



Fortune Launches Condo Sales of Nexo in North Miami Beach

The development offers short-term rental capability with flexibility and central connectivity

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Fortune International Group, a residential real estate development, sales and marketing firm with nearly 40 years of experience in South Florida, partnered with Blue Road, a Florida-based developer of hospitality, residential, commercial and mixed-use projects, to launch the sales for Nexo Residences.

The property at 13899 Biscayne Blvd. features 254 residences. It is one of the first condo projects with short-term rental capability and turnkey-ready units with full home-sharing capabilities without restrictions and resort-style amenities.



Nexo's residences are priced from the \$400,000s featuring studios to four-bedroom townhomes ranging from about 525 to 2,190 interior square feet. Each homeowner has the choice to rent their residence for short-, seasonal or long-term durations without listing limitations, making it a coveted property type for investors or residents seeking personal leisure.

“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 products; most projects of this kind concentrate in Downtown Miami and Brickell,” Edgardo Defortuna says, 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.”

Each turnkey residence comes 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 include smart key access, a self-service package system and Wi-Fi throughout the common areas.

The property also features a two-story arrival lobby and lounge, a two-story tech hub with a café, coworking spaces and a business center. Entertainment offerings include an outdoor children's playground, multi-purpose clubroom and private event area. It also has a pool deck complete with a resort-inspired pool, two spa pools with loungers, and an indoor/outdoor fitness center with a yoga studio and virtual trainer.

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

Unique Monthly Visitors: 6,077

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