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## Fortune International Group And Blue Road Launch 15-Story Nexo Residences In North Miami Beach



Exterior rendering of Nexo Residences Exterior. Designed by Frankel Benayoun Architects Inc. and Carlos Ott.

BY: OSCAR NUNEZ 8:00 AM ON APRIL 21, 2022

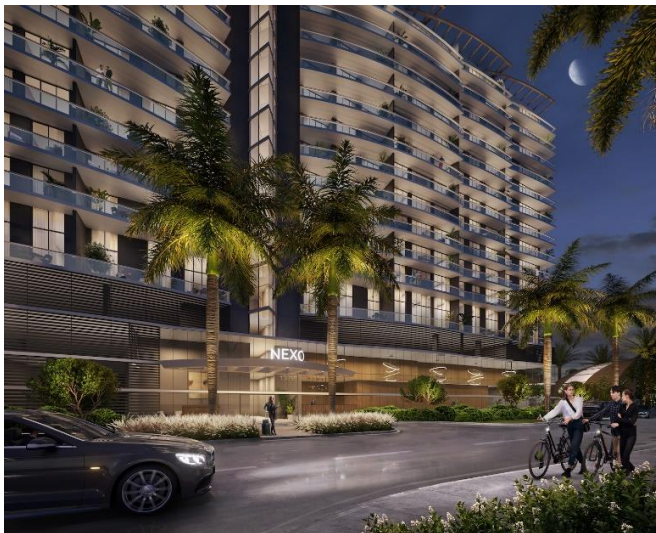
Fortune International Group, one of South Florida's preeminent leaders in residential real estate development, in partnership with Bay Harbor Islands-based Blue Road, have launched Nexo Residences, a 15-story residential building planned for 13899 Biscayne Boulevard in North Miami Beach. Designed by Frankel Benayoun Architects Inc. with consultation from internationally-renowned architect Carlos Ott and Urban Robot Associates handling landscaping and interiors, the structure will yield 254 move-in ready condominium residences with short-term rental capability, one of the first of this kind for North Miami Beach. The developers, who are reportedly under contract to purchase the property, hope to break ground later this year on the triangular 1.74-acre site, bound by Northeast 139th Street on the north, Biscayne Boulevard on the west, Highland Drive on the south and Northeast 20th Place on the east. Fortune Development Sales is exclusively handling sales and marketing, with units starting from \$400,000.



Nexo Residences. Designed by Frankel Benayoun Architects Inc. and Carlos Ott.

*Nexo* is the Spanish translation of the word *Nexus*, which can be defined as a central point that links two or more things – in this case, the ethos of the brand. The connection to all essentials is a key factor when today’s short-term renters select their next stay, reinforcing the unique opportunity for buyers to benefit from this notion within the budding submarket.

Residences will be delivered turn-key, offered in studios to four-bedroom townhomes approximately ranging between 525 to 2,190 interior square feet. Each homeowner has the choice to rent his/her residence for short-, seasonal or long-term durations without listing limitations, making it a coveted property type for investors, while enjoying the option to utilize it at their own discretion or for personal leisure.



Nexo Residences’ Porte Cohere. Designed by Frankel Benayoun Architects Inc. and Carlos Ott.

“Nexo Residences will serve as the premier short-term rental offering in North Miami Beach, an area that has been underserved in hotel and rental product; most projects of this kind concentrate in Downtown Miami and Brickell,” said *Edgardo Defortuna*, president and CEO of Fortune International Group. “This booming submarket continues to draw residents and visitors for its nearby office parks, universities, shops, and dining. We envisioned the project as a complement to its surroundings, while activating the property with thoughtful features and technology that speak to the future of real estate.”

“Understanding the consumer demand to be at the nexus of everything, we chose a location that allows residents to take advantage of all the experiential offerings in the neighborhood, with the added benefit and comfort of hotel amenities and services,” added *Jorge Savloff*, CEO of Blue Road.



Nexo Residences' Pool Deck. Designed by Frankel Benayoun Architects Inc. and Carlos Ott.

Turn-key residences will be delivered fully finished with floor-to-ceiling windows, porcelain flooring, built-in bedroom closets, dedicated lockable owners' closets, and expansive balconies with glass railing. European-style kitchens are outfitted with quartz countertops and matte black fixtures for a modern look. Enhanced digital features, such as smart key access, a self-service package system, and Wi-Fi throughout the common areas, provide ease for owners and guests. Additional tech-driven management systems to further elevate the transient experience will also be introduced in the future.

Blending the necessities of remote work life with inspiration from South Florida as a year-round vacation destination, Nexo Residences' suite of amenities includes a two-story arrival lobby and lounge, which will be an impressive visual experience upon entry to the building. A two-story tech hub with a café, co-working spaces, and a business center make work a breeze, while entertainment offerings include an outdoor children's playground, multi-purpose clubroom and private event area.

Health enthusiasts can relish the indoor/outdoor fitness center with a yoga studio and virtual trainer. To enjoy Miami's sunshine, visit the luxury pool deck complete with a resort-inspired pool and two spa pools with loungers, or meet friends in the summer kitchen, followed by stargazing on the rooftop observatory deck. Additionally, residents can rest assured that their four-legged friends are welcome in the pet-friendly building.

Nexo Residences is in proximity to a plethora of business and leisure offerings in Miami, Bal Harbour, Aventura, North Bay Village, Sunny Isles, Hollywood Beach, and beyond. The property is ideally set along the main thoroughfare of Biscayne Boulevard, minutes from the Intracoastal, and is nearly equidistant to both Miami International Airport and Fort Lauderdale-Hollywood International Airport. Owners and guests can easily shop at brands like Whole Foods and Target, or indulge in fine dining, shops, and entertainment at surrounding retail centers, including Bal Harbour Shops and Aventura Mall, which recently underwent a multi-million-dollar expansion. The project is also near popular outdoor recreational areas and green spaces, like Oleta River State Park and Haulover Park.

Demolition permits would be required for an existing 5-story, 36,661-square-foot office building built back in 1958.

Unique Monthly Visitors: 18,717

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