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FORTUNE INTERNATIONAL GROUP AND BLUE ROAD LAUNCH NEXO RESIDENCES, NORTH MIAMI BEACH CONDO ALLOWING SHORT TERM RENTALS

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Fortune International Group, one of South Florida's preeminent residential real estate development, sales and marketing leaders for nearly 40 years, in partnership with Blue Road, a Florida-based integrated developer of hospitality, residential, commercial, and mixed-use projects, has announced the sales launch for Nexo Residences. The newest condominium development in North Miami Beach introduces short-term rental capability with full flexibility and central connectivity.

The property, featuring 254 residences, is one of the first condo projects with short-term rental capability in the rapidly growing city of North Miami Beach, adding to the area's economic growth currently underway.

Located at 13899 Biscayne Boulevard, it presents move-in-ready residences with full home-sharing capabilities without restrictions, coupled with resort-style amenities.

Nexo Residences' units will be delivered turnkey and are priced from the \$400,000s, studios to four-bedroom townhomes range from about 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. Sales and marketing are exclusively overseen by Fortune Development Sales.



“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.

Each turnkey residence is 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, coworking 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.

The project is designed by Frankel Benayoun Architects Inc, with consultation from internationally-renowned architect Carlos Ott.

Its common areas, residence interiors, and landscaping are curated by Urban Robot, the local, full-service design collective behind some of the city's leading hotels and retail concepts, including W Hotel South Beach, the Gucci Flagship in Miami's Design District, and Oasis Wynwood.

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. Nexo Residences is also nearby Bal Harbour Shops and Aventura Mall, which recently underwent a multi-million-dollar expansion, and popular outdoor recreational areas and green spaces, like Oleta River State Park and Haulover Park.



Unique Monthly Visitors: 11,829

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