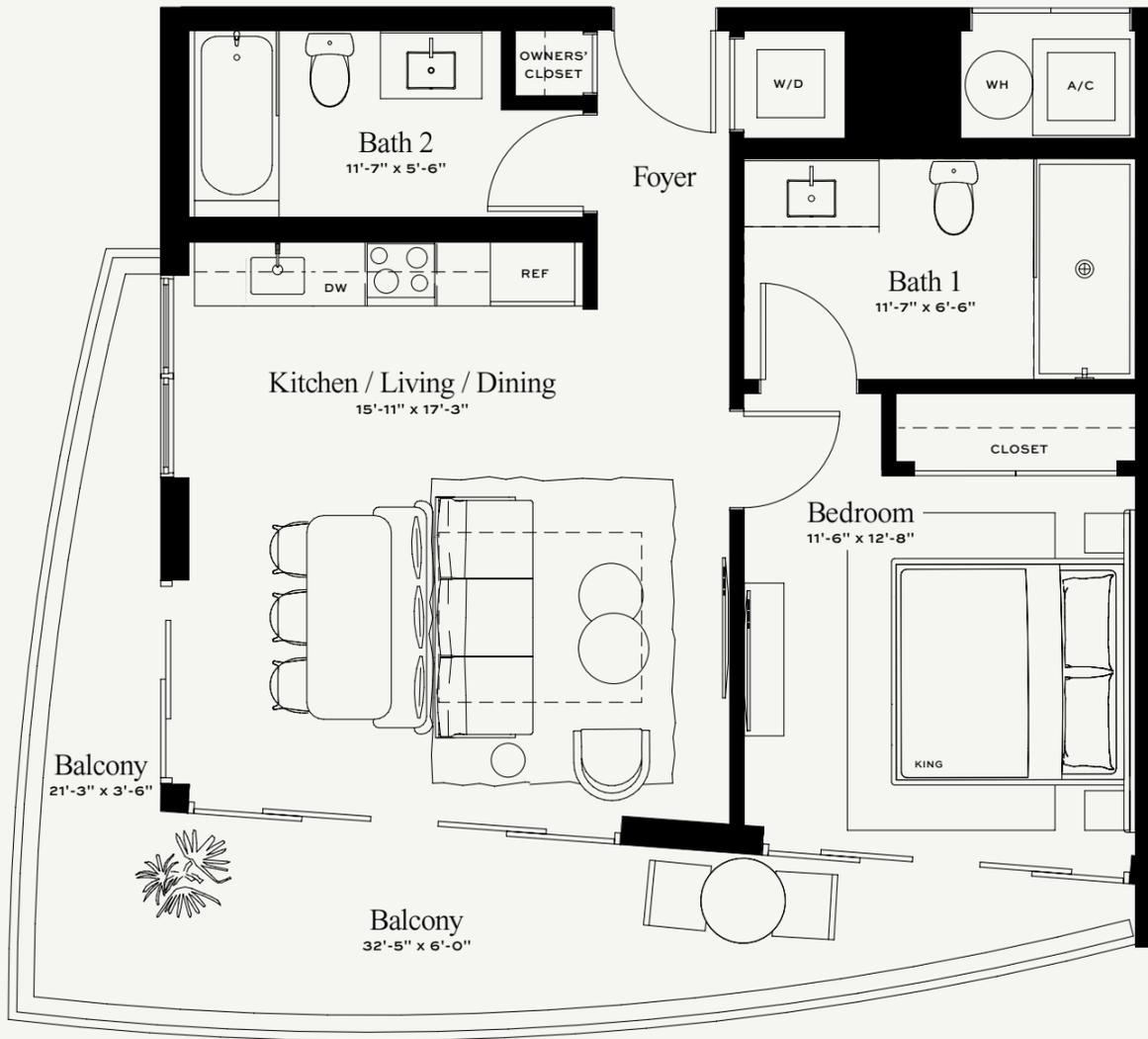




**NEXO**  
RESIDENCES  
NORTH MIAMI BEACH



# Residence E

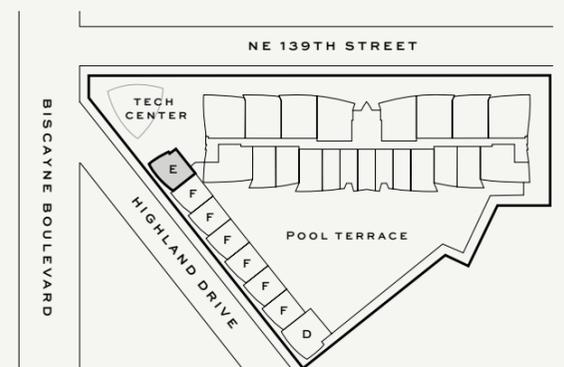
ONE BEDROOM / TWO BATHROOMS

723 SQ. FT. + 226 SQ. FT. BALCONY / **949 SQ. FT. TOTAL**  
67 SQ. M. + 21 SQ. M. BALCONY / **88 SQ. M. TOTAL**

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**FORTUNE**  
INTERNATIONAL  
GROUP



LEVELS 3 & 4



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. THE DEVELOPER IS 13899 BISCAYNE ASSOCIATES, LLC. WHICH HAS A RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF FORTUNE INTERNATIONAL GROUP AND BLUE ROAD LLC. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE.

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# Residence F

ONE-BEDROOM / TWO-BATHROOMS

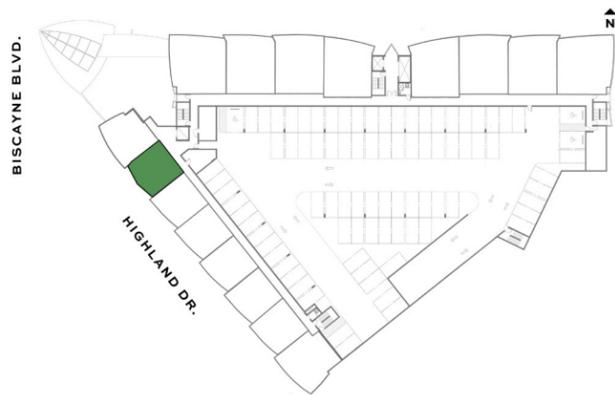
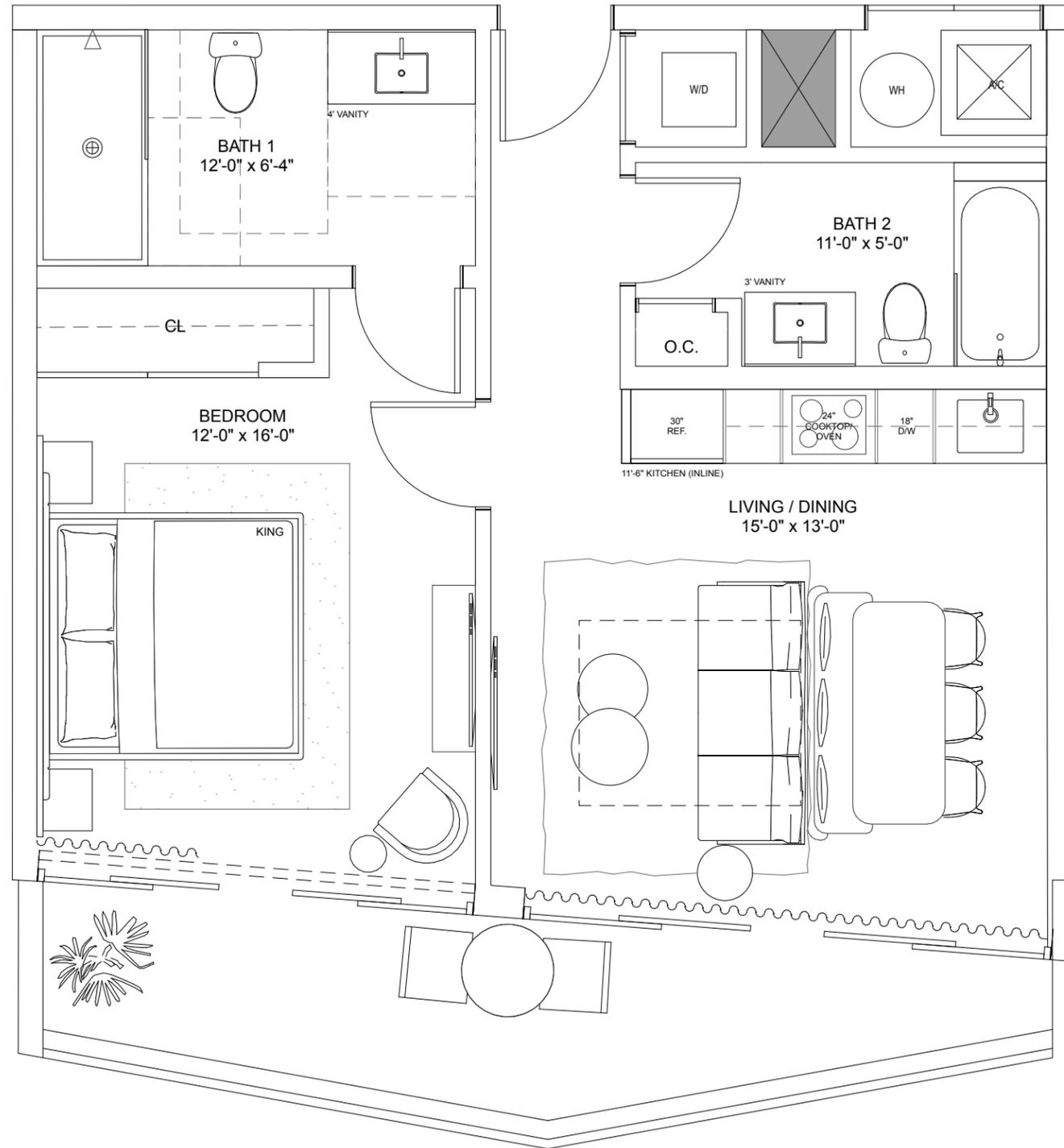
Levels 3 & 4

INTERIOR	682 S.F.	63.4 S.M.
TERRACE	136 S.F.	12.6 S.M.
<b>TOTAL</b>	<b>818 S.F.</b>	<b>76 S.M.</b>



**NEXO**

RESIDENCES  
NORTH MIAMI BEACH



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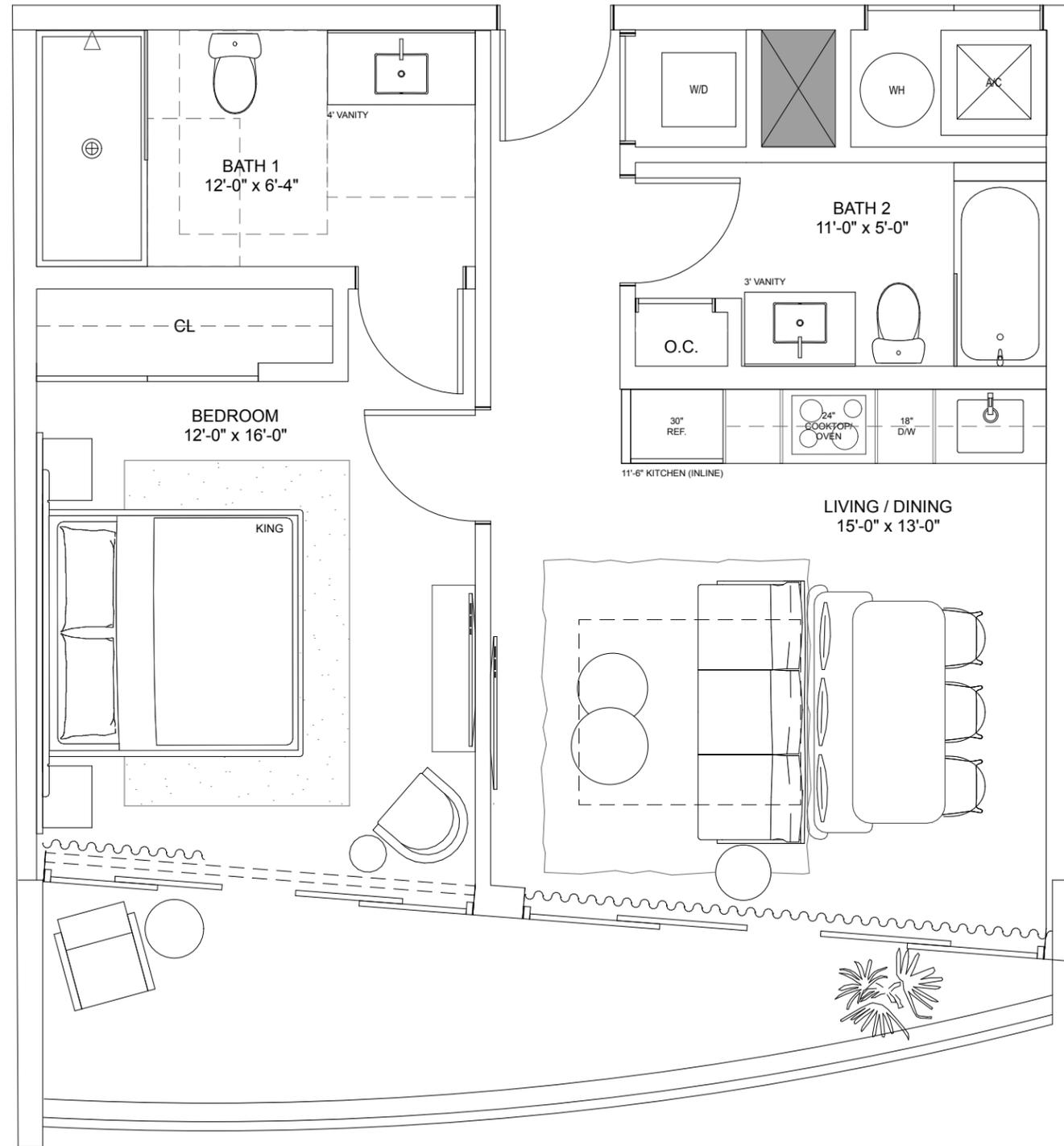
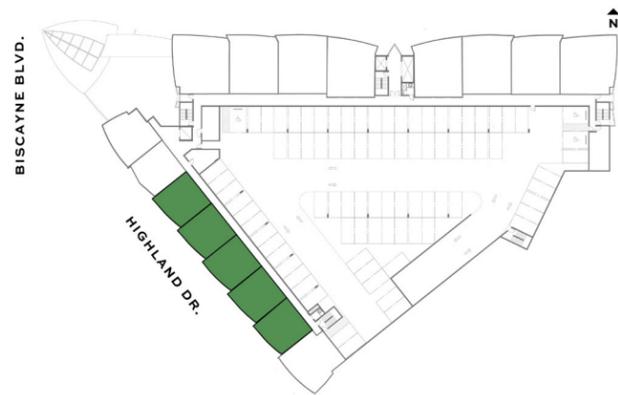
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# Residence G

ONE-BEDROOM / TWO-BATHROOMS

Levels 3 & 4

INTERIOR	682 S.F.	63.4 S.M.
TERRACE	136 S.F.	12.6 S.M.
<b>TOTAL</b>	<b>818 S.F.</b>	<b>76 S.M.</b>



**NEXO**

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# Residence H

TWO-BEDROOMS / TWO-BATHROOMS

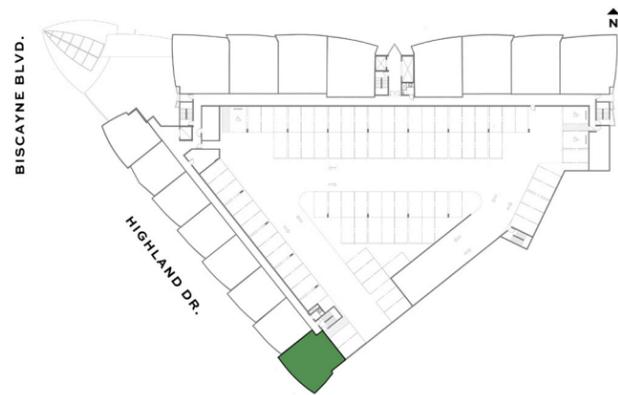
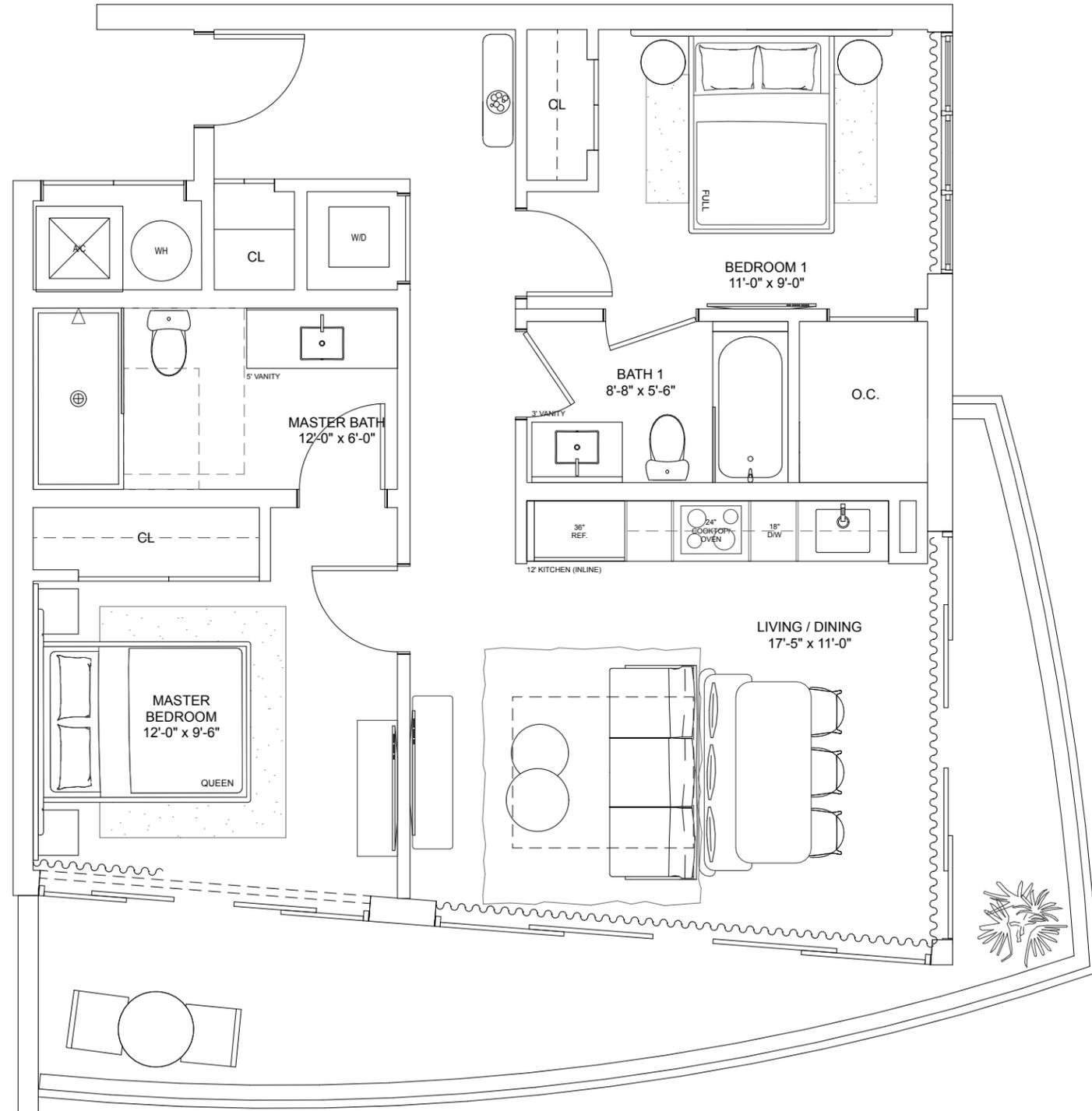
Level 4

<b>INTERIOR</b>	900 S.F.	83.6 S.M.
<b>TERRACE</b>	228 S.F.	21.2 S.M.
<b>TOTAL</b>	1,128 S.F.	104.8 S.M.



**NEXO**

RESIDENCES  
NORTH MIAMI BEACH



DEVELOPED BY

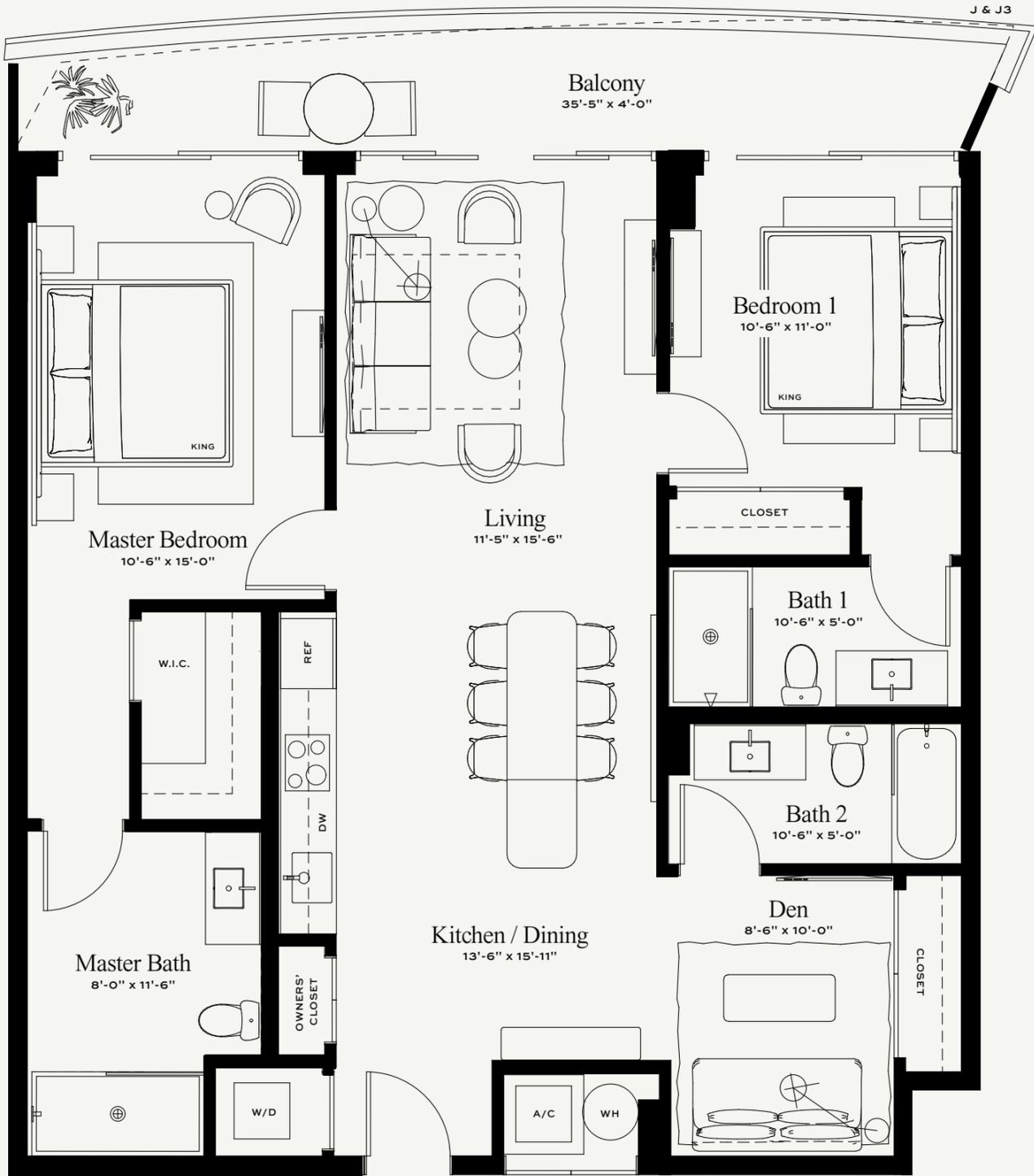
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**NEXO**  
RESIDENCES  
NORTH MIAMI BEACH



# Residence J

**TWO BEDROOMS + DEN / THREE BATHROOMS**

**J1 & J2:** 1,241 SQ. FT. + 170 SQ. FT. BALCONY / **1,411 SQ. FT. TOTAL**  
115 SQ. M. + 16 SQ. M. BALCONY / **131 SQ. M. TOTAL**

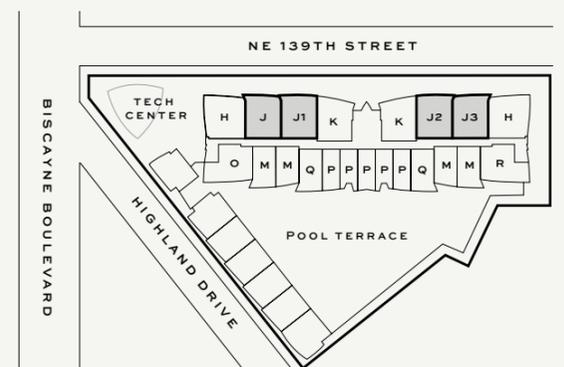
**J & J3:** 1,241 SQ. FT. + 155 SQ. FT. BALCONY / **1,396 SQ. FT. TOTAL**  
115 SQ. M. + 14 SQ. M. BALCONY / **129 SQ. M. TOTAL**

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LEVELS 4 - 16



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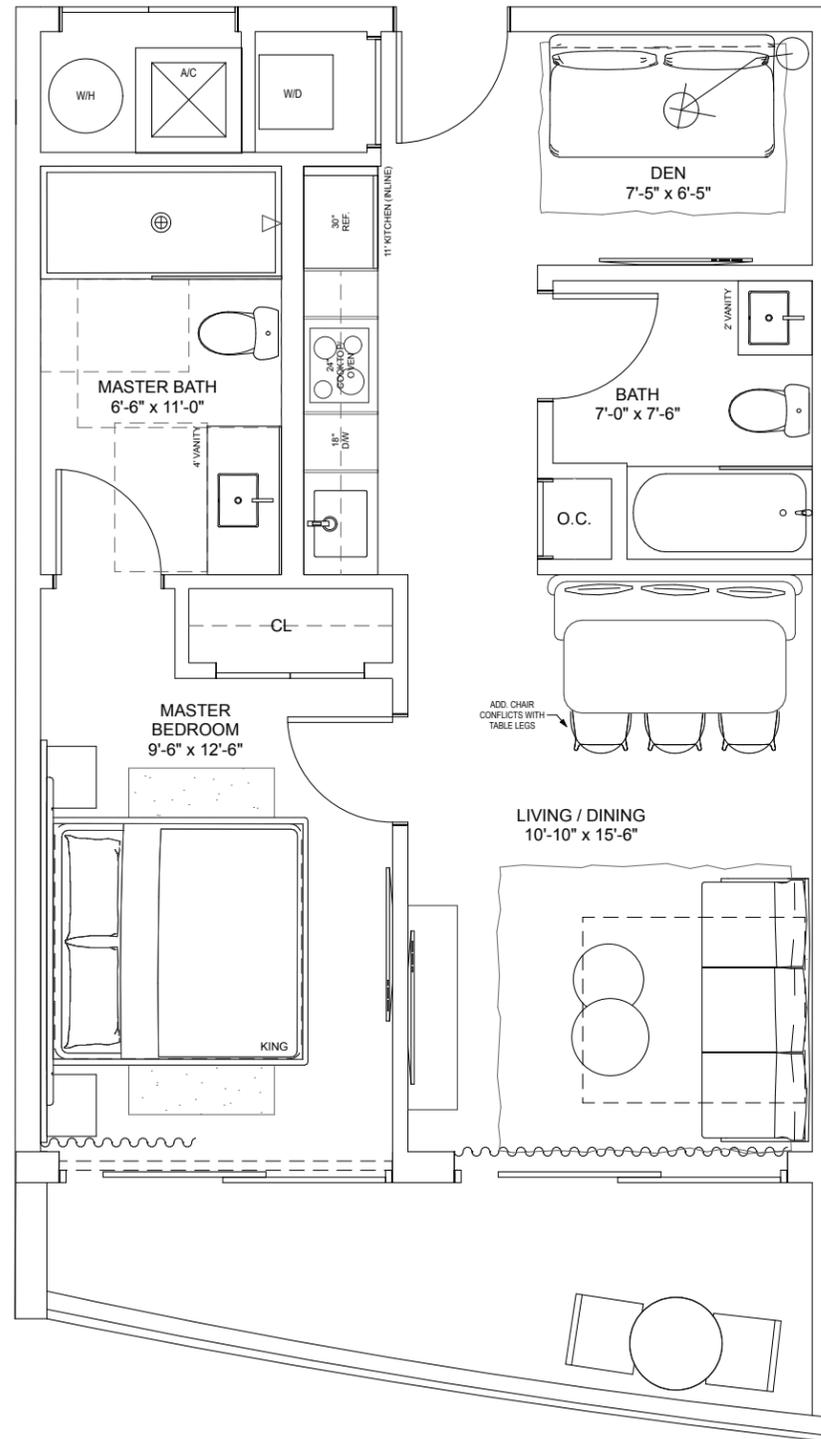
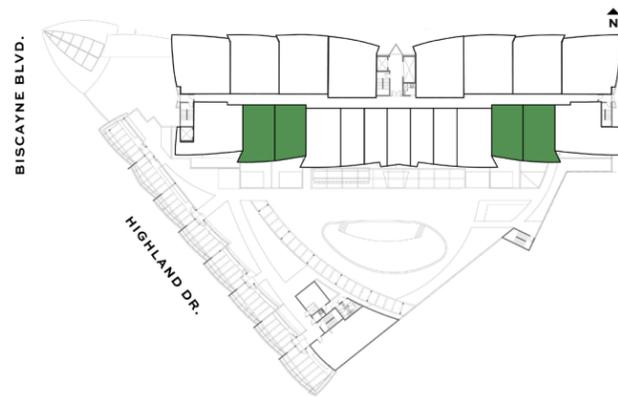
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# Residence M

ONE-BEDROOM + DEN / TWO-BATHROOMS

Levels 6 thru 15

INTERIOR	679 S.F.	63.1 S.M.
TERRACE	100 S.F.	9.3 S.M.
<b>TOTAL</b>	<b>779 S.F.</b>	<b>72.4 S.M.</b>



**NEXO**

RESIDENCES  
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# Residence M1

ONE-BEDROOM + DEN / TWO-BATHROOMS

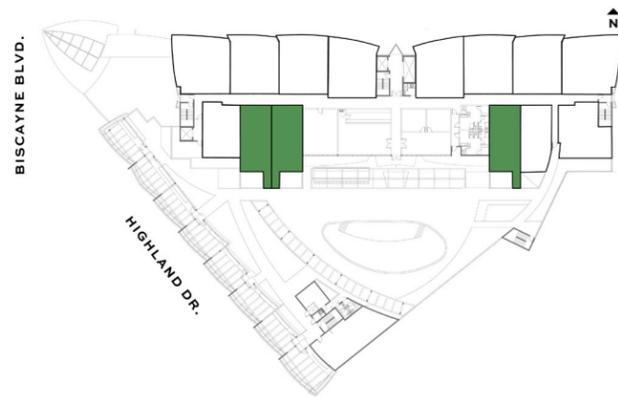
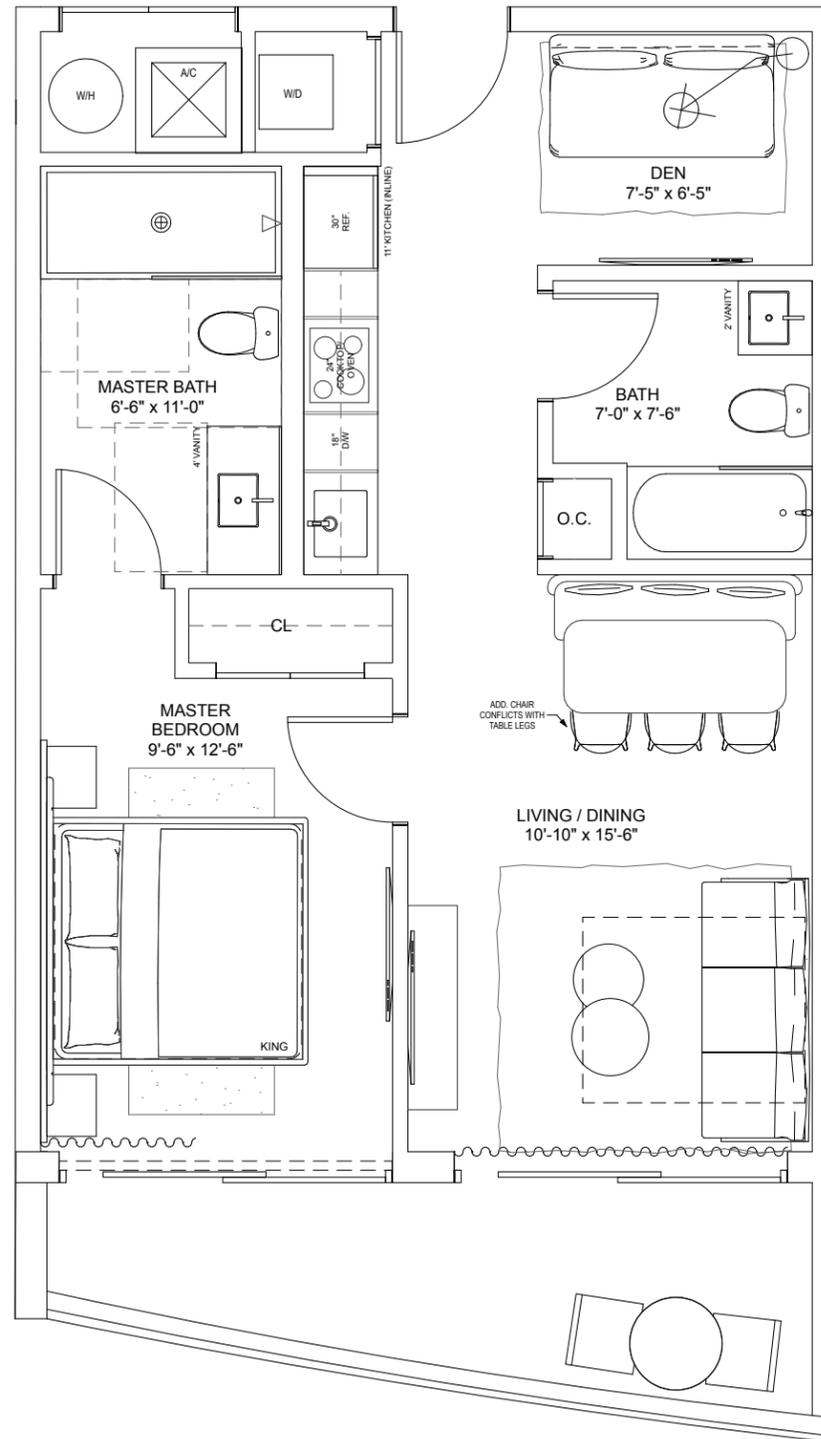
Level 5

INTERIOR	679 S.F.	63.1 S.M.
TERRACE	574 S.F.	53.3 S.M.
<b>TOTAL</b>	<b>1,253 S.F.</b>	<b>116.4 S.M.</b>



**NEXO**

RESIDENCES  
NORTH MIAMI BEACH



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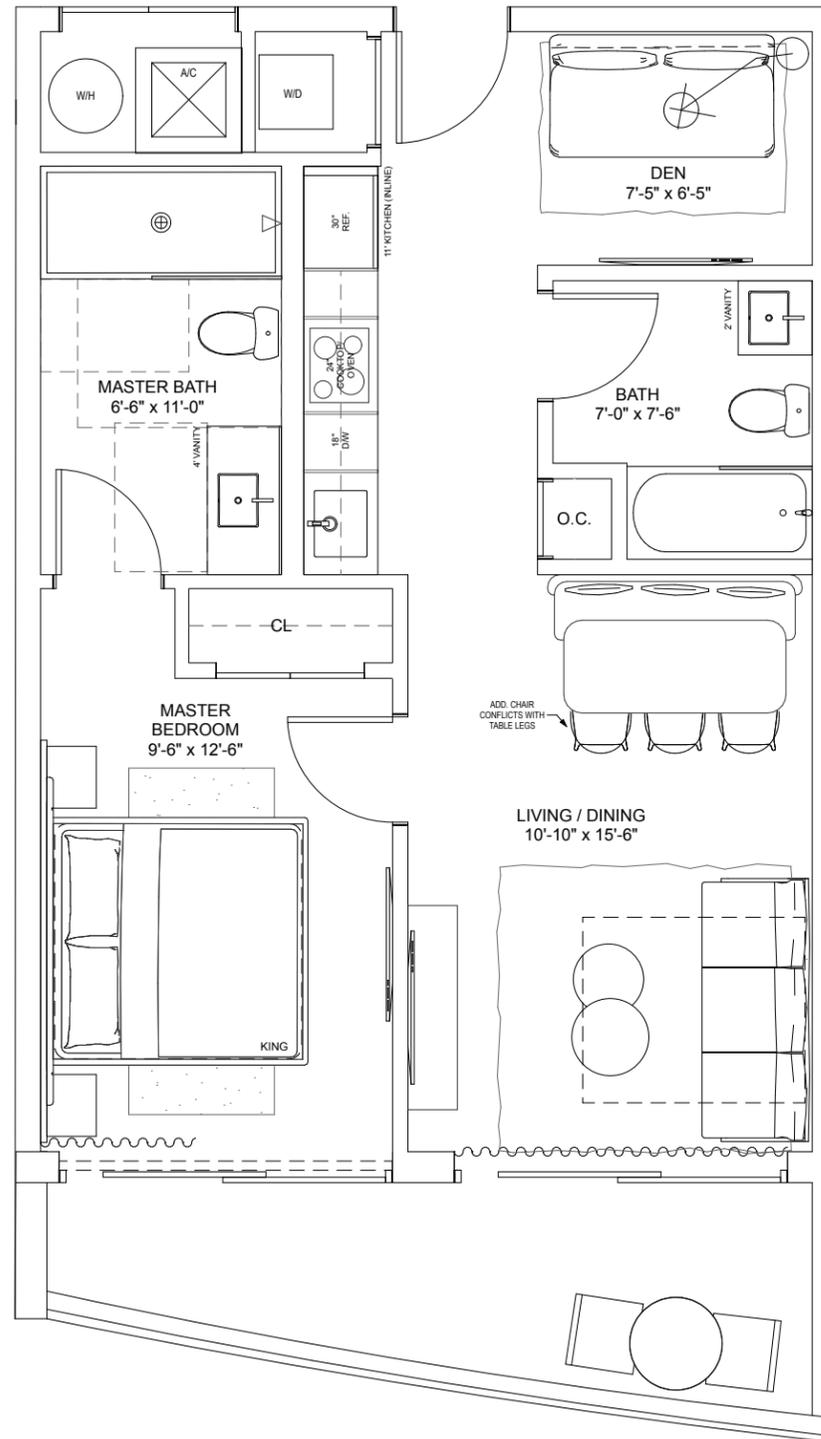
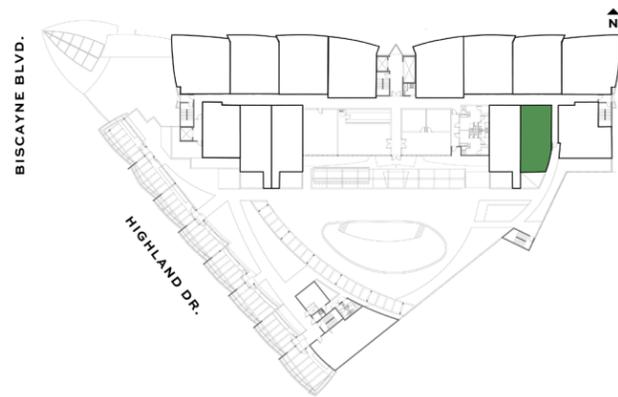
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# Residence M12

ONE-BEDROOM + DEN / TWO-BATHROOMS

Level 5

INTERIOR	679 S.F.	63.1 S.M.
TERRACE	479 S.F.	44.5 S.M.
<b>TOTAL</b>	<b>1,158 S.F.</b>	<b>107.6 S.M.</b>



**NEXO**

RESIDENCES  
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# Residence N

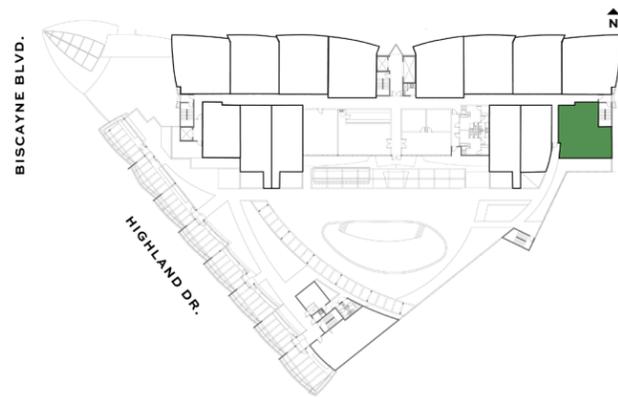
ONE-BEDROOM + DEN / TWO-BATHROOMS

Level 5

<b>INTERIOR</b>	878 S.F.	81.6 S.M.
<b>TERRACE</b>	385 S.F.	35.8 S.M.
<b>TOTAL</b>	1,263 S.F.	117.4 S.M.



**NEXO**  
RESIDENCES  
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**NEXO**  
RESIDENCES  
NORTH MIAMI BEACH



# Residence 0

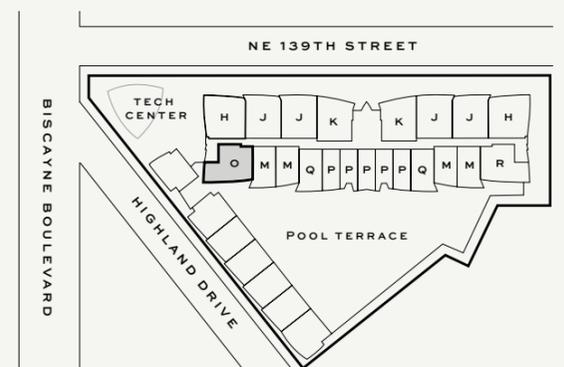
**TWO BEDROOMS + DEN / TWO BATHROOMS**

911 SQ. FT. + 368 SQ. FT. BALCONY / **1,279 SQ. FT. TOTAL**  
85 SQ. M. + 34 SQ. M. BALCONY / **119 SQ. M. TOTAL**

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LEVEL 6



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# Residence O

ONE-BEDROOM + DEN / TWO-BATHROOMS

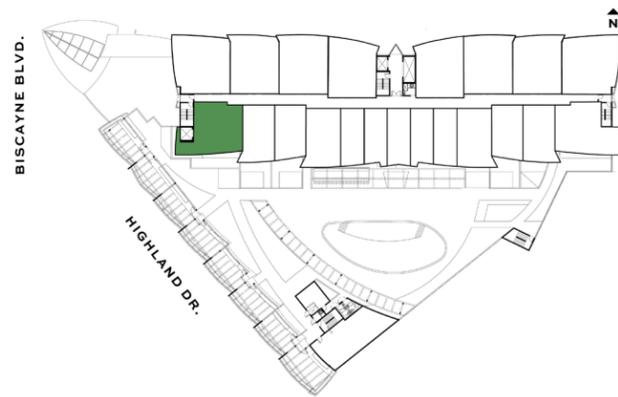
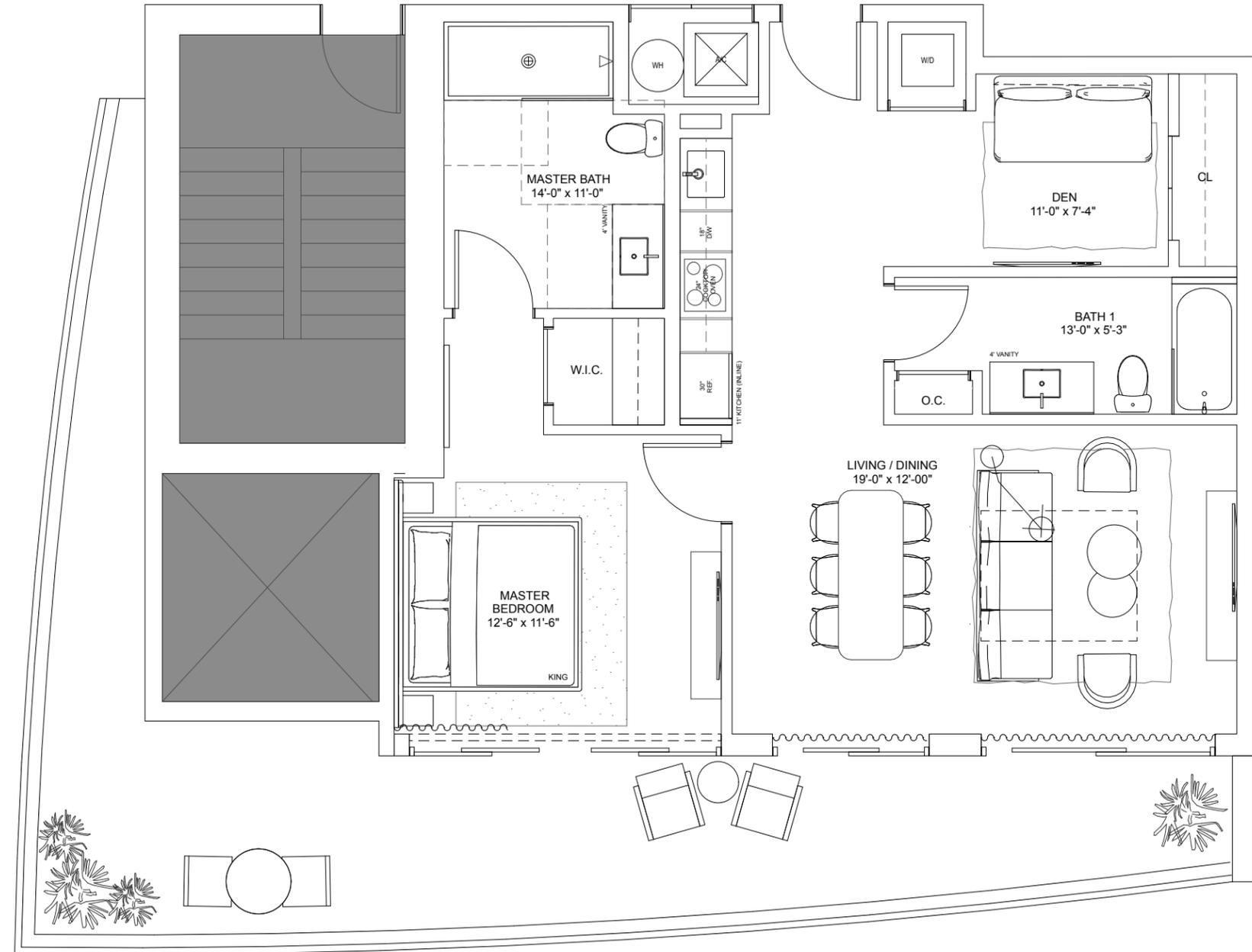
Level 6

INTERIOR	906 S.F.	84.2 S.M.
TERRACE	379 S.F.	35.2 S.M.
<b>TOTAL</b>	<b>1,285 S.F.</b>	<b>119.4 S.M.</b>



**NEXO**

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**NEXO**  
RESIDENCES  
NORTH MIAMI BEACH



# Residence P

STUDIO / ONE BATHROOM

**P & P4:** 531 SQ. FT. + 101 SQ. FT. BALCONY / **632 SQ. FT. TOTAL**  
49 SQ. M. + 9 SQ. M. BALCONY / **58 SQ. M. TOTAL**

**P1 & P3:** 531 SQ. FT. + 89 SQ. FT. BALCONY / **620 SQ. FT. TOTAL**  
49 SQ. M. + 8 SQ. M. BALCONY / **57 SQ. M. TOTAL**

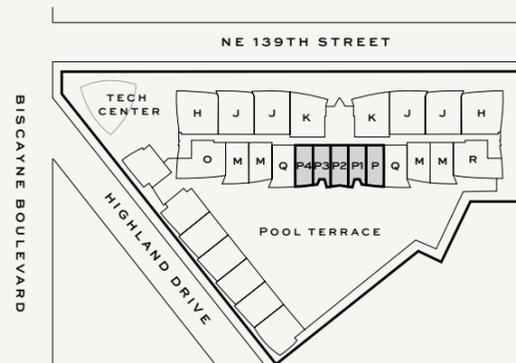
**P2:** 531 SQ. FT. + 105 SQ. FT. BALCONY / **636 SQ. FT. TOTAL**  
49 SQ. M. + 10 SQ. M. BALCONY / **59 SQ. M. TOTAL**

DEVELOPED BY

**FORTUNE**  
INTERNATIONAL  
GROUP



LEVELS 6 - 16



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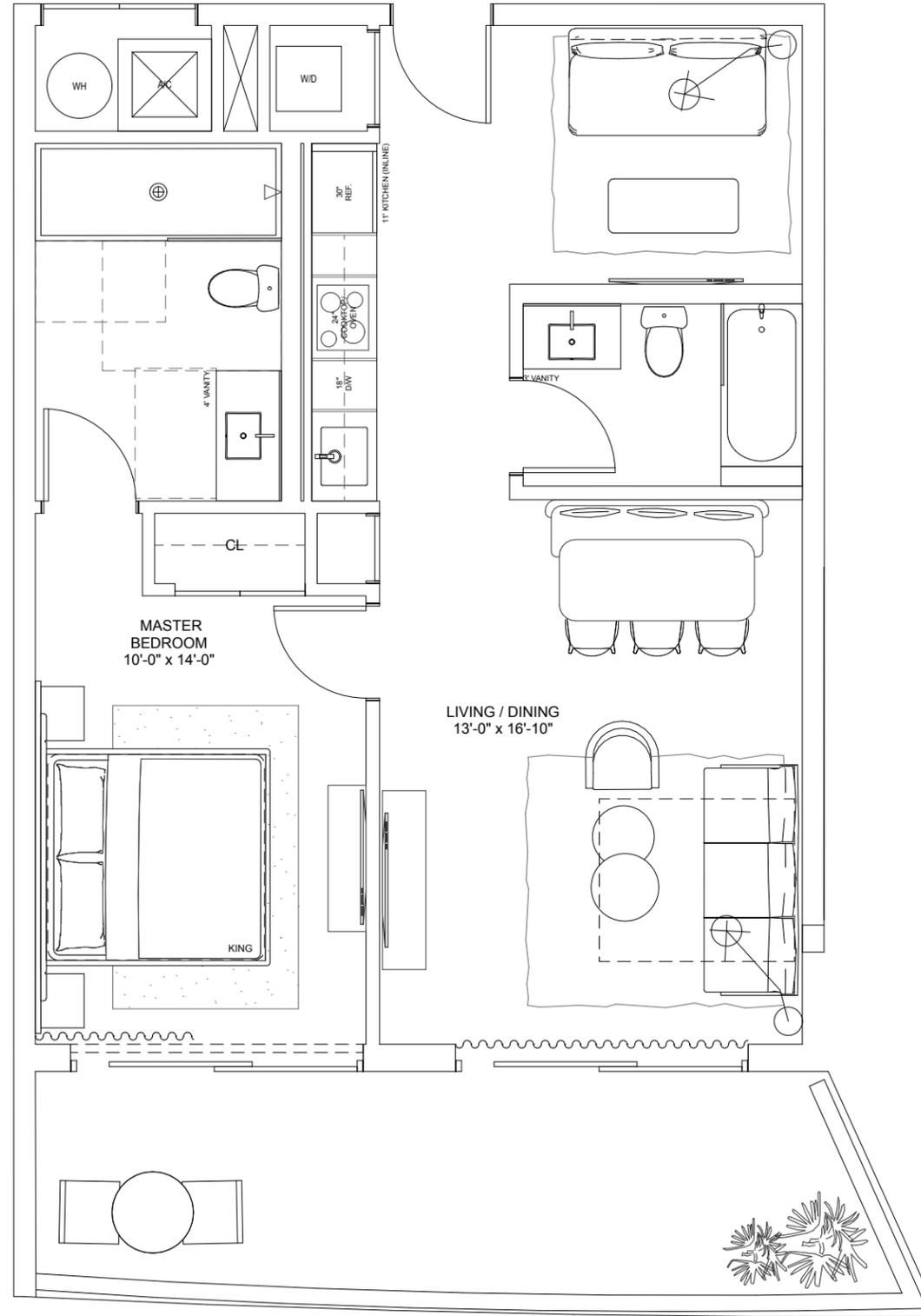
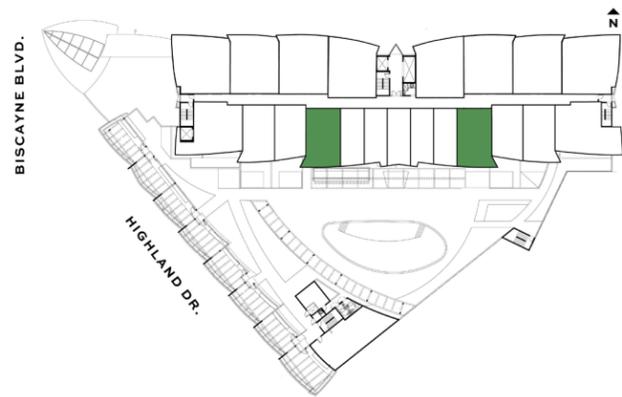
All depictions of appliances, counters, soffits, floor coverings, accessories, furniture, fixtures, and all other items of decoration are strictly for illustrative and display purposes only and is intended to act as an example to assist purchasers in visualizing a fully furnished unit. Such depictions should not be relied upon as a representation of the final product. All such items will not be included with the unit unless otherwise provided for in the purchase and sale documents and are subject to changes or substitution without notice. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and 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 all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.

# Residence Q

ONE-BEDROOM + DEN / TWO-BATHROOMS

Levels 6 thru 15

INTERIOR	788 S.F.	73.2 S.M.
TERRACE	206 S.F.	19.1 S.M.
<b>TOTAL</b>	<b>994 S.F.</b>	<b>92.3 S.M.</b>



**NEXO**

RESIDENCES  
NORTH MIAMI BEACH

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**NEXO**  
RESIDENCES  
NORTH MIAMI BEACH



# Residence R

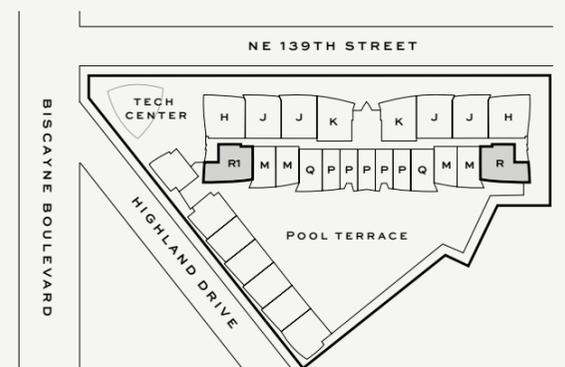
TWO BEDROOMS + DEN / TWO BATHROOMS

R & R1: 1,014 SQ. FT. + 368 SQ. FT. BALCONY / 1,382 SQ. FT. TOTAL  
94 SQ. M. + 34 SQ. M. BALCONY / 128 SQ. M. TOTAL<sup>a</sup>

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LEVELS 6 - 16



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# Ground Floor



**NEXO**  
RESIDENCES  
NORTH MIAMI BEACH



	UNIT STYLE	INTERIOR	TERRACE
	TH-A	1,951 S.F. 181.3 S.M.	395 S.F. 36.7 S.M.
	TH-B	2,190 S.F. 203.5 S.M.	274 S.F. 25.5 S.M.
	TH-C	1,486 S.F. 138.1 S.M.	320 S.F. 29.7 S.M.

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# Level 2



**NEXO**  
RESIDENCES  
NORTH MIAMI BEACH



	UNIT STYLE	INTERIOR	TERRACE
	TH-A <i>Level 2</i>	1,951 S.F. 181.3 S.M.	395 S.F. 36.7 S.M.
	TH-B <i>Level 2</i>	2,190 S.F. 203.5 S.M.	274 S.F. 25.5 S.M.
	TH-C <i>Level 2</i>	1,486 S.F. 138.1 S.M.	320 S.F. 29.7 S.M.
	TH-D <i>Level 1</i>	1,840 S.F. 170.9 S.M.	455 S.F. 42.3 S.M.

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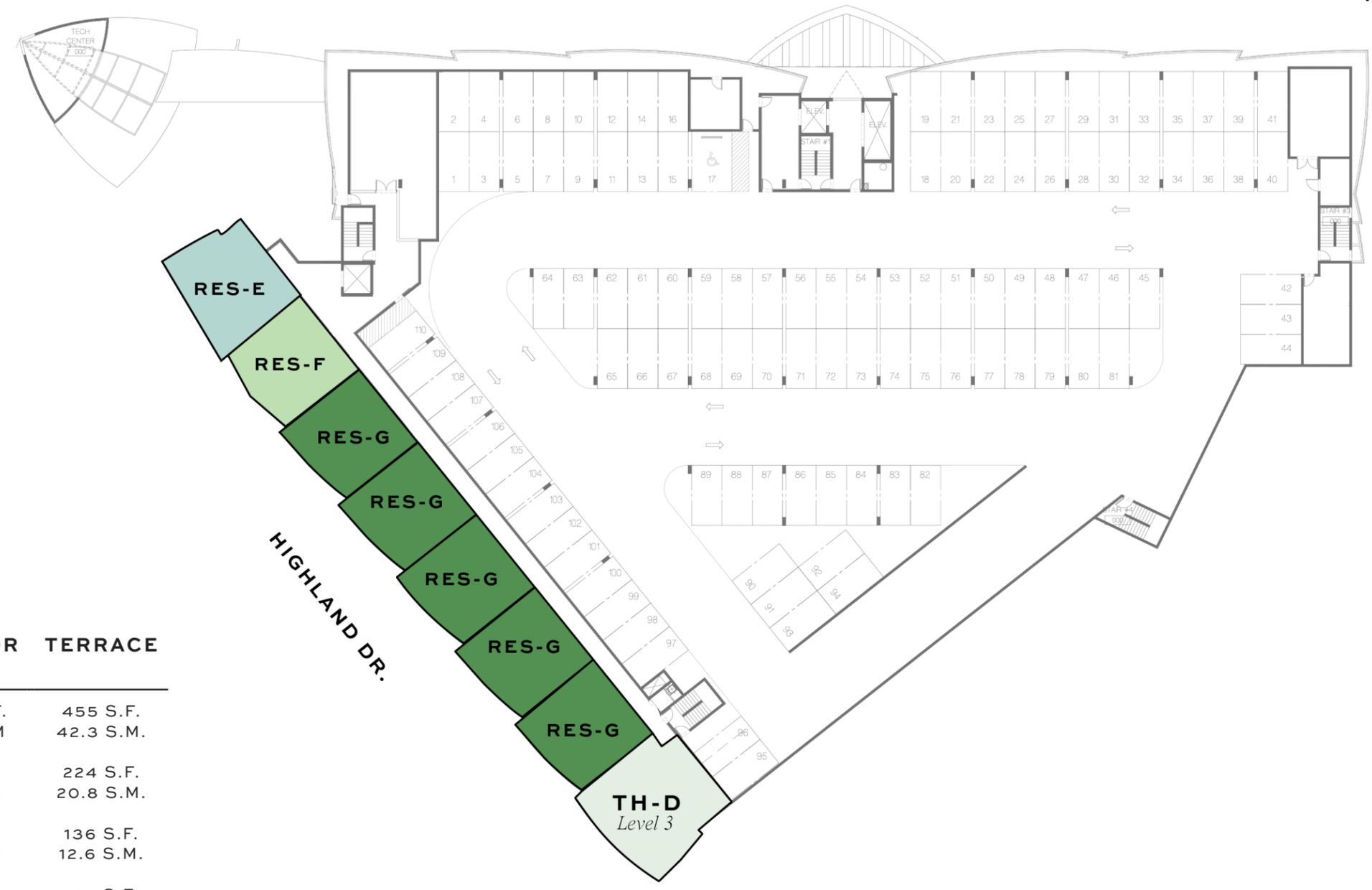
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# Level 3



**NEXO**  
RESIDENCES  
NORTH MIAMI BEACH

BISCAYNE BLVD.



**UNIT STYLE**    **INTERIOR**    **TERRACE**

	TH-D	1,840 S.F. 170.9 S.M	455 S.F. 42.3 S.M.
	E	715 S.F. 66.4 S.M	224 S.F. 20.8 S.M.
	F	682 S.F. 63.4 S.M	136 S.F. 12.6 S.M.
	G	682 S.F. 63.4 S.M	136 S.F. 12.6 S.M.

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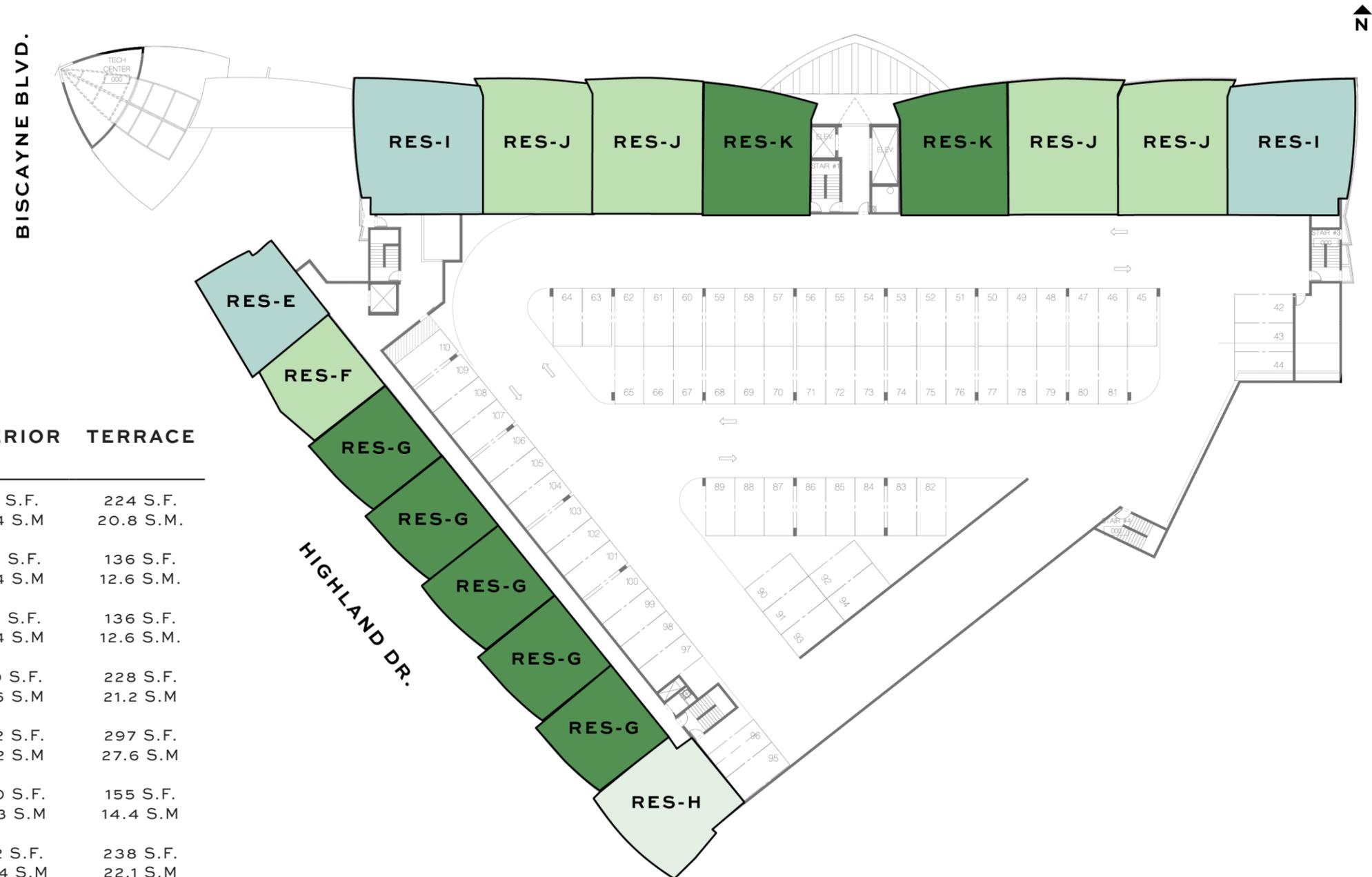


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# Level 4



**NEXO**  
RESIDENCES  
NORTH MIAMI BEACH



	UNIT STYLE	INTERIOR	TERRACE
	E	715 S.F. 66.4 S.M	224 S.F. 20.8 S.M.
	F	682 S.F. 63.4 S.M	136 S.F. 12.6 S.M.
	G	682 S.F. 63.4 S.M	136 S.F. 12.6 S.M.
	H	900 S.F. 83.6 S.M	228 S.F. 21.2 S.M
	I	1262 S.F. 117.2 S.M	297 S.F. 27.6 S.M
	J	1230 S.F. 114.3 S.M	155 S.F. 14.4 S.M
	K	1102 S.F. 102.4 S.M	238 S.F. 22.1 S.M

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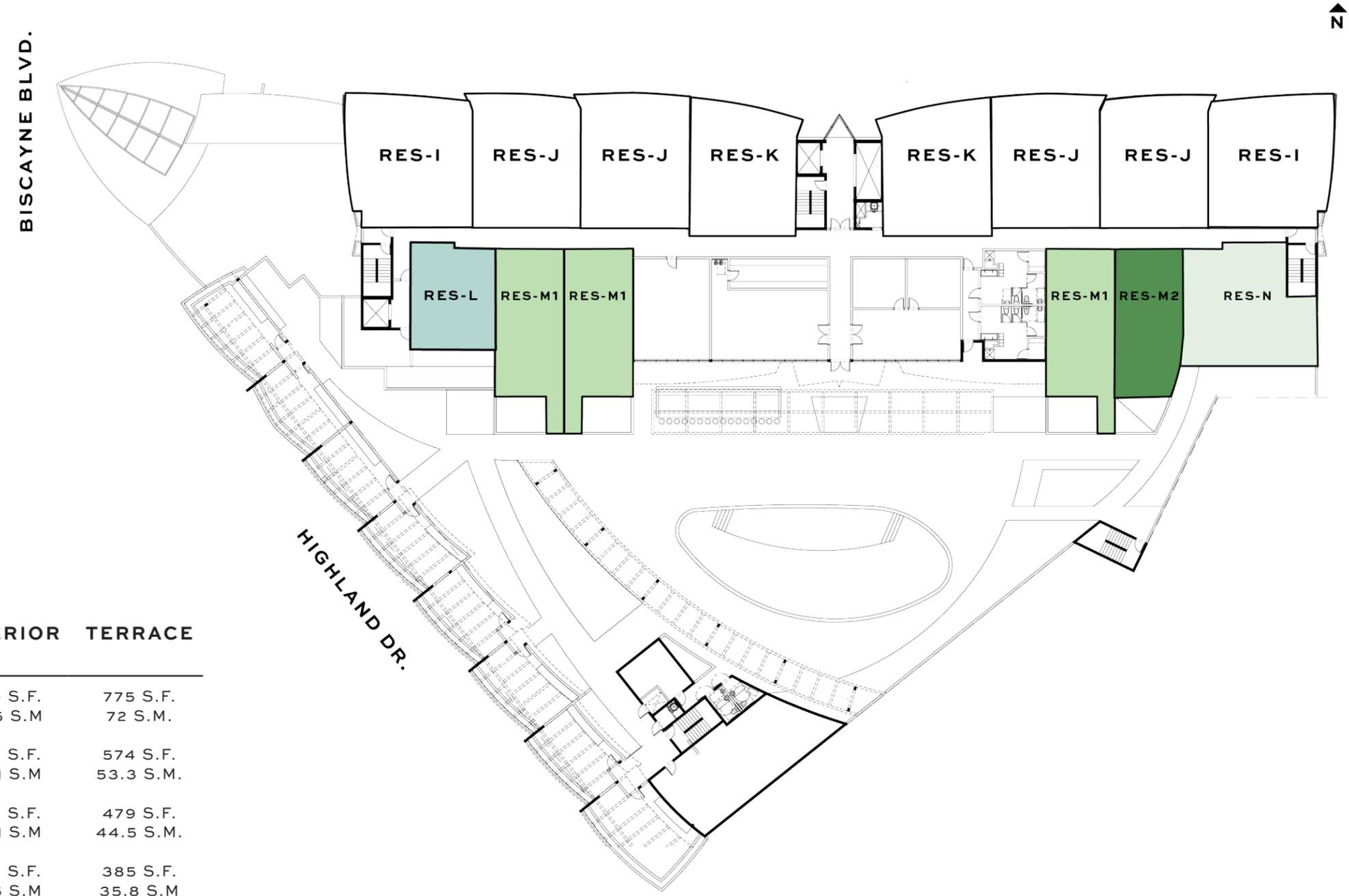


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# Level 5



**NEXO**  
RESIDENCES  
NORTH MIAMI BEACH



	UNIT STYLE	INTERIOR	TERRACE
	L	780 S.F. 72.5 S.M	775 S.F. 72 S.M.
	M1	679 S.F. 63.1 S.M	574 S.F. 53.3 S.M.
	M2	679 S.F. 63.1 S.M	479 S.F. 44.5 S.M.
	N	878 S.F. 81.6 S.M	385 S.F. 35.8 S.M

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# Level 6



**NEXO**  
RESIDENCES  
NORTH MIAMI BEACH



BISCAYNE BLVD.



UNIT STYLE    INTERIOR    TERRACE

	M	679 S.F. 63.1 S.M	100 S.F. 9.3 S.M
	O	906 S.F. 84.2 S.M	379 S.F. 35.2 S.M
	P	525 S.F. 48.8 S.M	107 S.F. 9.9 S.M
	Q	788 S.F. 73.2 S.M	206 S.F. 19.1 S.M
	R	1015 S.F. 94.3 S.M	368 S.F. 34.2 S.M

HIGHLAND DR.

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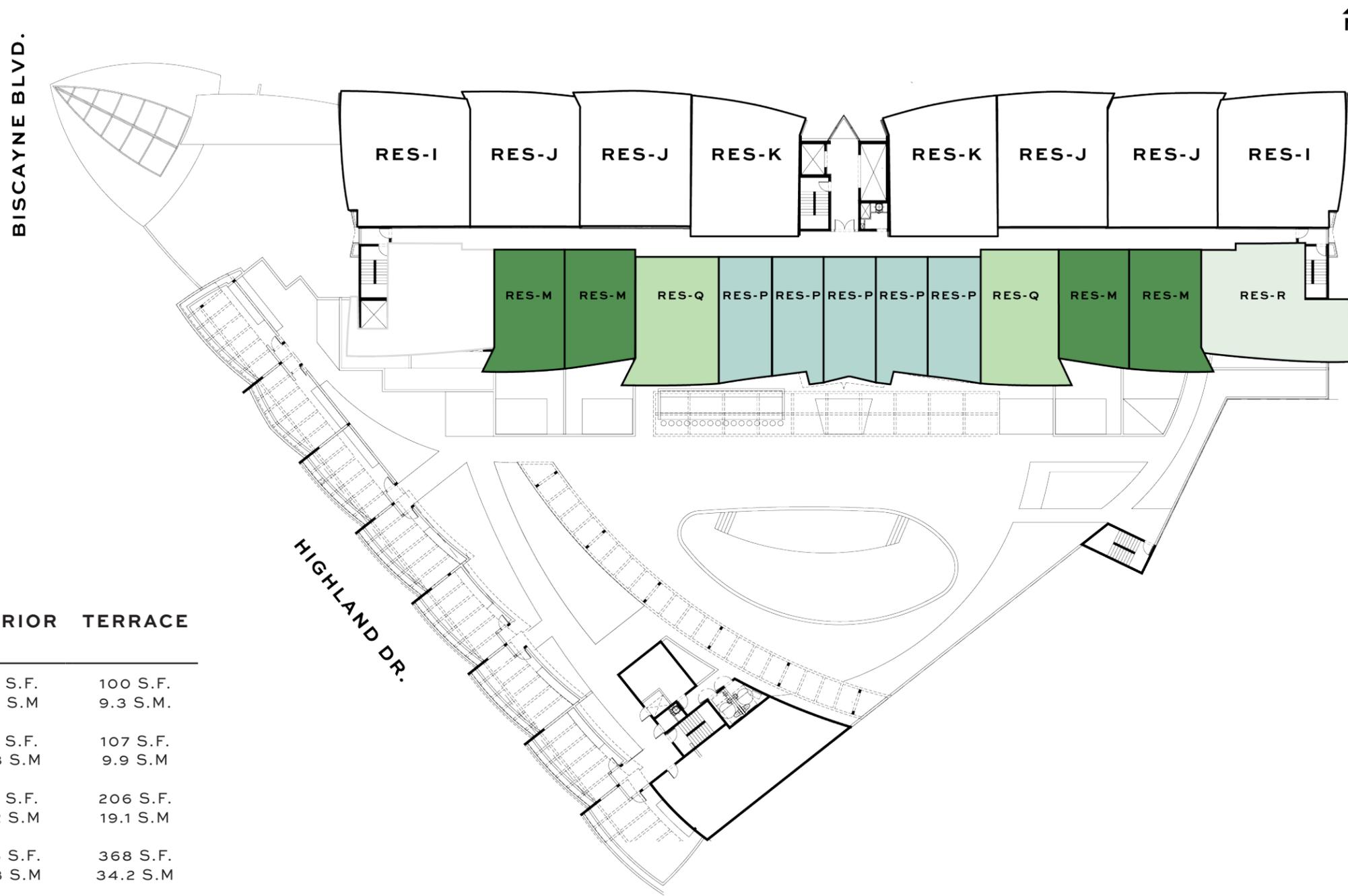


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# Level 7 - 15



**NEXO**  
RESIDENCES  
NORTH MIAMI BEACH



UNIT STYLE	INTERIOR	TERRACE
 M	679 S.F. 63.1 S.M	100 S.F. 9.3 S.M.
 P	525 S.F. 48.8 S.M	107 S.F. 9.9 S.M
 Q	788 S.F. 73.2 S.M	206 S.F. 19.1 S.M
 R	1015 S.F. 94.3 S.M	368 S.F. 34.2 S.M

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