

DESIGNED FOR HOME-SHARING



NEXO

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.



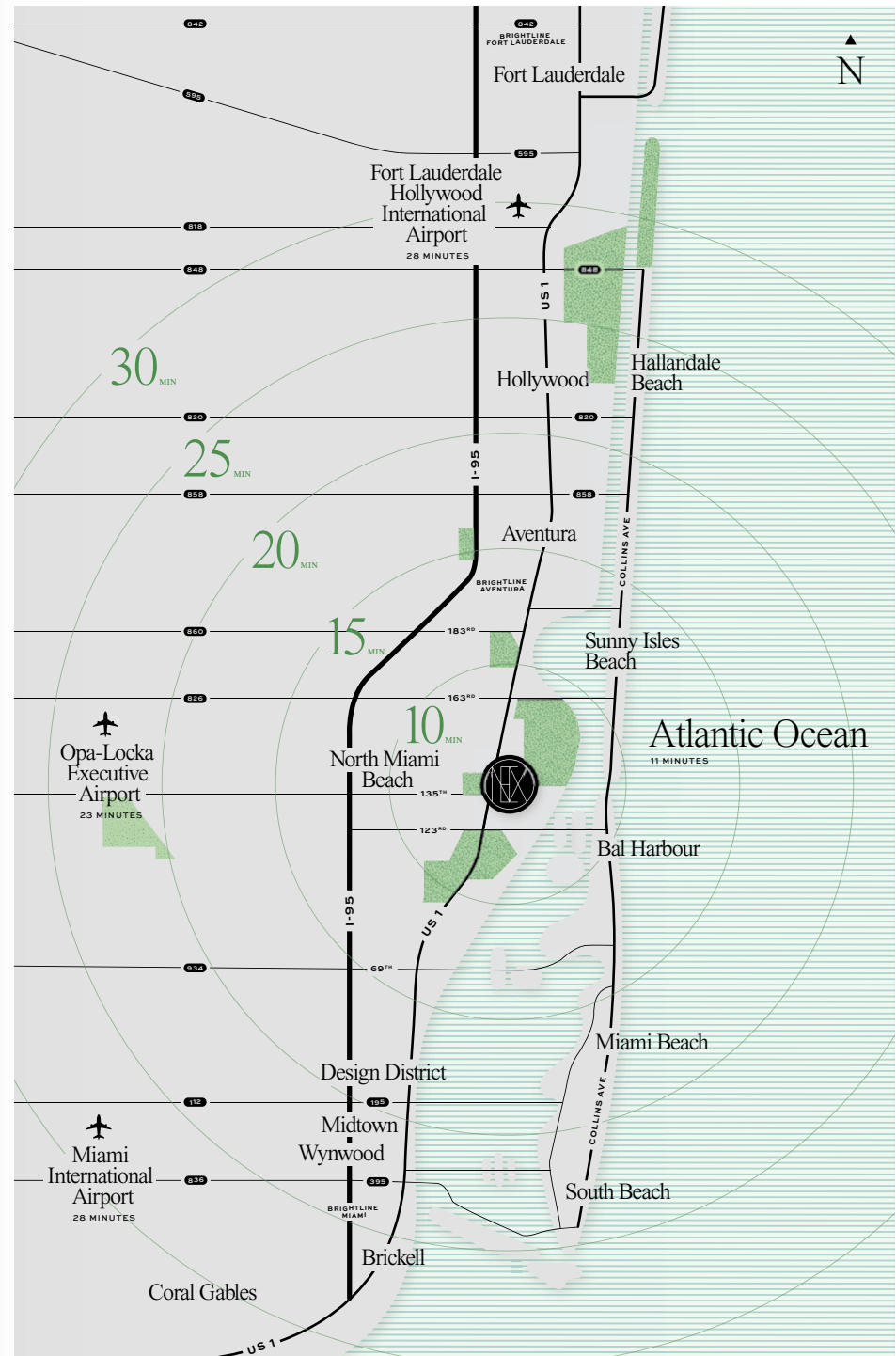
NEXO RESIDENCES RECAST
THE RULES OF RESIDENTIAL LIVING.

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.



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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