



**NEXO**

RESIDENCES  
NORTH MIAMI BEACH

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# Welcome to well-connected

Designed for home-sharing,  
Nexo Residences offer a new,  
urban autonomy for independent  
homeowners.



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RITZ CARLTON RESIDENCES, POMPAÑO BEACH



AUBERGE BEACH RESIDENCES & SPA FORT LAUDERDALE



RITZ CARLTON RESIDENCES, SUNNY ISLES BEACH

## A CREATIVE COLLABORATION

# FORTUNE INTERNATIONAL — GROUP —

### CO-DEVELOPER

Synonymous with excellence, quality, customer service and unwavering commitment to the highest standards of luxury, Fortune International Group has been a recognized leader in development, sales and marketing since 1983. With over 7,000 units and 9 million square feet of projects delivered, the company's prestigious development portfolio includes many of the most prominent residential properties in South Florida, including Jade Signature, The Ritz-Carlton Residences, Sunny Isles, Auberge Beach Residences and Spa Fort Lauderdale, Jade Residences Brickell, Jade Beach, Jade Ocean, and Hyde Resort & Residences Hollywood.

Fortune Development Sales is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having sold more than 25,000 units and currently representing some of South Florida's most successful projects such as: Missoni Baia, Una Residences, 57 Ocean, 2000 Ocean, Monaco Yacht Club, among others. Led by visionary founder, Edgardo Defortuna, Fortune International Group has 18 offices around the world with nearly 1,000 associates. Fortune's International broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong, to Sao Paulo, and Manhattan to Paris.

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THE HIGHLANDS IN NORTH MIAMI BEACH



THE PALMS AT BAY HARBOR ISLANDS

## A CREATIVE COLLABORATION



### Co-Developer

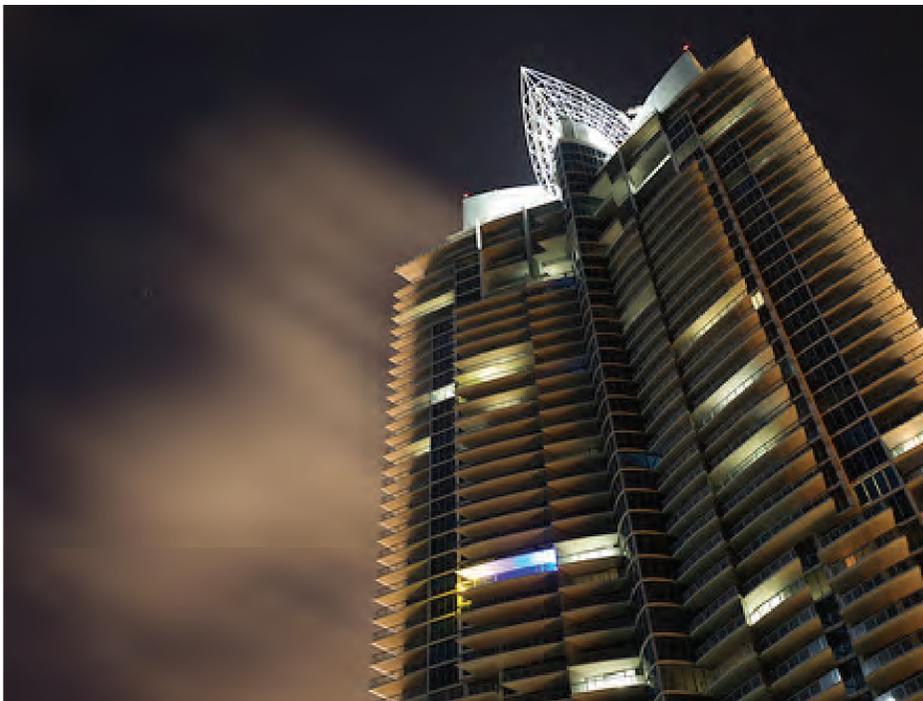
Florida-based Blue Road is an integrated real estate developer dedicated to acquisition, construction, repositioning and property management. From inception to completion, Blue Road oversees every phase of the development process—from property search and asset acquisition, to design, construction and marketing—delivering value and viability with every property. Dedicated to improving profitability for a diverse commercial and residential portfolio, Blue Road's experienced leadership team strives to minimize risk while maximizing liquidity and return on investment.

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ARTECH, MIAMI FLORIDA



JADE BEACH, SUNNY ISLES BEACH



JADE OCEAN, SUNNY ISLES BEACH

## A CREATIVE COLLABORATION

### CARLOS OTT

A R C H I T E C T

#### DESIGN CONSULTANT

Dedicated to design and large scale projects in the fields of architecture, interior design and urban planning, Carlos Ott brings more than forty years of outstanding experience to an international design practice. Founded in Toronto in 1983, his name-sake firm, Carlos Ott Architects has developed an extensive portfolio of acclaimed projects throughout North America, Europe, the Middle East, Asia and South America. The firm's mission is to ensure that each project is of the highest possible quality, creating buildings that are architecturally iconic while adhering to clients' functional, financial and schedule requirements.

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PEARL HOUSE, BAY HARBOR ISLANDS



CASA VERDE, MIAMI



ONE KANE CONCOURSE, BAY HARBOR ISLANDS

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## FRANKEL BENAYOUN ARCHITECTS INC

ARCHITECT OF RECORD

Since 1976, Frankel Benayoun Architects has developed a comprehensive portfolio of thoughtful and functional architectural design including multi-family and mixed use residential, single-family residential, public assembly, educational, health care, religious and unique urban parking structures. FBA is committed to the thoughtful expression of architectural design with a conscious effort to harmonize each building with elements of the surrounding environment and nature—always seeking to enhance the union of architecture and landscape. For every project, FBA considers the integration of architectural aesthetics with the unique characteristics of its neighborhood.

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1 HOTEL BEACH CLUB, MIAMI BEACH



NATIIVO, MIAMI

## A CREATIVE COLLABORATION



### INTERIOR DESIGN & LANDSCAPING

Specialized in interior design, landscape architecture and urban design, with a firm-wide focus on hospitality, Miami-based Urban Robot brings a multidisciplinary approach to the creative process. The firm draws upon on its team's diverse design backgrounds to bring about singular narratives that are true to concept and uniquely tailored to each project. Whether a dynamic food hall, mixed-use complex, boutique hotel or multi-family residential property, Urban Robot consistently strives to elevate the human experience.



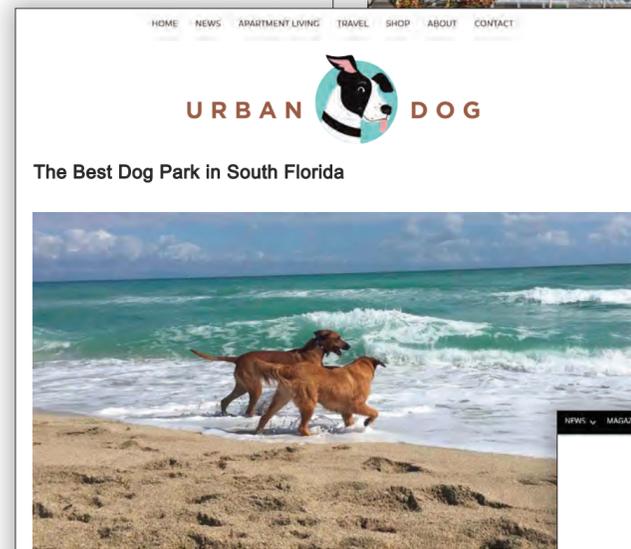
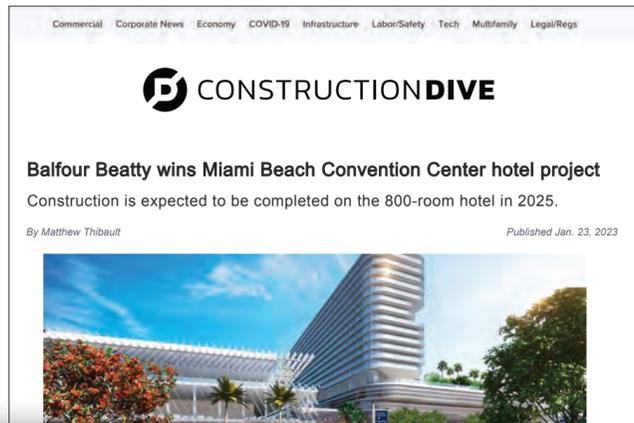
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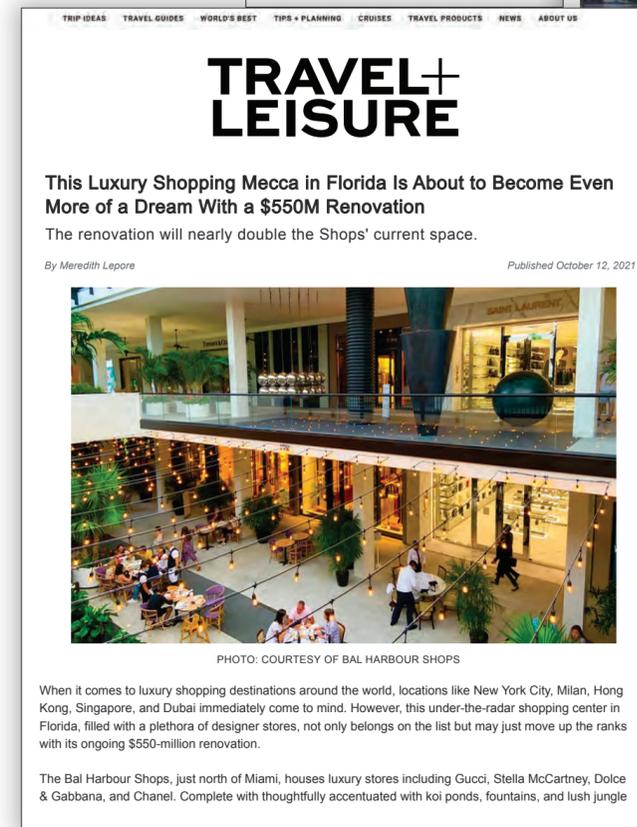
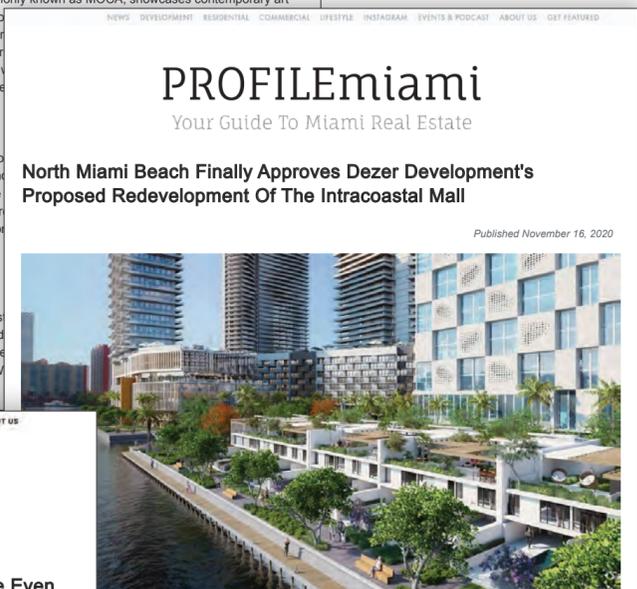
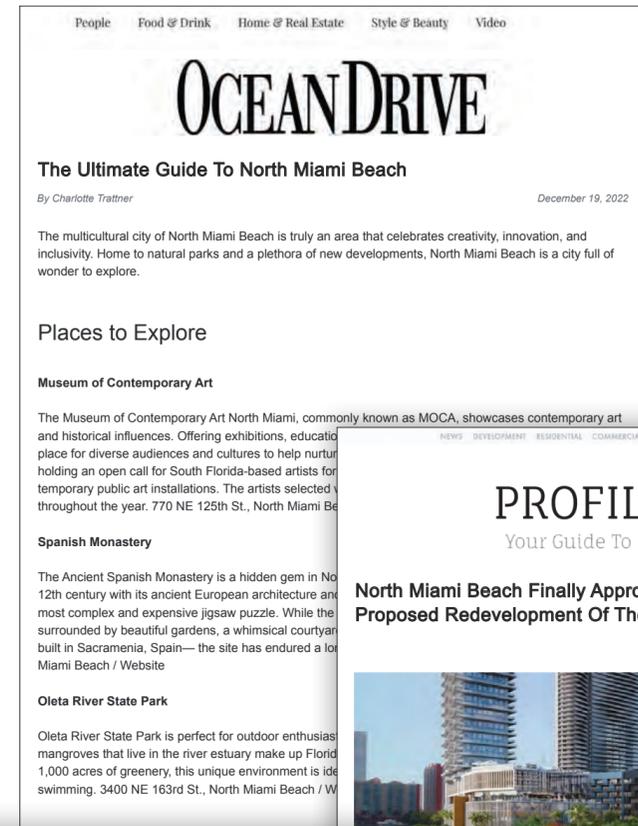
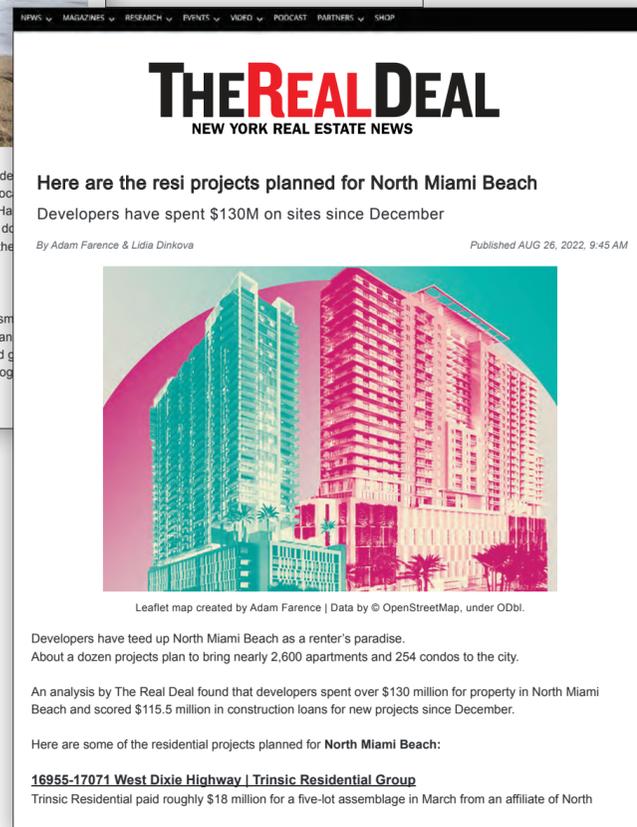
## Why North Miami Beach:

1. Connectivity to South Florida
2. Abundance of Outdoor Recreation
3. Popular Shopping & Dining destinations
4. Small town vibe
5. Opportunity for Growth



One of the joys of moving to Miami Beach has been the opportunity to spend more time outside particularly with Bothi. A few weeks ago, we visited what I think is the ultimate dog park! It's located on a 99-acre, one-and-a-half-mile-long Haulover Park on Collins Avenue just north of Bal Harbor. It actually has two dedicated dog areas: a huge dog run, called the Bark Park, and an adjacent dog stretch of beach. Both areas are in the southern part of the park. The Bark Park is great, but the show is the beautiful dog-friendly beach!

**HAULOVER DOG BEACH**  
The Bark Park is open from 8 AM to sunset, seven days a week. It features an enclosure for small dogs (less than 35 pounds) and one for large dogs. There are plenty of shade trees, picnic tables, and fountains for both dogs and their companions. You'll also find handy poop bag dispensers and water cans. I was really surprised to see just how big the Bark Park is! There is plenty of room for dogs of all sizes to run around to their hearts' content.



It was the charm for Gil Dezer as the North Miami Beach City Commission has finally approved Dezer Development's planned \$1.5 billion redevelopment of the Intracoastal Mall into a mixed-use project named Uptown Harbour. The North Miami Beach City Commission voted 4 to 3 to approve the development agreement and zoning amendments. The Intracoastal Mall is located at 3501 NE 36th Ave. on a 29.1-acre site. Dezer Development is seeking Florida Department of Transportation approval to build a new entryway as construction teams will not be able to use the NE 35th Ave. The project must widen the entrance at NE 36th Ave. In October, just one week after Dezer Development won approval from the North Miami Beach City Commission to redevelop the Intracoastal Mall, Mayor Anthony DeFilippo called for a revote as one commissioner fell asleep and the issue was not on the agenda from the initial vote. The issue at hand was tied to two ordinances including zoning and a 30-year development agreement.

# Location



## WALKING DISTANCE



WHOLE FOODS



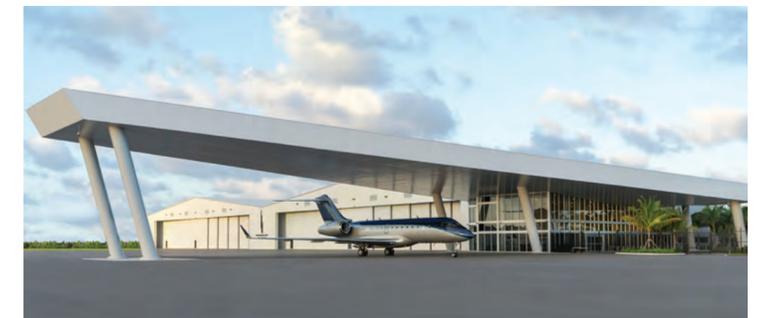
UNIVERSITY OF MIAMI MEDICAL CENTER  
< 1 MILE



## CONNECTIVITY & TRANSPORTATION



BRIGHTLINE AVENTURA STATION  
| 2 MILES



OPA-LOCKA EXECUTIVE AIRPORT  
| 8 MILES



MIAMI INTERNATIONAL AIRPORT  
| 15 MILES



FORT LAUDERDALE INTERNATIONAL AIRPORT  
| 17 MILES

# The Crossroads of South Florida

Parks, Recreation & Activities



OLETA PARK

ELAINE GORDON PARK

MARINA AND BOAT TOWER



GREYNOLDS PARK & GOLF COURSE



HAULOVER PARK

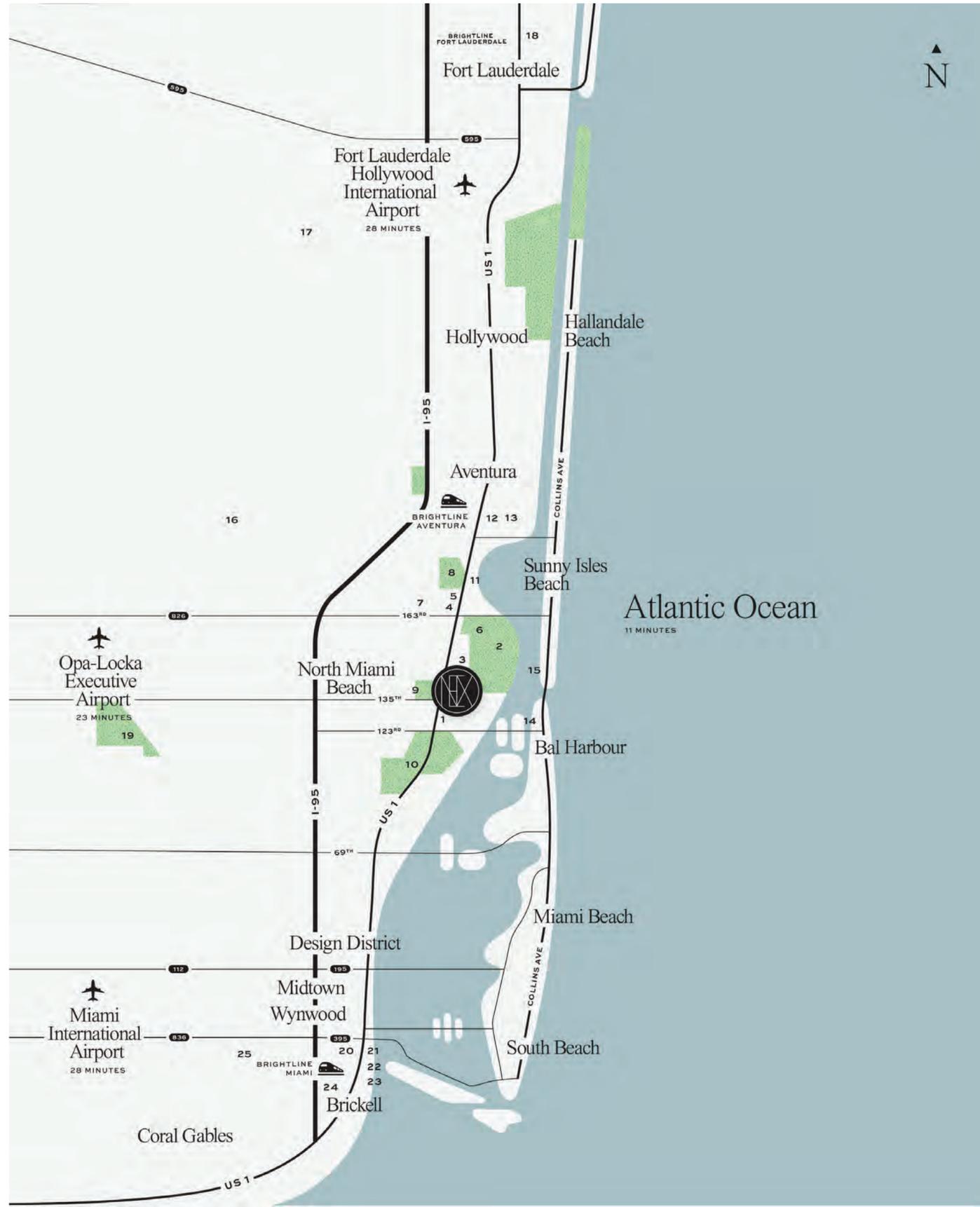


MIAMI SHORES COUNTRY CLUB



# The Crossroads of South Florida

SHOPPING & DINING



LAS OLAS | 20 MILES



AVENTURA MALL | 4 MILES



BAL HARBOUR SHOPS | 4 MILES



DESIGN DISTRICT | 7 MILES



BRICKELL CITY CENTRE | 13 MILES



**Future Retail Center**

**UM Hospital**

**Future Residential**

**Oleta River State Park**

**FIU North Campus**

**Haulover Beach**



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## Property & building features

- 17 stories with 254 move-in ready residences ranging from studios to four-bedroom townhomes
- Arrival porte cochère
- Prewired, smart-home technology throughout building and residences
- WiFi throughout common areas
- Smart key-less access to residential units
- Pet-friendly
- Two gated entrances with valet



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Interior concepts by



URBAN ROBOT



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## Residences

- Fully finished and beautifully furnished
- Prewired smart home technology
- Imported porcelain flooring
- Built-in bedroom closets plus lockable owner's closet
- Washer and dryer in every unit
- Floor-to-ceiling windows with window treatments
- Expansive balconies with glass railings





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## The Townhome Collection

- Expansive three- and four-bedroom, two-story floor plans
- Seasonal & long-term rental flexibility
- Fully furnished & beautifully furnished
- 15-foot floor-to-ceiling windows on select residences
- Private outdoor terraces
- Built-in summer kitchens
- Direct access from street
- Private outdoor terraces
- Upgrade options available



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# Designed for home-sharing

SHORT-TERM, SEASONAL, AND LONG-TERM  
RENTAL FLEXIBILITY WITH NO LISTING LIMITATIONS.



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# Property management

- On-site professional management to enhance transient experience
  - » Integrated digital concierge for residential unit booking, housekeeping, and guest communications
  - » On-site concierge dedicated to residents' and guests' needs

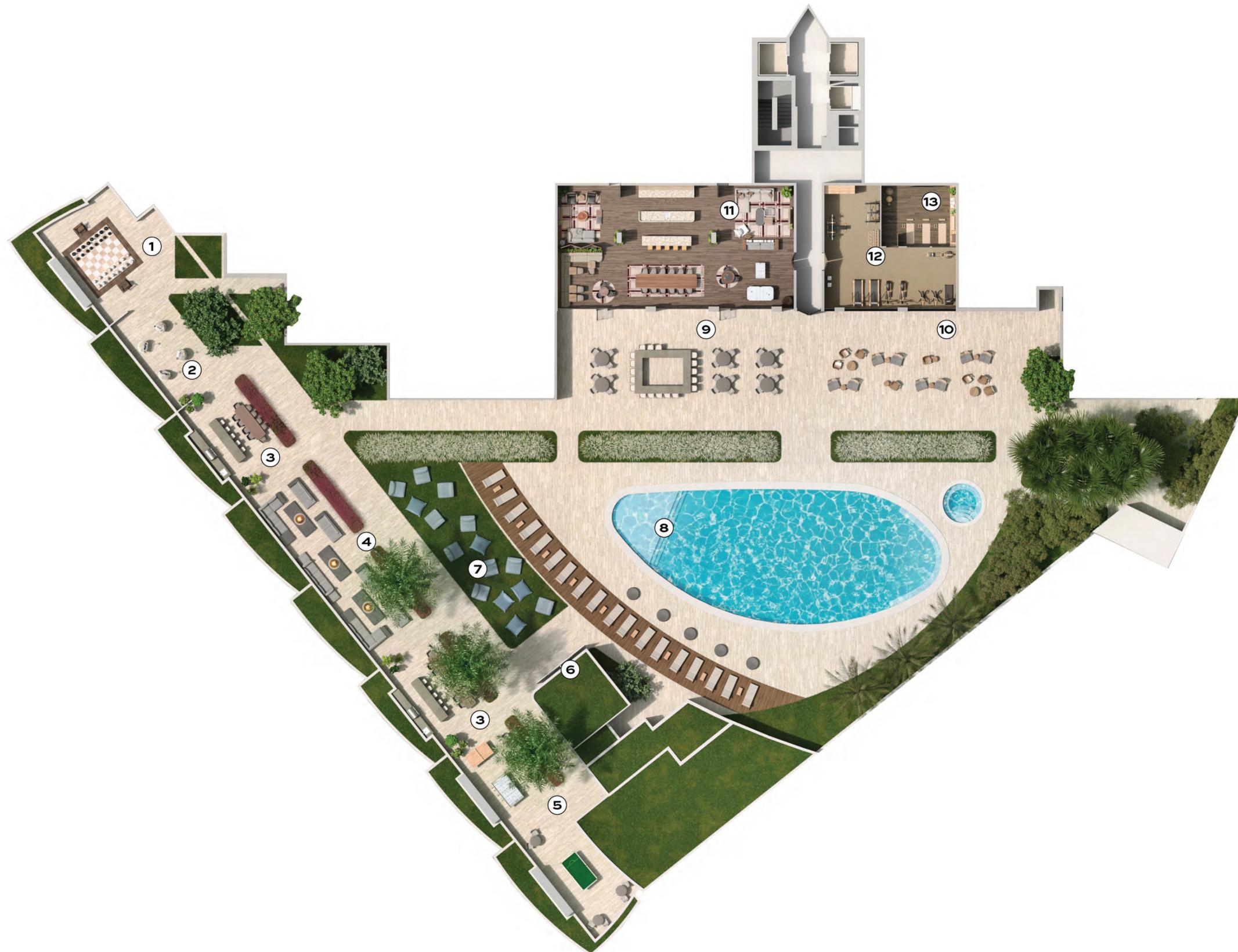


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# Amenities



# Pool & Fitness Level



1. Flex Gaming Area
2. Hammock Lounge
3. Summer Kitchen
4. Fire Pit Lounges
5. Gaming Area
6. Water & Towel Area
7. Lawn & Theater
8. Pool & Sun Shelf
9. Outdoor Bar
10. The Porch
11. Multi-Purpose Clubroom
12. Fitness Center
13. Fitness Studio

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# Outdoor Gaming Area & Hammock Lounge



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# Fire Pit Lounge & Summer Kitchens



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# Outdoor Lawn & Theater



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# Pool & Sun Shelf



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# Outdoor Terrace Bar



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# Multi-purpose Clubroom & Event Space



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# Fitness Center



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## Ground floor

- Three-story arrival lobby lounge with reception & concierge
- Self-serve café lounge
- Two-story, state-of-the-art tech center with dedicated co-working spaces and business amenities
- Outdoor seating area with umbrellas
- Children's playground and plaza
- Bike storage
- Self-service smart package locker room for deliveries
- Electric car charging stations
- Second south entrance featuring an art gallery



# Ground Floor



- 1. Two-Story Tech Center
- 2. Playground Plaza
- 3. Cafe Lounge
- 4. North Lobby & Art Gallery
- 5. Arrival Porte Cochere
- 6. Reception
- 7. Management Office
- 8. Package Delivery Room
- 9. Mail Room

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# State-of-the-Art Tech Center



# Tech Center Level 1



# Tech Center Level 2



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# Childrens Playground Plaza



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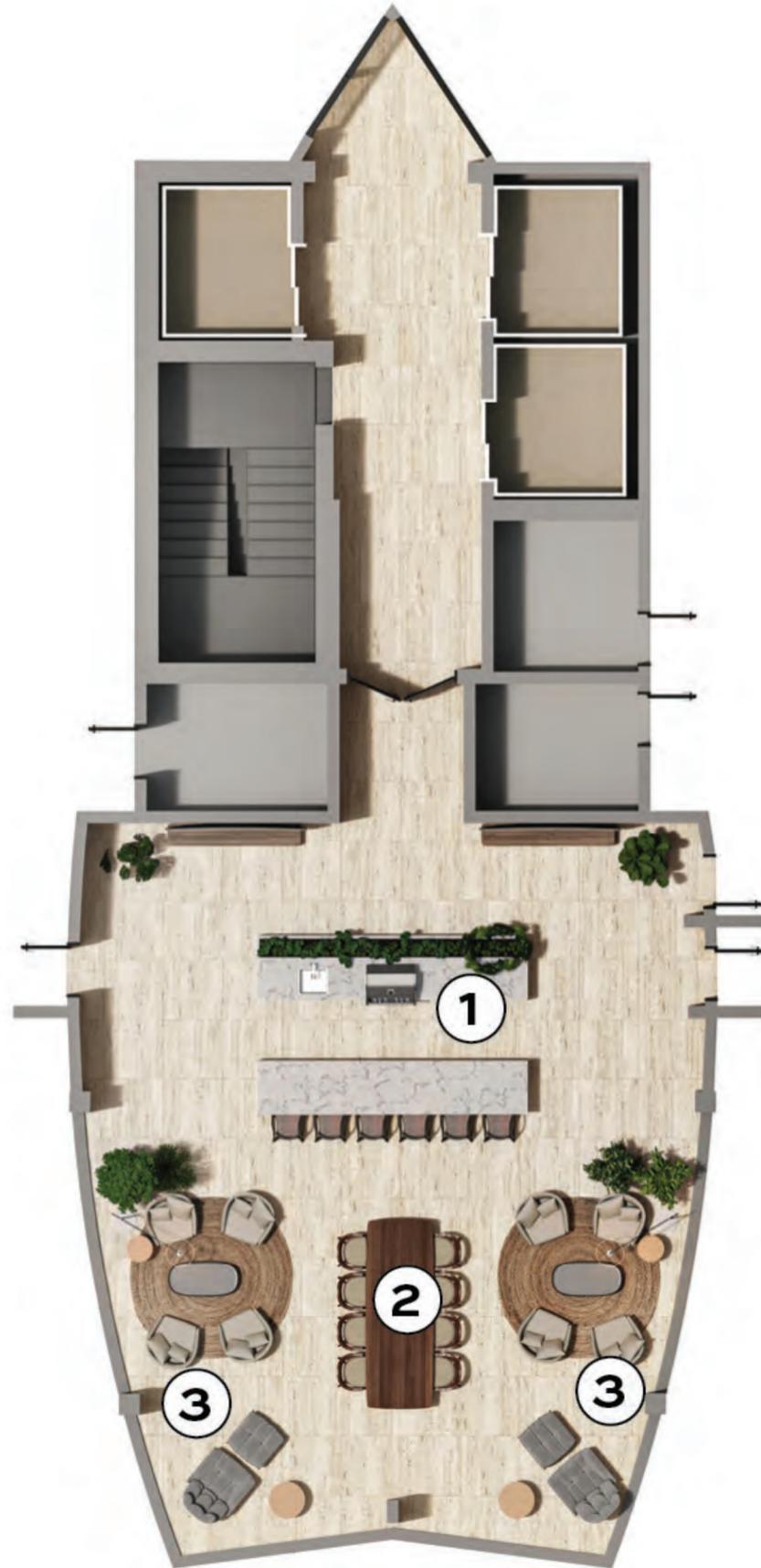
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# Lobby & Reception



## Rooftop

Beautifully appointed with summer kitchen and chef's table, the 17<sup>th</sup> floor Observatory Deck casts an expansive gaze over the intracoastal water way with 360-views of the North Miami Beach skyline.



1. Bar & Grill
2. Dining Lounge
3. Relaxation Lounges

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# Observatory Deck





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R E S I D E N C E S

N O R T H M I A M I B E A C H



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

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