



Fortune International Group and Blue Road Group Announces Nexo Residences in North Miami Beach

April 20, 2022 by Jacki Taylor



Nexo Residences, a 254-unit condo building with no short-term rental limitations in North Miami Beach, has been launched by Fortune International Group and Blue Road.

The proposed site is located at 13899 Biscayne Blvd., with Blue Road of Bay Harbor Islands and Fortune of Miami having a deal with Aventura-based Tomaja LLC for the 1.74-acre site. Currently on this site is a 36,661-square-foot office structure, built-in 1958, which would be removed.

Nexo Residences, according to the developers, will be the first condo in North Miami Beach to allow short-term rentals. Some investors choose short-term rentals as a method to supplement their revenue by offering properties on home-sharing services like Airbnb.

According to the President and CEO of Fortune, Edgardo Defortuna, "Nexo Residences will serve as the premier short-term rental offering in North Miami Beach, an area that has been underserved in the hotel and rental products; most projects of this kind concentrate in downtown Miami and Brickell."

The Nexo's 15-story units would vary from 525-square-foot studios to 2,190-square-foot townhouses pricing beginning in the \$400,000s.



Residence Features:

- Fully finished
- Floor-to-ceiling windows
- Porcelain flooring
- Built-in bedroom closets
- Dedicated lockable owners' closets
- Expansive balconies with glass railings
- European style kitchens
- Quartz counters
- Matte black fixtures
- Smart key access
- Self-service package system

Amenities

- Lounge
- Tech hub with a café and coworking space
- Playground
- Clubroom
- Fitness center with a yoga studio and virtual trainer
- Rooftop observatory deck
- Pool deck
- 2 Spa pools with loungers
- Private event area



The project will be designed by Frankel Benayoun Architects with landscapes and interiors by Urban Robot. According to the press related, Fortune International Group and Blue Road hope to break ground by the end of 2022.

Unique Monthly Visitors: 200,974

<https://www.miamicondoinvestments.com/preconstruction-condos/fortune-international-group-and-blue-road-group-announces-nexo-residences-in-north-miami-beach>