



NEXO
RESIDENCES
NORTH MIAMI BEACH

NEXO

RESIDENCES
NORTH MIAMI BEACH

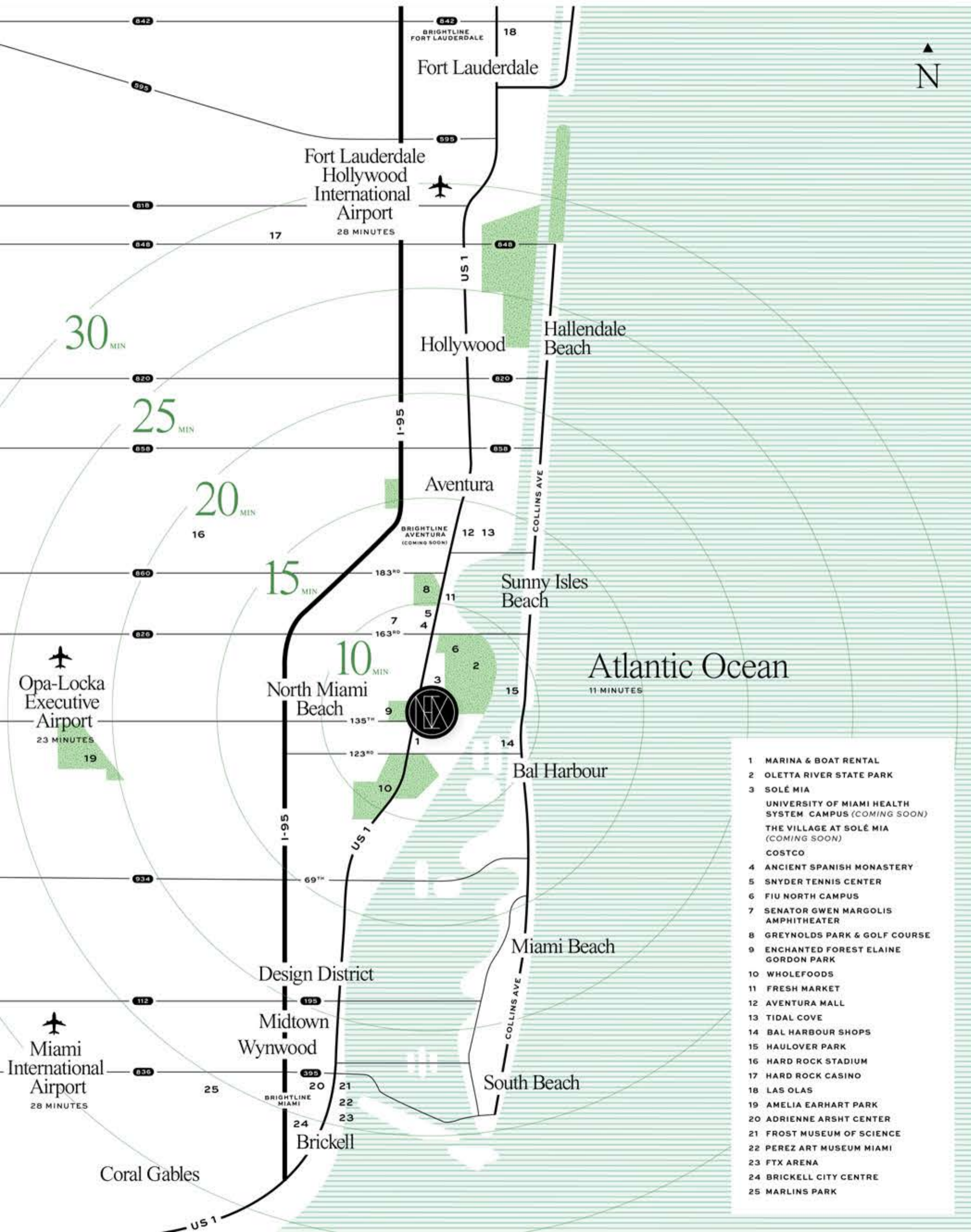
Welcome to well-connected

Designed for home-sharing,
Nexo Residences offer a new,
urban autonomy for independent
homeowners.



NEXO

RESIDENCES
NORTH MIAMI BEACH



- 1 MARINA & BOAT RENTAL
- 2 OLETTA RIVER STATE PARK
- 3 SOLÉ MIA
UNIVERSITY OF MIAMI HEALTH SYSTEM CAMPUS (COMING SOON)
THE VILLAGE AT SOLÉ MIA (COMING SOON)
- 4 COSTCO
- 5 ANCIENT SPANISH MONASTERY
- 6 SNYDER TENNIS CENTER
- 7 FIU NORTH CAMPUS
- 8 SENATOR GWEN MARGOLIS AMPHITHEATER
- 9 GREYNOLDS PARK & GOLF COURSE
- 10 ENCHANTED FOREST ELAINE GORDON PARK
- 11 WHOLEFOODS
- 12 FRESH MARKET
- 13 AVENTURA MALL
- 14 TIDAL COVE
- 15 BAL HARBOUR SHOPS
- 16 HAULOVER PARK
- 17 HARD ROCK STADIUM
- 18 HARD ROCK CASINO
- 19 LAS OLAS
- 20 AMELIA EARHART PARK
- 21 ADRIENNE ARSHT CENTER
- 22 FROST MUSEUM OF SCIENCE
- 23 PEREZ ART MUSEUM MIAMI
- 24 FTX ARENA
- 25 BRICKELL CITY CENTRE
- 26 MARLINS PARK

Location

10 MINUTES OR LESS



15 MINUTES OR LESS



20 MINUTES OR LESS



25 MINUTES OR LESS



NEXO

RESIDENCES
NORTH MIAMI BEACH

Property & building features

- 15 stories with 254 move-in ready residences ranging from studios to four-bedroom townhomes
- Arrival porte cochère
- Prewired, smart-home technology throughout building and residences
- WiFi throughout common areas
- Smart key-less access to residential units
- Pet-friendly
- Two gated entrances with valet

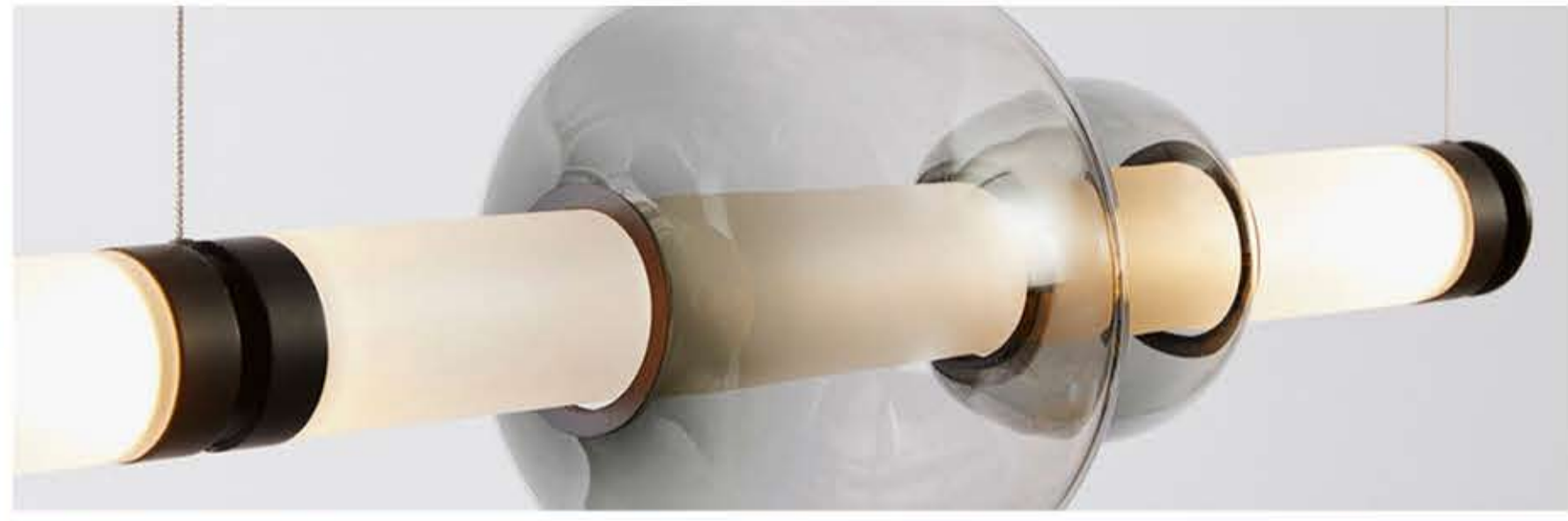


Residences

- Fully finished and beautifully furnished
- Prewired smart home technology
- Imported porcelain flooring
- Built-in bedroom closets plus lockable owner's closet
- Washer and dryer in every unit
- Floor-to-ceiling windows with window treatments
- Expansive balconies with glass railings
- Fully-equipped European-style kitchens with quartz counter-tops, matte black fixtures and top-of-the-line appliances
- Bathrooms with modern cabinetry, quartz countertops, textured shower tile and matte black fixtures



Interior concepts by



NEXO

RESIDENCES
NORTH MIAMI BEACH

Property management

- On-site professional management to enhance transient experience
 - » Integrated digital concierge for residential unit booking, housekeeping, and guest communications
 - » On-site concierge dedicated to residents' and guests' needs



NEXO

RESIDENCES
NORTH MIAMI BEACH

Amenities



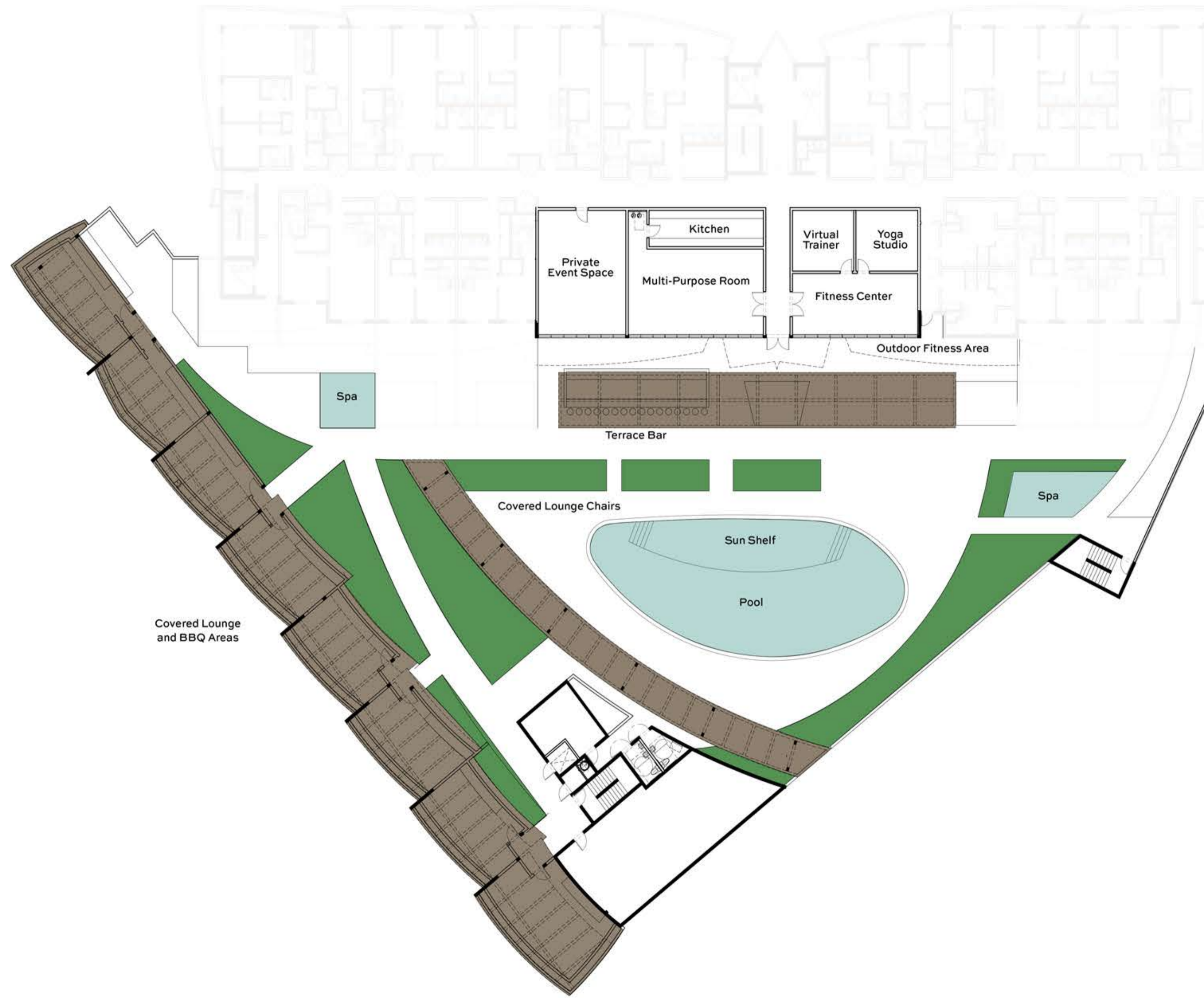
Ground floor

- Porte cochere drop-off and arrival experience
- Two-story arrival lobby lounge with reception & concierge
- Two-story Tech Center with café, co-working space, and business center
- Outdoor seating area with umbrellas
- Children's playground and plaza
- Bike storage
- Self-service smart package locker room for deliveries
- Electric car charging stations



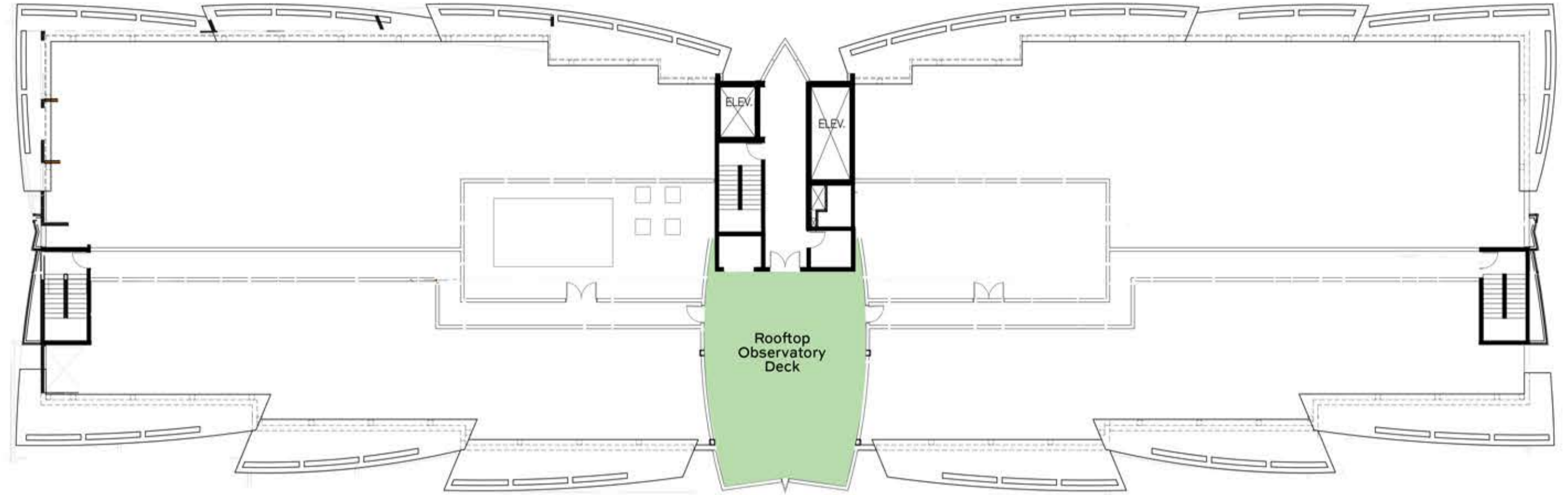
5th floor amenity level

- Multi-purpose clubroom & private event space with dedicated kitchen
- Indoor and outdoor fitness center with yoga studio and virtual trainer
- His & her locker rooms
- Resort-style pool with sun shelf, two spas and covered lounge chairs
- Outdoor terrace bar
- Summer kitchens with BBQ and seating area



Rooftop

- Open-air observatory deck with 360° views



Buyer deposit schedule

To reserve

Studio

\$25,000 deposit

Three-bedroom

\$80,000 deposit

One-bedroom

\$40,000 deposit

Three-bedroom townhome

\$80,000 deposit

Two-bedroom

\$60,000 deposit

Four-bedroom townhome

\$100,000 deposit

- » Balance due within 30 days of contract to complete **20%** total deposit
- » **10%** at groundbreaking
- » **10%** 90 days after groundbreaking
- » **10%** at top-off
- » **50%** at closing



NEXO

RESIDENCES
NORTH MIAMI BEACH

Availability

UNIT SIZE	INTERIOR SIZE	TERRACE SIZE	VIEWS	PRICED FROM
Studios	525 S.F.	107 S.F.	South	\$435,750
One-Bed / Two-Bath	682-780 S.F.	136-775 S.F.	South & Southwest	\$524,458
One-Bed + Den / Two-Bath	679-906 S.F.	100-574 S.F.	East & South	\$526,225
Two-Bed / Two-Bath	900 S.F.	228 S.F.	South	\$747,000
Two-Bed + Den / Two-Bath	1015-1102 S.F.	238-368 S.F.	North, Southeast & Southwest	\$802,256
Two-Bed + Den / Three-Bath	1230 S.F.	155 S.F.	North	\$874,530
Three-Bed / Three + Half Bath	1262 S.F.	297 S.F.	Northeast & Northwest	\$952,810
Three-Bed / Three-Bath Townhomes	1486 S.F.	320 S.F.	Southwest	\$1,225,950
Three-Bed + Den / Three-Bath Townhomes	1840 S.F.	455 S.F.	Southwest	\$1,560,000
Four-Bed / Four-Bath Townhomes	1951-2190 S.F.	274-395 S.F.	Southwest	\$1,629,085



NEXO
RESIDENCES
NORTH MIAMI BEACH