



**NEXO**  
RESIDENCES  
NORTH MIAMI BEACH

Designed to Live / Own / Host

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

Welcome to  
well-connected.



Designed to live,  
own and host,  
Nexo Residences  
offer a new,  
urban autonomy  
for independent  
homeowners.



**NEXO**  
RESIDENCES  
NORTH MIAMI BEACH



Created for connection, Nexo Residences are designed to live, own and host, enriching a well-traveled lifestyle while offering a new world of flexibility for independent homeowners.



04.	Vision
10.	Amenities
42.	Residences
54.	Home-Sharing
58.	Neighborhood
62.	Team

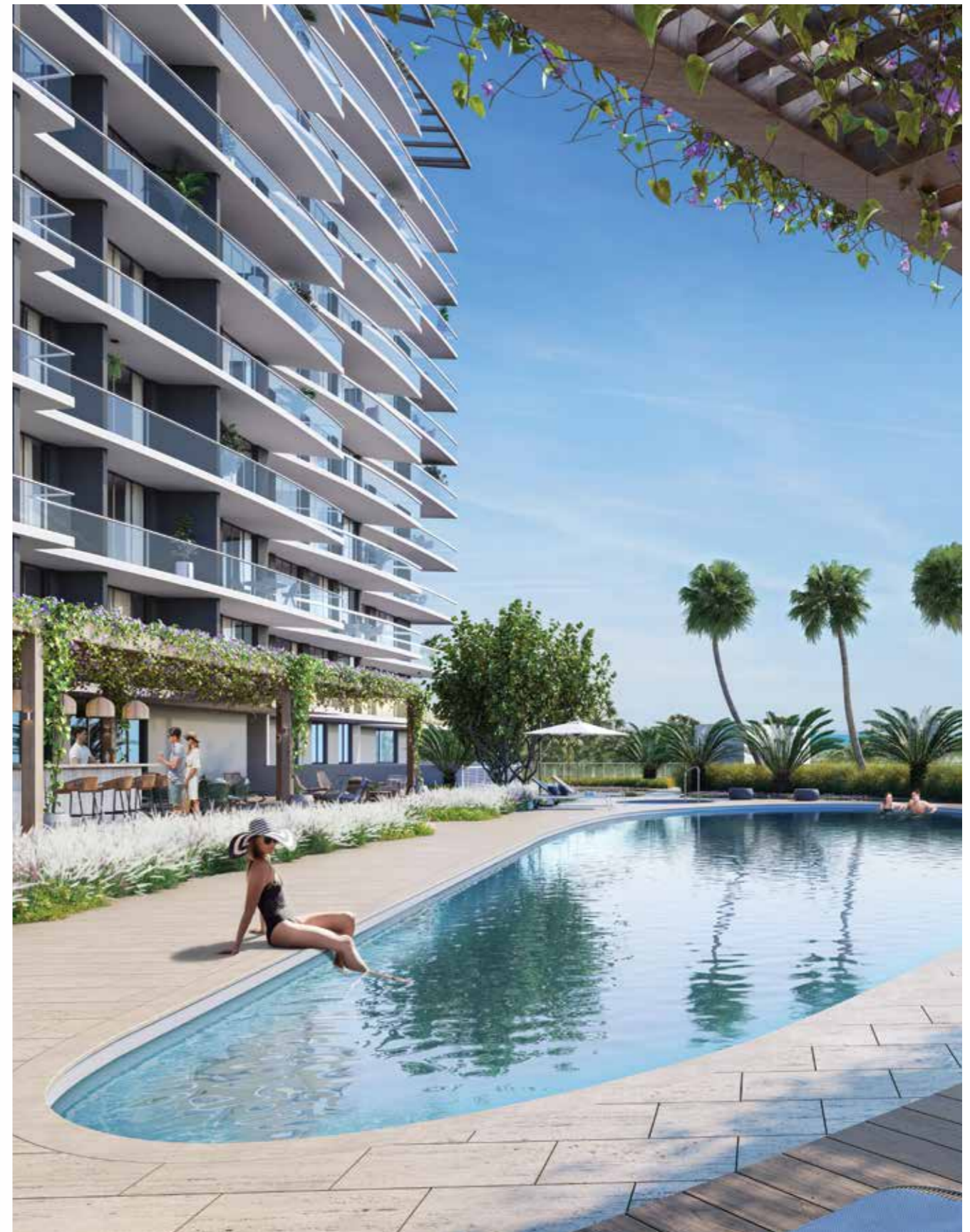


# Welcome to well-connected.

Tucked away along the Biscayne corridor in the heart of North Miami Beach, Nexo Residences invite residents into a world of well-connected.

A beautifully crafted sanctuary combining modern architecture, an integrated home-sharing program and a suite of appointed amenities, Nexo introduces a new level of flex and depth designed to liberate instead of dictate. Driven by design and created for connection, Nexo offers simpler, smarter ways to interact with the world—pioneering a new approach to well-connected, contemporary living.

*Right:*  
With an intimate sense of welcome, the fifth-floor, resort-style pool terrace is the perfect open-air oasis for relaxed lounging and entertaining year-round.









**FULLY-FURNISHED INTERIORS:** A NEW DIMENSION IN OPEN-AIR LIVING WHERE INDOORS AND OUTDOORS SEAMLESSLY MERGE, NEXO RESIDENCES ARE IN TUNE WITH MIAMI'S TROPICAL VITALITY AND THE NATURE THAT SURROUNDS IT.





*Below:*

Created for connection, the two-story Tech Center invites residents to an out-of-home office space with distinctively designed business amenities including dedicated co-working spaces and conference areas.



# Appointed Amenities

Anchored by a two-story, state-of-the-art Tech Center featuring dedicated work stations and informally inviting meeting areas, this well-appointed work space is anything but business as usual. Towering palms and winding bougainvillea bear perfect witness to a private pool deck where the open-air Hammock Lounge, alfresco Theatre and Fitness Center become sanctuaries of wellness and well-being. The Rooftop Observatory claims the perfect vantage point for moments of stargazing and soul-searching.

With a masterfully choreographed approach to essential amenities, the result is a curated community as thoughtfully appointed as it is effortlessly relaxed.



**ARRIVAL LOBBY:** THE TWO-STORY ARRIVAL LOBBY TREATS NATURAL TEXTURES AND PATTERNS AS IF THEY WERE BRUSHSTROKES, HIGHLIGHTING THE GRAIN OF UNFINISHED WOOD AND THE VEIN OF NATURAL STONE THROUGHOUT ITS MATERIALS AND FURNISHINGS.







A new dimension in open-air entertainment, the Outdoor Movie Lawn gives way to the realization of living in tune with nature.



THE SIMPLE PLEASURES OF NATURE HAVE THE POWER TO TRANSFORM AND INSPIRE. INDOOR AND OUTDOOR SPACES SEAMLESSLY MERGE BENEATH A CANOPY OF WINDING BOUGAINVILLEA AND TOWERING PALMS— CREATING INTIMATE ENCLAVES OF GREEN SPACE FOR RESIDENTS TO GATHER, RELAX AND ENJOY.







Residents will feel an immediate sense of tranquillity in the Outdoor Bar. Vibrant with seasonal flowers and tropical species native to the area, these grounds are a peaceful refuge from the city's surrounding activity.





Every detail of the pool deck's natural surroundings is there for one reason—to affect residents' well-being in a positive way. Nexo's outdoor environments are as restorative as they are simple and pure.





Residents can perfect their chess game, take in the garden view from the Hammock Lounge or immerse themselves in the verdant, tropical landscaping of the fifth-floor Movie Theatre Lawn.



OFFERING RESIDENTS A NEW KIND OF GATHERING SPACE WHERE COMMUNITY AND CELEBRATION MEET, THE MULTI-PURPOSE CLUBROOM OFFERS THE OPPORTUNITY FOR BOTH EXCEPTIONAL PRIVACY AND ENGAGEMENT WITH THE VIBRANT COMMUNITY.





Natural materials and floor-to-ceiling windows lend an open-air ambience of well-being to the state-of-the-art fitness center—inviting residents to fill their workout hours with more happy, healthy, meaningful routines.







Private studio spaces with athletic appeal lend a new, urban attitude to personalized fitness.



**TWO-STORY TECH CENTER:** WELL BEYOND THE BUSINESS BASICS, THIS CREATIVE WORK SPACE OFFERS SMARTER AND MORE BEAUTIFUL WAYS TO INTERACT WITH THE WORLD.





With more of us living out our lives and working across time zones, the Tech Center's creative co-working spaces and conference areas are anything but business as usual.







A place for outdoor play and picnics, the Playground Plaza invites kids and adults alike to revel in the open air.





ATOP THE PROPERTY, A SUBLIME DESTINATION AWAITS. BEAUTIFULLY APPOINTED WITH SUMMER KITCHEN AND CHEF'S TABLE, THE 17TH-FLOOR OBSERVATORY DECK CASTS AN EXPANSIVE GAZE OVER THE INTRACOASTAL WATERWAY WITH 360-VIEWS OF THE NORTH MIAMI BEACH SKYLINE.





### 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



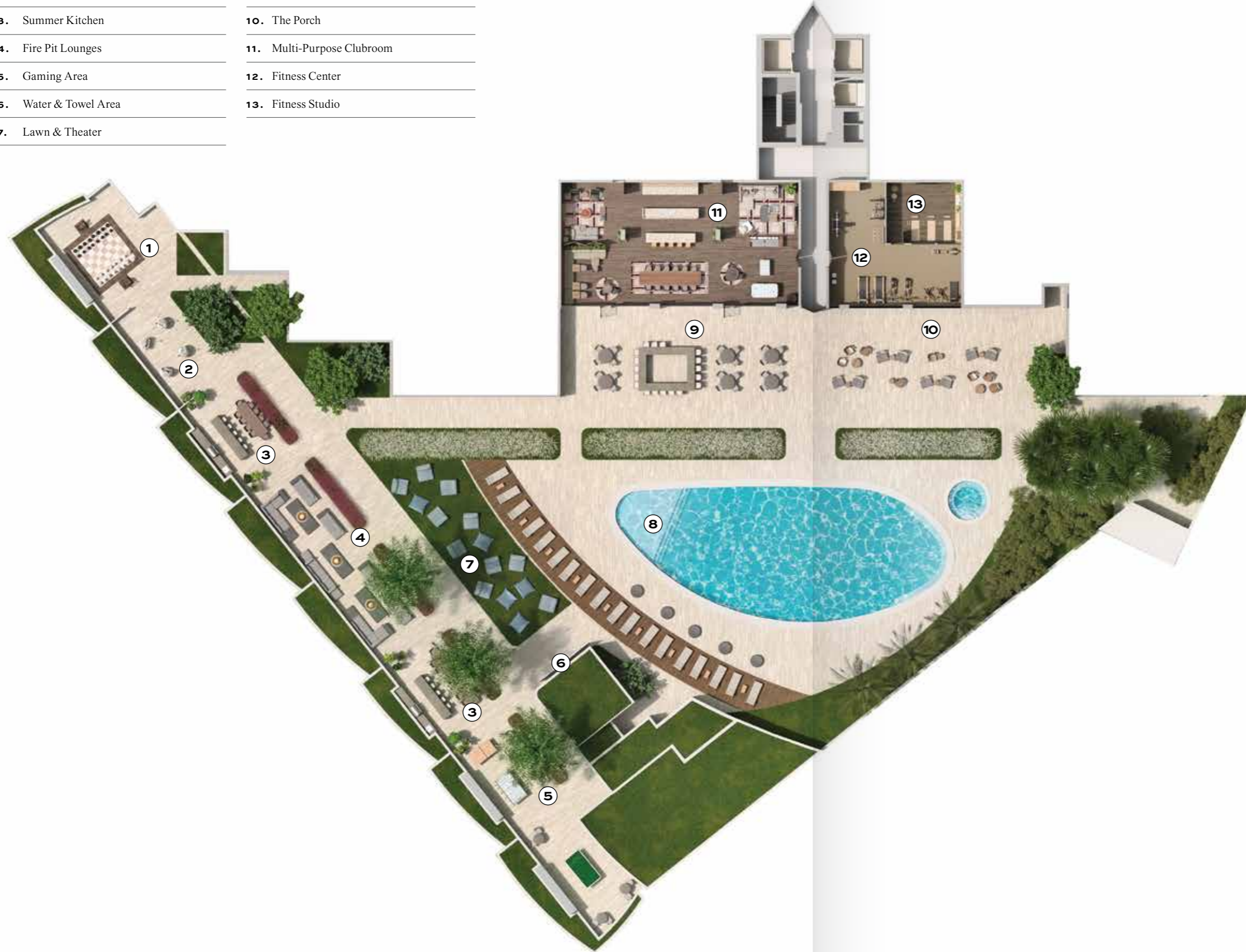
Spread over three floors—  
 Ground Level, Pool &  
 Fitness Level and the  
 Rooftop Observatory—  
 Nexo Residences offer more  
 than 25,000 square feet of  
 indoor and outdoor amenities  
 designed to maximize  
 comfort, convenience and  
 connection.



### 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



### Ground Level

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



### Observatory Level

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





# The rules of residential living have been recast.

Writing a distinctive, new blueprint for North Miami Beach, Nexo is defined by sustainable luxury, simplicity of purpose and an innovative home-sharing platform—pushing the boundaries of what’s possible for residential ownership.

Designed to live, own and host, Nexo is an evolution of the entire community experience to be better connected—to look deeper at the way we arrive, work, gather, relax and interact. This directive informs every development decision, from how public and private spaces are designed to how residents and their guests are welcomed.







The architecture of each residence offers specific zones that make each area feel purposeful and intimate. The end results are generously-proportioned living spaces imbued with elegant, natural details that invite residents and their guests to stay just a little while longer.



ORGANIC, MODERN SPACES FOR GATHERING AND DINING,  
CHEF-WORTHY KITCHENS ARE DESIGNED TO ENTERTAIN.











Drawing inspiration from the natural world, subtle interactions of finish, color and texture define spa-like bathrooms—creating tranquil and soothing places for the daily acts of life.





OFFERING SEASONAL AND LONG-TERM RENTAL FLEXIBILITY, TOWNHOME RESIDENCES FEATURE TWO LEVELS OF GENEROUSLY PROPORTIONED LIVING SPACES INCLUDING PRIVATE OUTDOOR TERRACES.

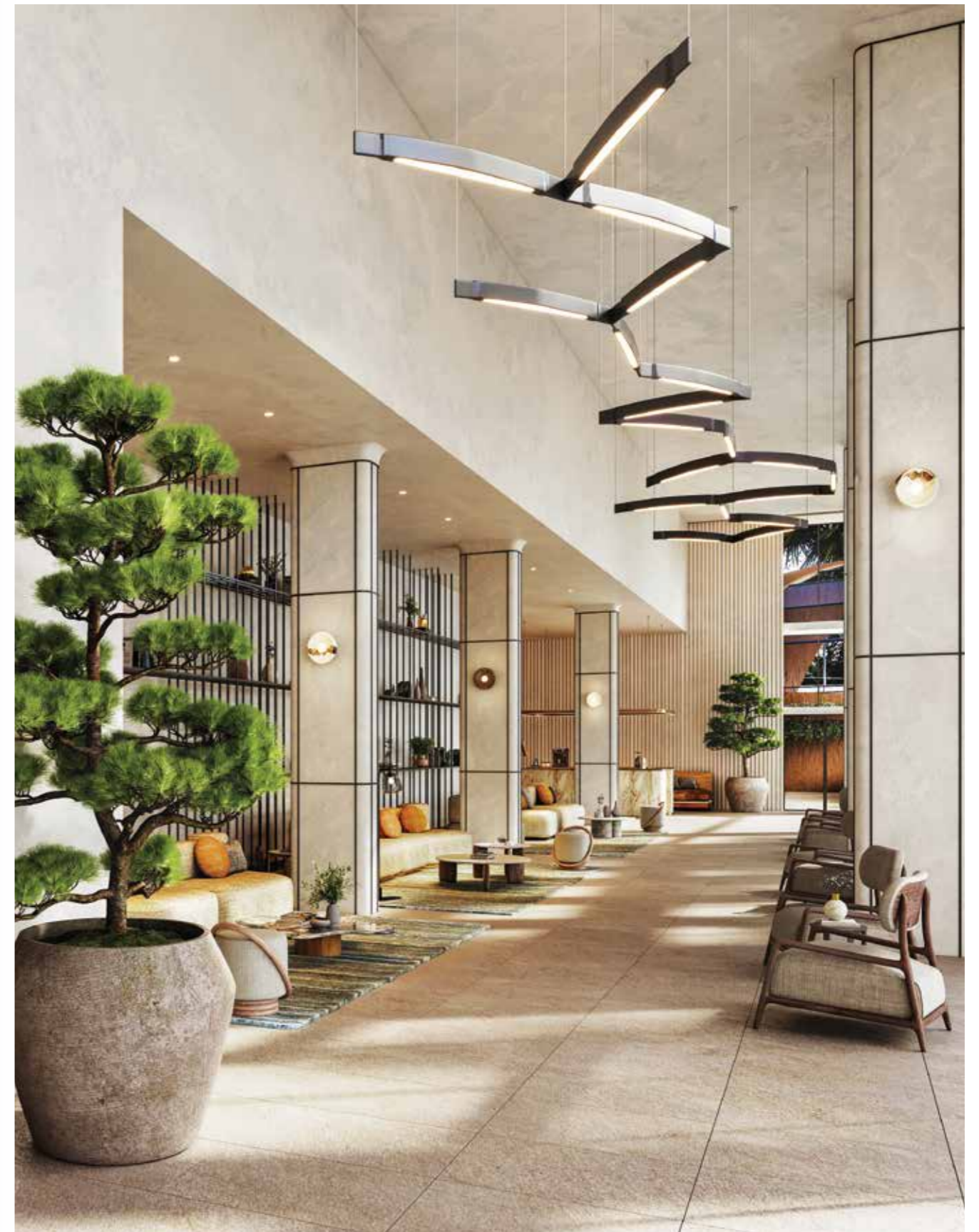




# Designed for home-sharing

To mark the distinction between Nexo Residences and traditional residential properties, we consciously moved away from conventional ownership models to reflect a more flexible, authentic and intensely personal experience. Different by design, Nexo Residences allow full rental flexibility including short-term, seasonal or long-term leasing.

- Tower residences offer short-term, seasonal and long-term rental flexibility
- Townhome residences offer seasonal and long-term rental flexibility with only a 3-month minimum stay requirement
- 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





DESIGNED TO CREATE THE WARMEST OF WELCOMES, THE ARRIVAL PORTE COCHÈRE AND RECEPTION LOBBY GREET RESIDENTS AND THEIR GUESTS WITH AN ARCHITECTURAL LANGUAGE OF ORIGINAL DETAILS.

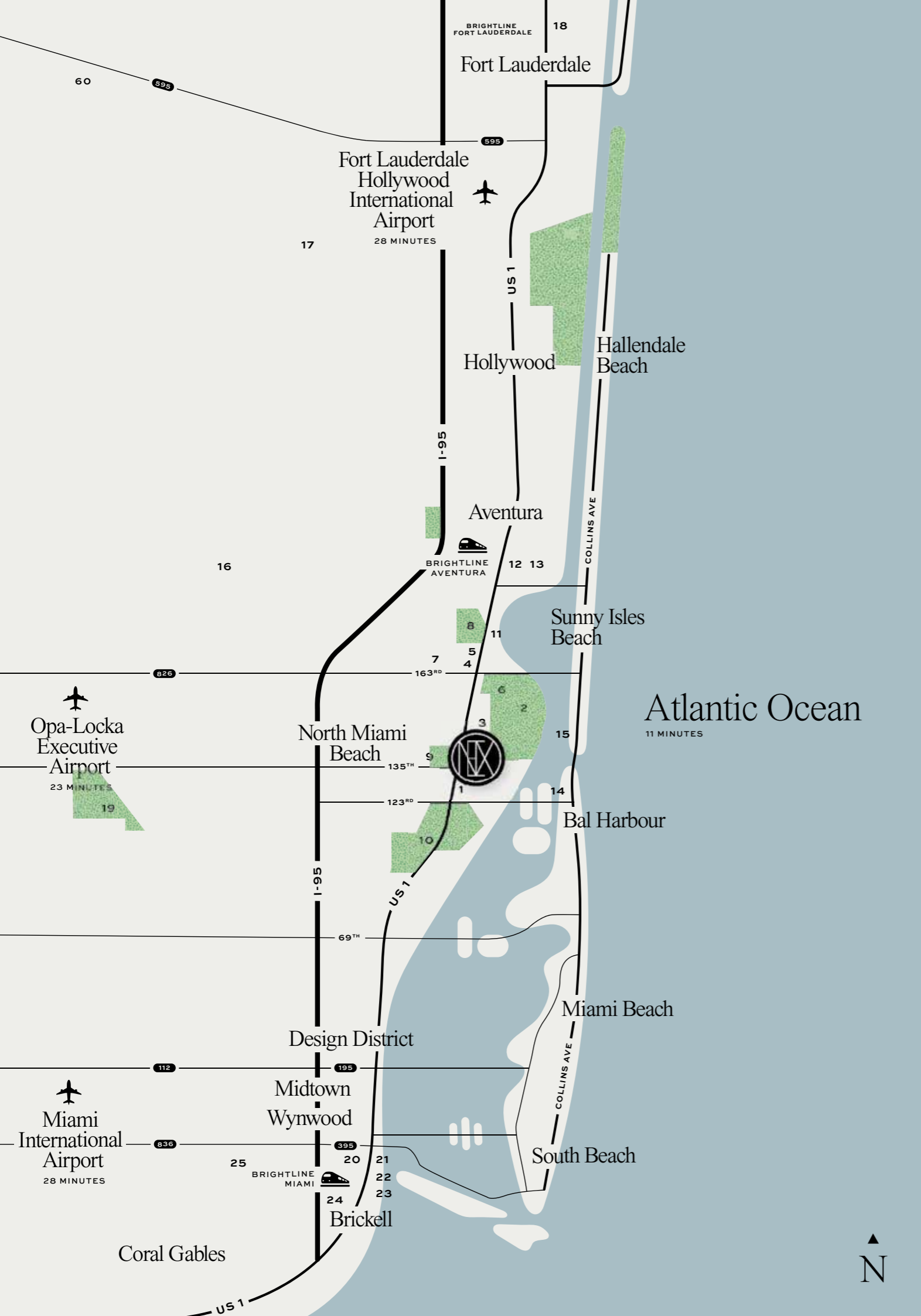




# Miami, at your doorstep

Minutes beyond the hurried rush of downtown, another Miami exists—one that hums with modern, sophisticated culture, local artisanal cuisine and a serene, tropical landscape. The real life of Miami is found in its diverse neighborhoods—a multi-cultural, global city enchanting visitors with its natural beauty, year-round warm weather and nightlife, while inviting them to stay for the gourmet dining, performing arts, international art fairs and fashion flagships.





IN THE NEIGHBORHOOD

- |     |   |
|-----|---|
| 1.  | Marina & Boat Rental  |
| 2.  | Oletta River State Park   |
| 3.  | Solé Mia<br>University of Miami Health System Campus<br><i>(Coming Soon)</i><br>The Village at Solé Mia<br><i>(Coming Soon)</i><br>Costco |
| 4.  | Ancient Spanish Monastery   |
| 5.  | Snyder Tennis Center  |
| 6.  | FIU North Campus  |
| 7.  | Senator Gwen Marcolis Amphitheatre  |
| 8.  | Greynolds Park & Golf Course  |
| 9.  | Enchanted Forest Elaine Gordon Park   |
| 10. | Wholefoods  |
| 11. | Fresh Market  |
| 12. | Aventura Mall   |
| 13. | Tidal Cove  |
| 14. | Bal Harbour Shops   |
| 15. | Haulover Park   |
| 16. | Hard Rock Stadium   |
| 17. | Hard Rock Casino  |
| 18. | Las Olas  |
| 19. | Amelia Earhart Park   |
| 20. | Adrienne Arsht Center   |
| 21. | Frost Museum of Science   |
| 22. | Perez Art Museum Miami  |
| 23. | FTX Arena   |
| 24. | Brickell City Centre  |
| 25. | Marlins Park  |



2. Oletta River State Park, North Miami Beach



14. Bal Harbour Shops, Bal Harbour



# A Creative Collaboration



Emblem Tower, North Miami



The Highlands, North Miami Beach



Alba Palm Beach, West Palm Beach

CO-DEVELOPER

**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.



The Ritz-Carlton Residences, Pompano Beach



The Ritz-Carlton Residences, Sunny Isles Beach



St. Regis Residences, Sunny Isles Beach

CO-DEVELOPER

**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.



Auberge Resort & Residences, Fort Lauderdale





Hangzhou Grand Theatre, China

---

**DESIGN CONSULTANT**
**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.



Museo de Arte Contemporáneo Atchugarry, Uruguay



Jade Beach, Sunny Isles Beach




---

**ARCHITECT OF RECORD**
**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**
**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.



**EXCLUSIVE SALES & MARKETING BY  
FORTUNE DEVELOPMENT SALES**



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. This is not an offer to sell, or solicitation of offers to buy, in states where such an offer or solicitation cannot be made. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The renderings contained herein are an artist impression, conceptual interpretation, proposed only and merely intended as illustration. All artist renderings are for illustrative purposes only and are subject to change without notification. No guarantee is made that the described features, services, furnishings, decorations, amenities or facilities will be available or built. Developer reserves the right to make any modifications, revisions, or withdrawals in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining permits and approvals by the relevant authorities. All depictions and appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for the items included with the Unit. Photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed and are merely intended as illustrations of the activities and concepts depicted therein. Project graphics, images and renderings are owned by the developer and may be subject to copyright.

Renders on page 62 © DBOX.



DEVELOPED BY  
FORTUNE INTERNATIONAL GROUP & BLUE ROAD

13899 BISCAYNE BOULEVARD  
NORTH MIAMI BEACH, FLORIDA 33181

---

TO DISCOVER MORE ABOUT  
NEXO OWNERSHIP OPPORTUNITIES  
CALL 305.714.2922

[NEXORESIDENCESMIAMI.COM](http://NEXORESIDENCESMIAMI.COM)

*Opportunities available for EB-5 Visas*

FORTUNE  
INTERNATIONAL  
GROUP

