



**NEXO**  
RESIDENCES  
NORTH MIAMI BEACH

# Welcome to well-connected.

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

**FULLY-FURNISHED**  
**STUDIO, 1-, 2- AND 3-BEDROOM RESIDENCES**  
**3- AND 4-BEDROOM TOWNHOMES**

13899 Biscayne Boulevard  
North Miami Beach, Florida

## *Creative Collaborators*

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**Fortune International Group**  
**Blue Road**  
Co-Developers

**Carlos Ott**  
Design Consultant

**Frankel Benayoun Architects Inc.**  
Architect of Record

**Urban Robot**  
Interior Design &  
Landscape Architecture

**Fortune Development Sales**  
Exclusive Sales & Marketing

## *Building Features & Amenities*

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- Fifteen stories with 254 move-in ready residences
  - Porte cochère drop-off and arrival experience
  - Two-story arrival lobby lounge with reception and concierge
  - Two-story, state-of-the-art tech center with café, co-working spaces and business center
  - WiFi throughout common areas
  - Outdoor seating area with umbrellas
  - Children's playground and plaza
  - Bike storage
  - Self-service smart package locker room for deliveries
  - Electric car charging stations
  - Two gated entrances with valet available for guests
  - Pet-friendly
- Floor 5**
- Multi-purpose clubroom and private event space with dedicated kitchen
  - Indoor and outdoor fitness center with yoga studio and virtual trainer
  - His and her locker rooms
  - Resort-style pool with sun shelf, two spas and covered lounge chairs
  - Outdoor terrace bar
  - Summer kitchens with BBQ and seating area
- Rooftop / Floor 16**
- Open-air observatory deck with 360° views



NEXO RESIDENCES IN NORTH MIAMI BEACH, FLORIDA



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### *Residence Features*

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- Fully finished and beautifully furnished
- Smart key access
- Prewired, smart home management technology
- Imported porcelain flooring
- Built-in bedroom closets including dedicated, lockable owner's closet
- Washer and dryer
- Floor-to-ceiling windows with window treatments
- Expansive balconies with glass railings

#### **Kitchens**

- Fully-equipped, European-style kitchens
- Quartz counter-tops
- Matte black fixtures
- Top-of-the-line appliances

#### **Bathrooms**

- Bathrooms with modern cabinetry and imported porcelain flooring
- Quartz counter-tops
- Textured shower tile
- Matte black fixtures

### *Designed for Home-sharing*

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- Short-term, seasonal, and long-term rental flexibility with no restrictions
- No listing limitations (AirBnB, Vrbo, etc.)
- On-site professional management to ensure smooth arrival and departure for residents and guests
- Integrated digital concierge offers residential booking management, housekeeping and guest communication
- On-site concierge dedicated to residents' and guests' needs



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# A Creative Collaboration

## *Co-Developer*

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### **Fortune International Group**

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 nine million square feet of projects delivered, the company's development portfolio includes many of the most prominent residential properties in South Florida including Jade Signature, The Ritz-Carlton Residences, Sunny Isles Beach, Auberge Beach Residences and Spa Fort Lauderdale, Jade Residences Brickell, Jade Beach, Jade Ocean, and Hyde Resort & Residences Hollywood.

## *Co-Developer*

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### **Blue Road**

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.

## *Design Consultant*

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### **Carlos Ott**

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.

## *Architect of Record*

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### **Frankel Benayoun Architects Inc.**

Since 1976, Frankel Benayoun Architects has developed a comprehensive portfolio of thoughtful, 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.

## *Interior Design & Landscape Architecture*

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### **Urban Robot**

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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**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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