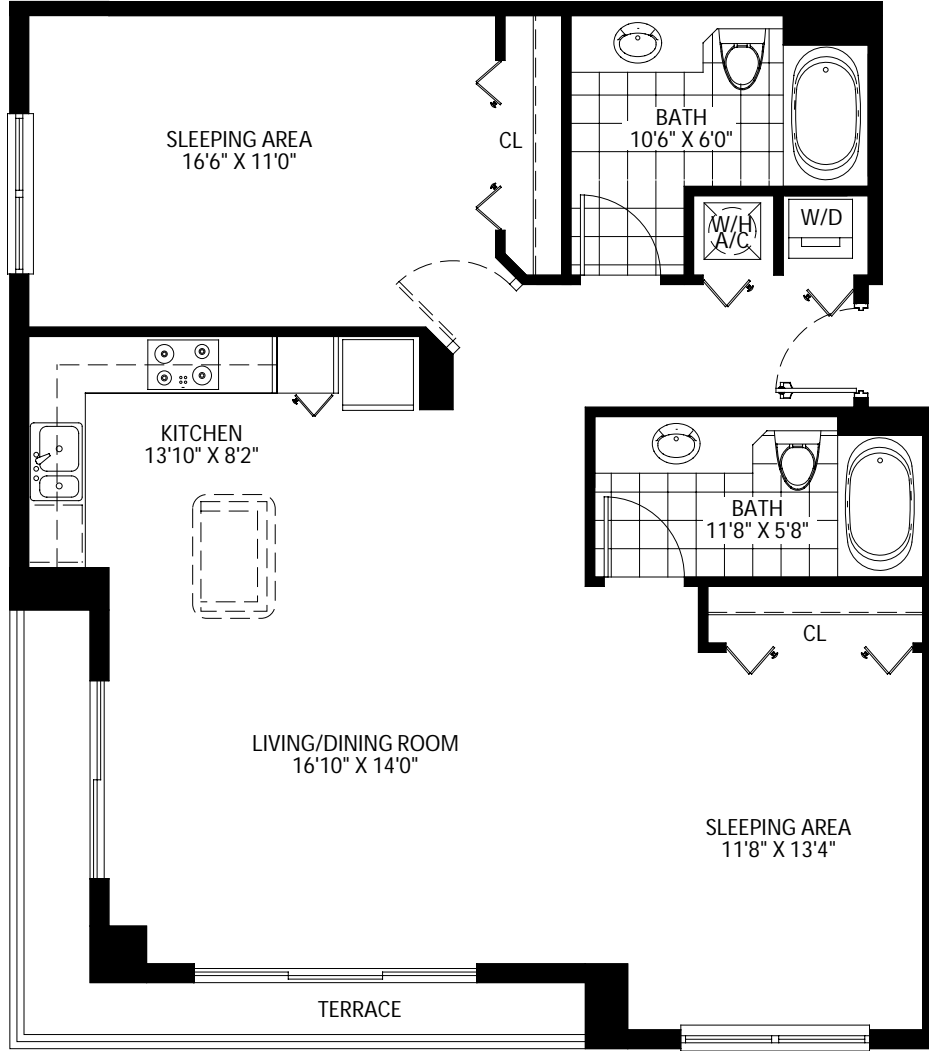
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Loft I Downtown Floorplans



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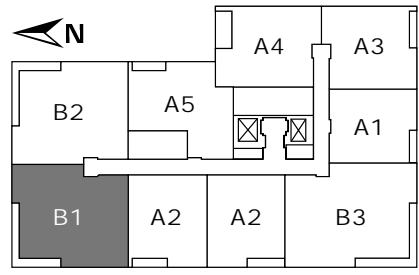
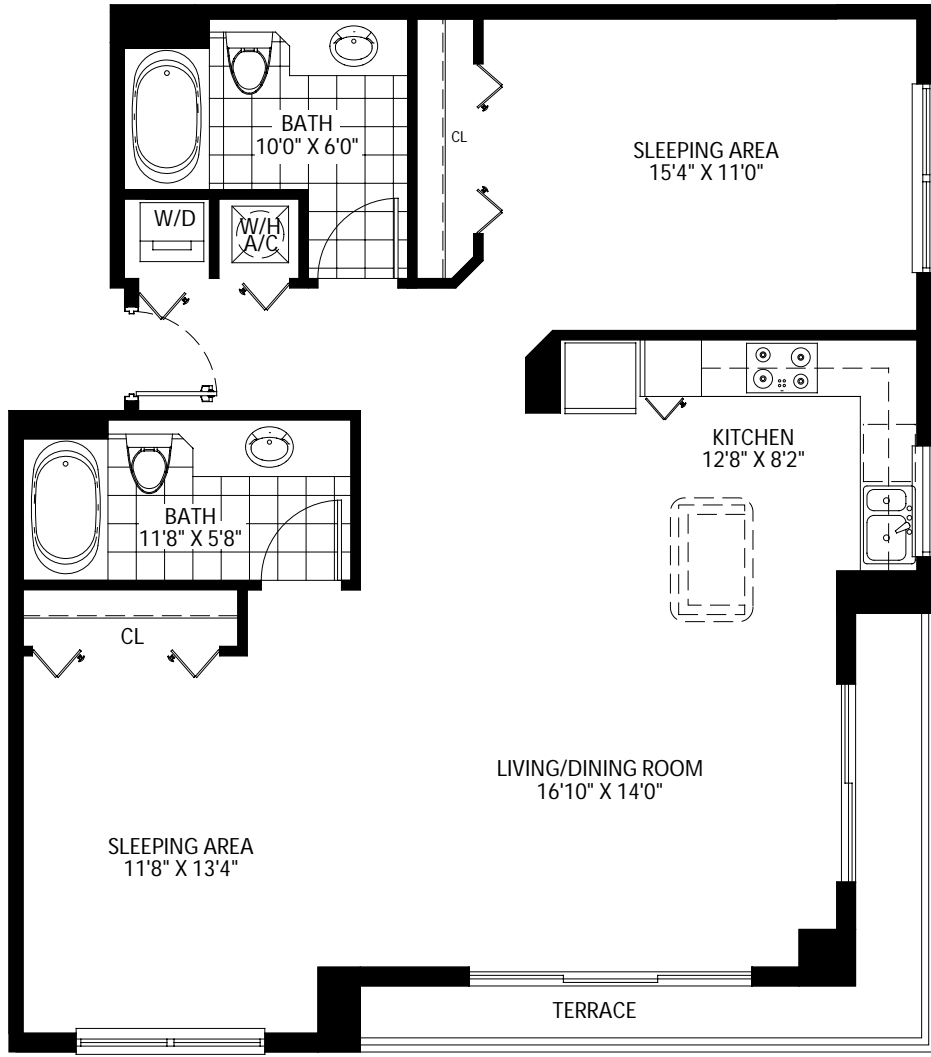
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Unit B2
2 Bedroom
2 Bath
Under A/C
1,078 sq. ft.
100.15 m²

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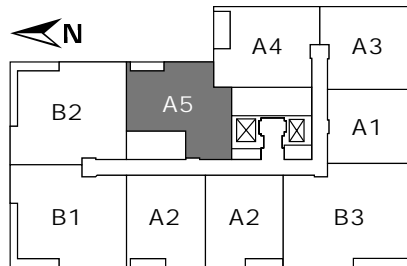
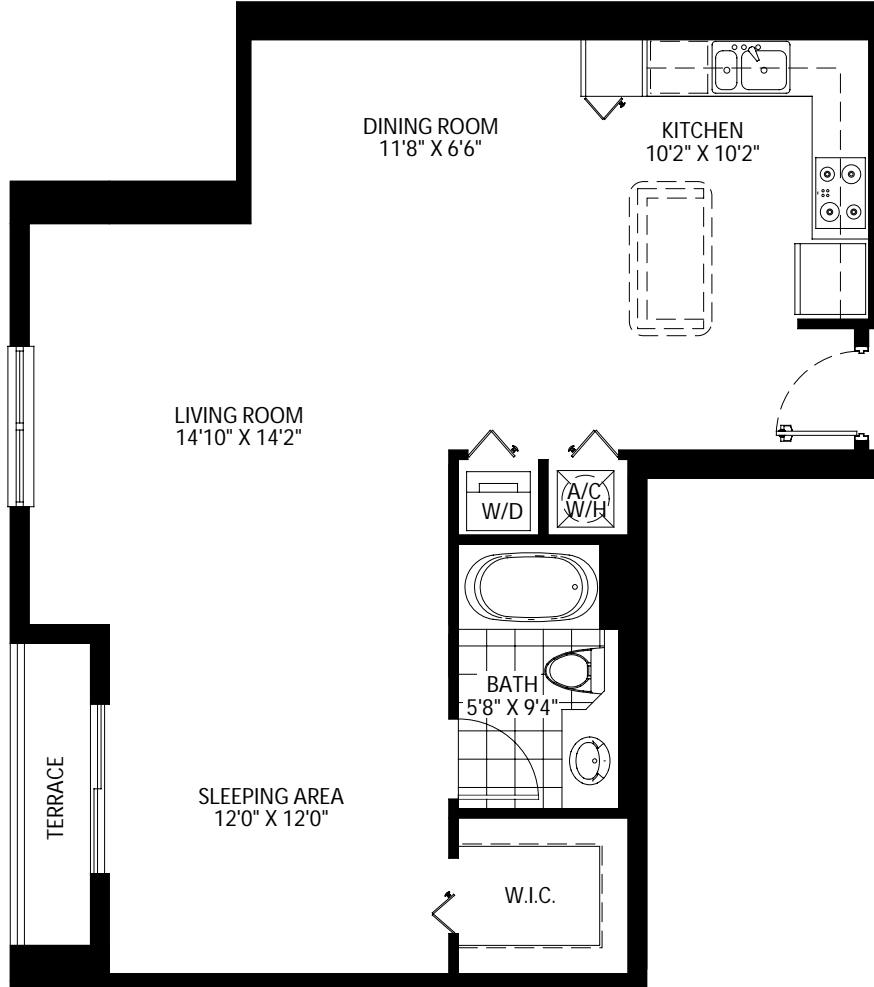


Unit B1
2 Bedroom
2 Bath
Under A/C
1,056 sq. ft.
98.11 m²

All renderings are artist's conception. All dimensions are approximate and all floor plans and development plans are subject to change by the developer.

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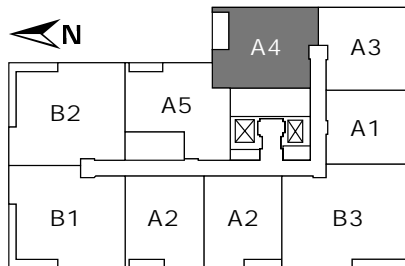
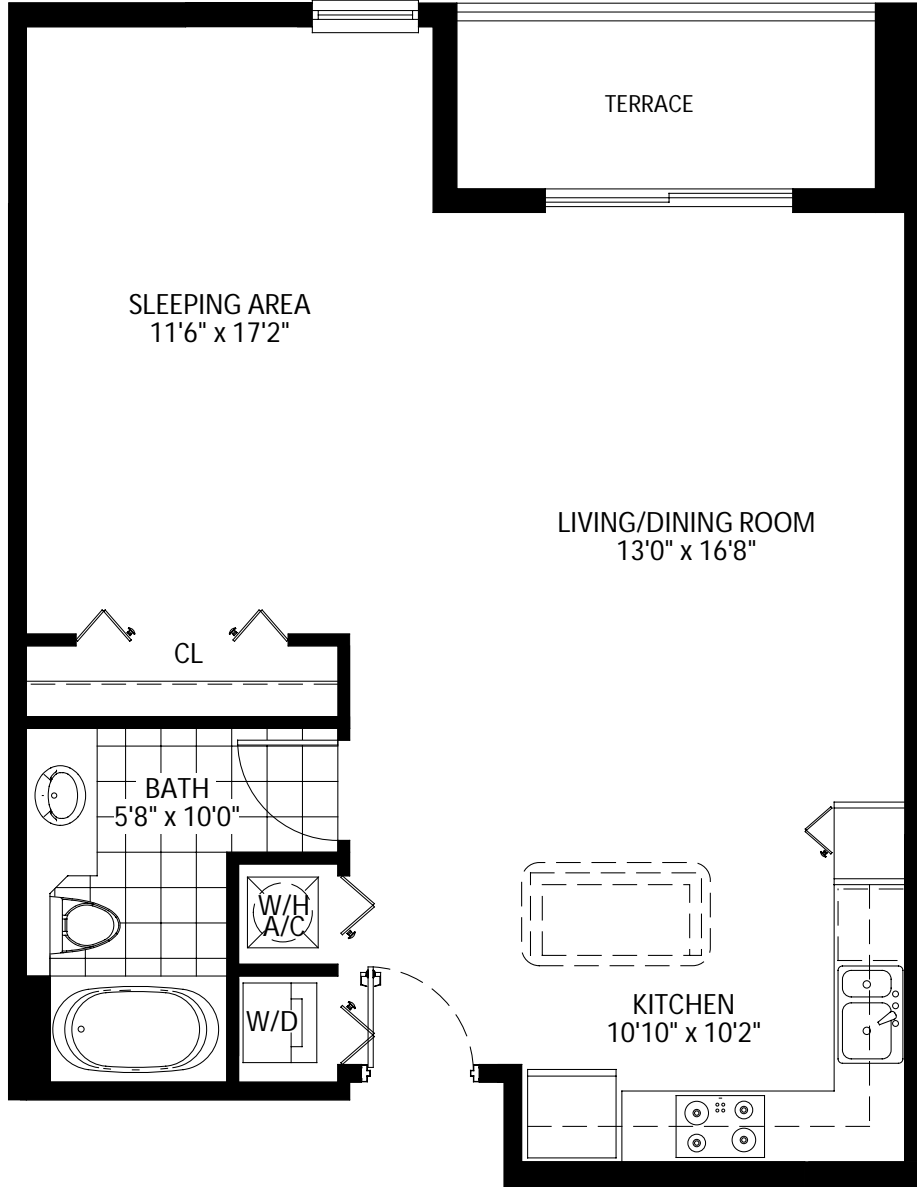
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Unit A 5
1 Bedroom
1 Bath
Under A/C
784 sq. ft.
72.84 m²

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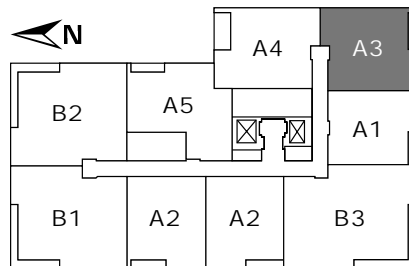
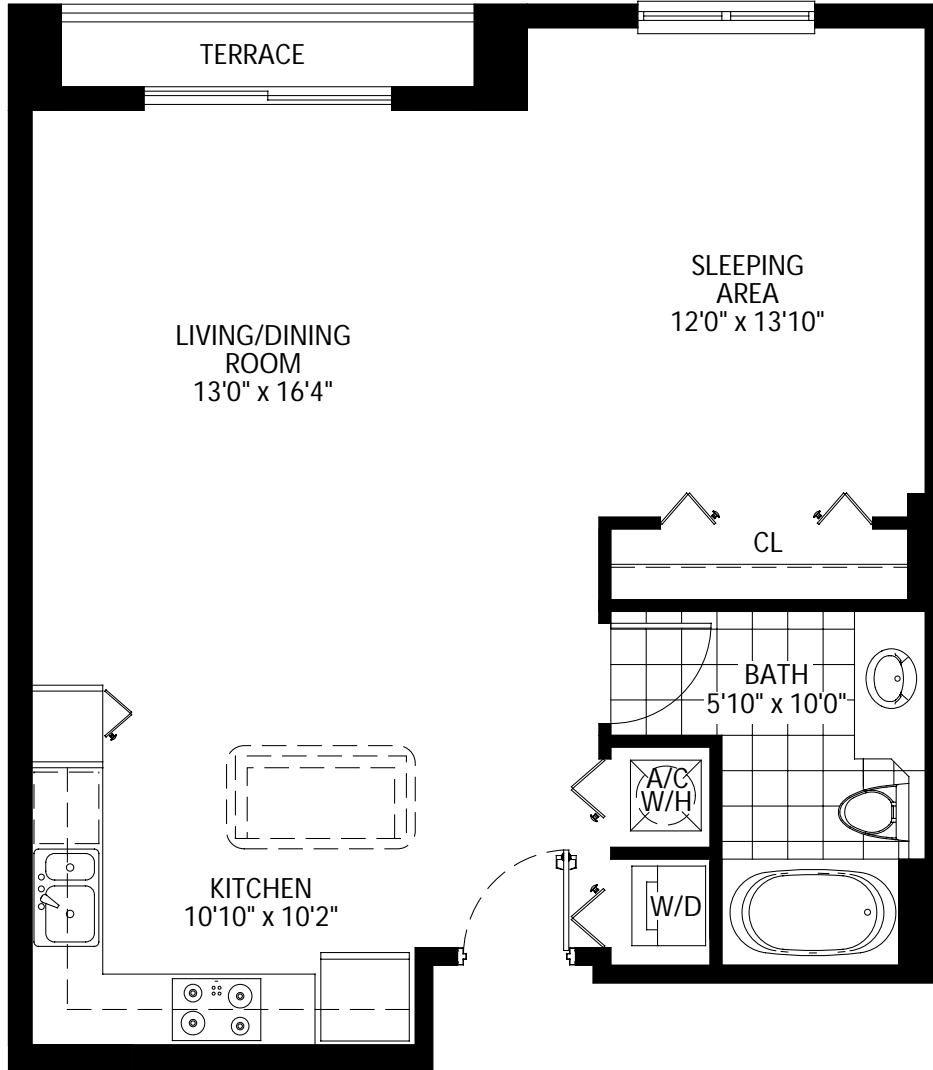
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Unit A 4
1 Bedroom
1 Bath
Under A/C
738 sq. ft.
68.56 m²

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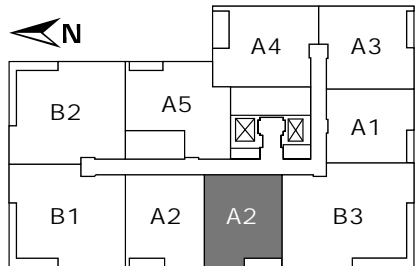
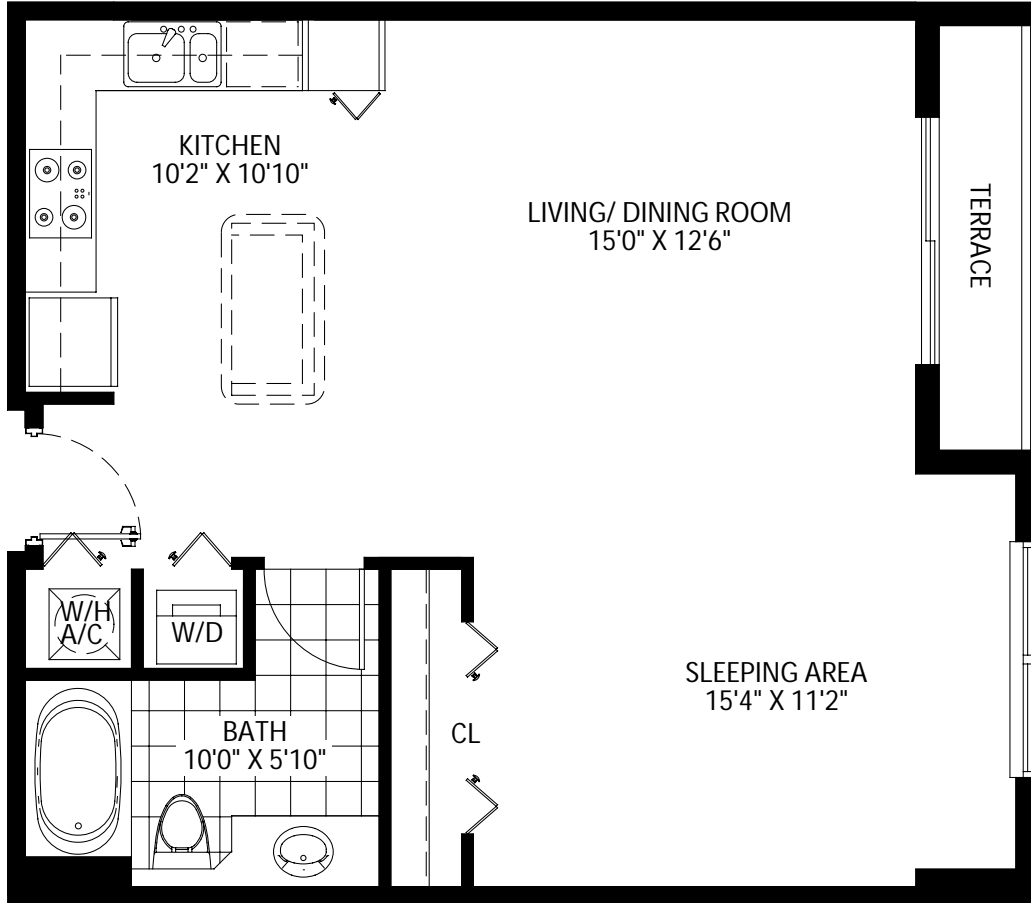
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Unit A 3
1 Bedroom
1 Bath
Under A/C
712 sq. ft.
66.15 m²

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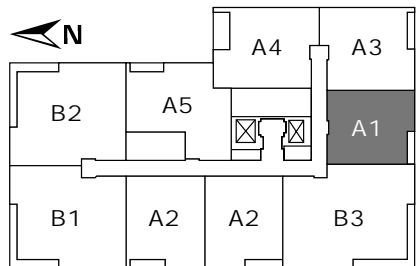
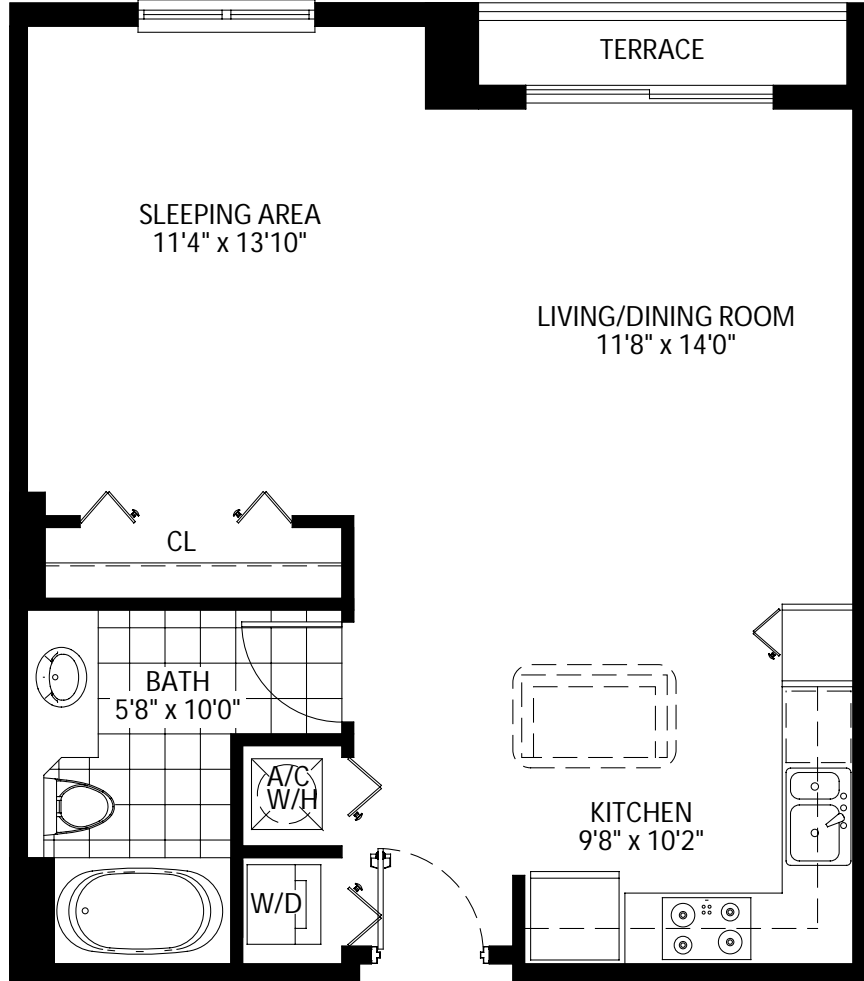
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Unit A 2
1 Bedroom
1 Bath
Under A/C
685 sq. ft.
63.64 m²

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Unit A 1
1 Bedroom
1 Bath
Under A/C
625 sq. ft.
58.06 m²