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Sales launch for Biscayne Boulevard condos that will double as short-term rentals



By [Brian Bandell](#) – Senior Reporter, South Florida Business Journal
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Blue Road and Fortune International Group have teamed to launch sales of a condo in North Miami Beach that will allow short-term rentals.

Nexo Residences would have 254 units at 13899 Biscayne Blvd. Bay Harbor Islands-based Blue Road and Miami-based Fortune have the 1.74-acre site under contract from Aventura-based Tomaja LLC. The 36,661-square-foot office building, which was constructed in 1958, would be demolished.

The developers said Nexo Residences would be the first condo in North Miami Beach with short-term rentals permitted. Some investors prefer short-term rentals as a way to gain additional income by listing the units on home-sharing platforms such as Airbnb.

“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. “This booming submarket continues to draw residents and visitors for its nearby office parks, universities, shops, and dining.”

Units in the 15-story Nexo would range from 525-square-foot studios to townhouses of 2,190 square feet. Prices start in the \$400,000s.

The condos would have smart key access and a self-service package system.

Amenities would include a lounge, a tech hub with a café and coworking space, a playground, a clubroom, a fitness center with a yoga studio and virtual trainer, a rooftop observatory deck, and a pool deck.

“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,” said Jorge Savloff, CEO of Blue Road.

Bay Harbor Islands-based Frankel Benayoun Architects designed the project. Miami-based Urban Robot crafted the interiors and landscaping.

The developers hope to break ground by the end of this year.

There has been a surge in new condo projects announced in Miami-Dade County in response to a flurry of condo sales. More people are moving to the county and condos are more affordable than single-family homes.





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<https://www.bizjournals.com/southflorida/news/2022/04/20/sales-launch-for-nexo-residences.html>