### DESIGNED FOR HOME-SHARING





RESIDENCES NORTH MIAMI BEACH

## Welcome to well-connected.

DESIGNED FOR HOME-SHARING, NEXO RESIDENCES OFFER A NEW, URBAN AUTONOMY FOR INDEPENDENT HOMEOWNERS.

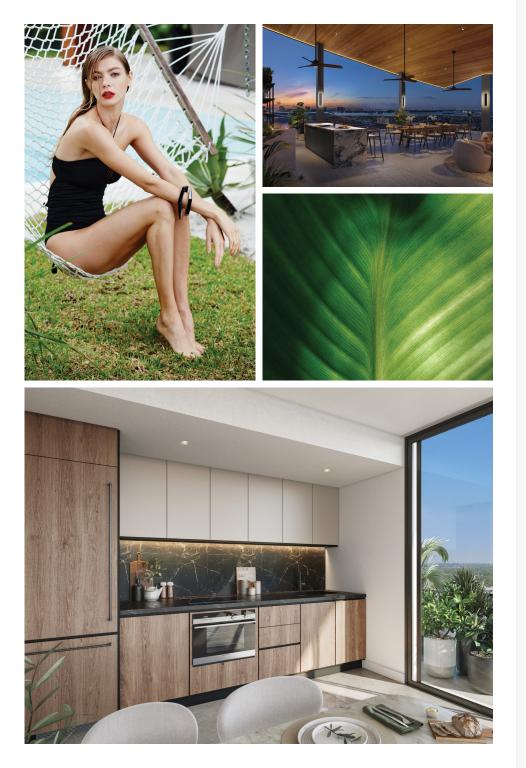
Tucked away along the Biscayne corridor in the heart of North Miami Beach, Nexo Residences invite residents into a world of well-connected.

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.





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.



# 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.

- Short-term, seasonal and long-term rental flexibility
- 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

### Appointed Amenities

An intimate refuge of indulgent amenities, the result is a well-appointed community as thoughtfully connected as it is effortlessly relaxed.

- Three-story arrival lobby lounge with reception and concierge
- Two-story, state-of-the-art tech center with dedicated co-working spaces and business amenities
- Self-service coffee and tea station
- 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 for guests
- Pet-friendly

### ROOFTOP / FLOOR 16

- Open-air observatory deck with 360° views designed for entertaining
- BBQ and sink with countertop dining
- Dining table and chairs
- Lounge areas with fire pits

### FLOOR 5

- Multi-purpose clubroom and private event space with dedicated kitchen
- Fully-equipped fitness center with yoga studio and virtual trainer
- His-and-her locker rooms
- Resort-style pool with sun shelf, spa and covered lounge chairs
- Outdoor terrace bar
- Dedicated outdoor gaming areas feature Connect4, Jenga, Cornhole, ping pong tables and more
- Hammock lounge area
- Fire pit lounge area
- Lawn and outdoor theatre
- Summer kitchens feature BBQs, refrigerators, sinks and ice makers



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.

### NEXO RESIDENCES RECAST THE RULES OF RESIDENTIAL LIVING.

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.

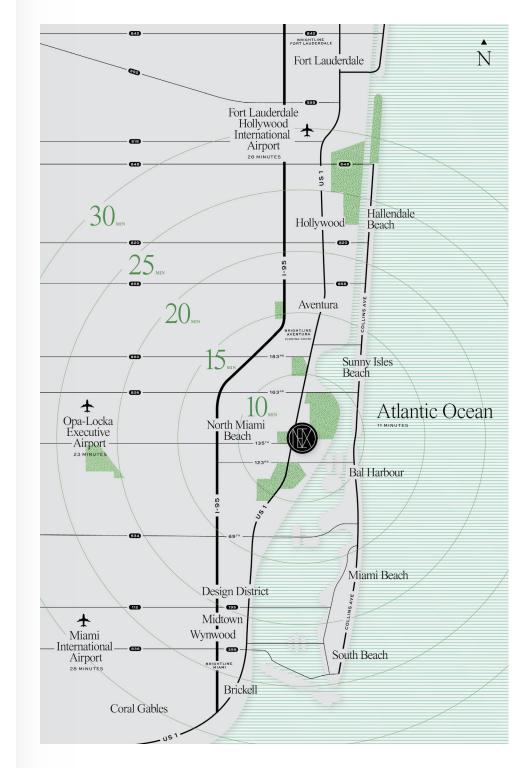
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## Miami, at your doorstep.

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.



DEVELOPED BY FORTUNE INTERNATIONAL GROUP & BLUE ROAD

### 13899 BISCAYNE BOULEVARD NORTH MIAMI BEACH, FLORIDA 33181

### Opportunities available for EB-5 Visas

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