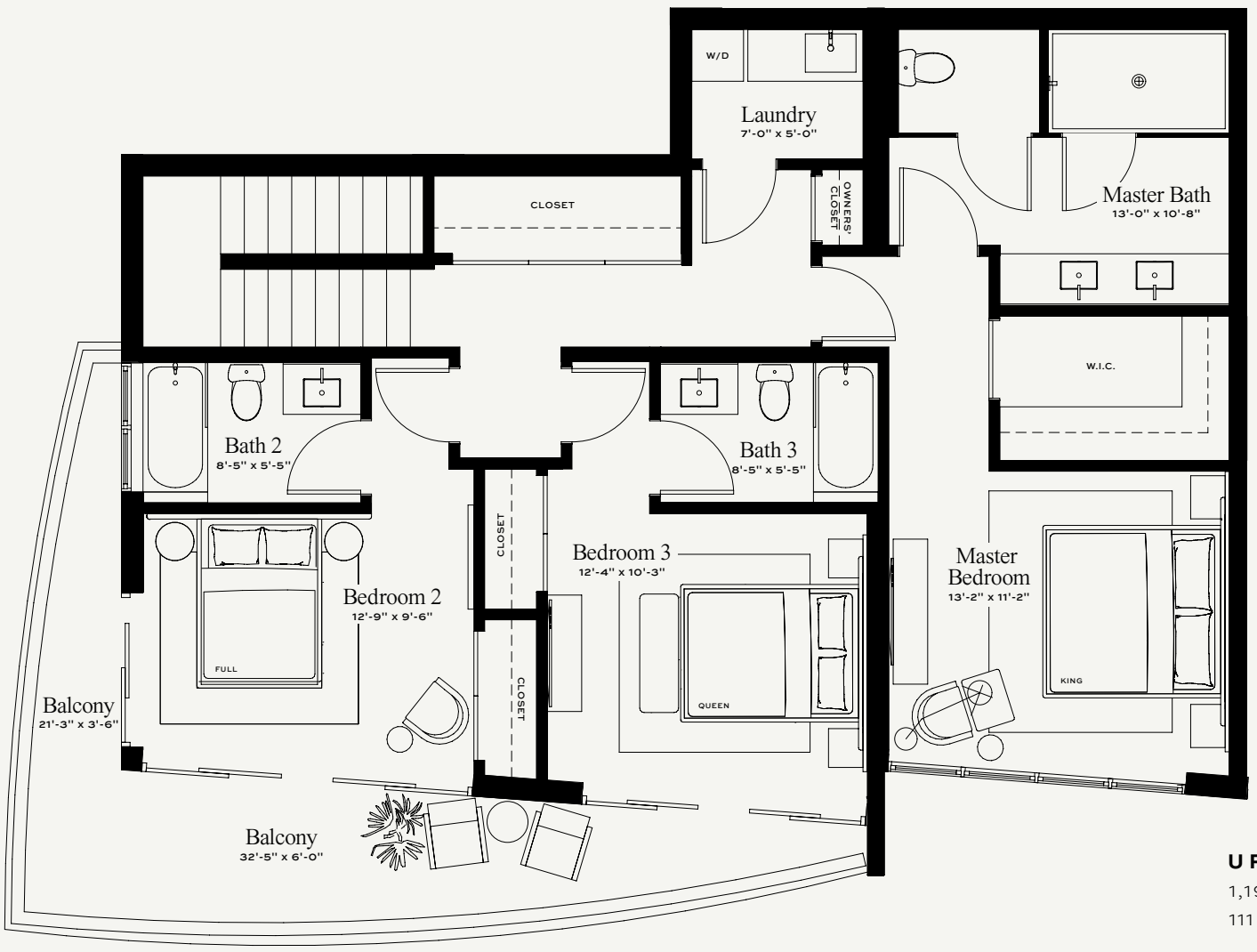
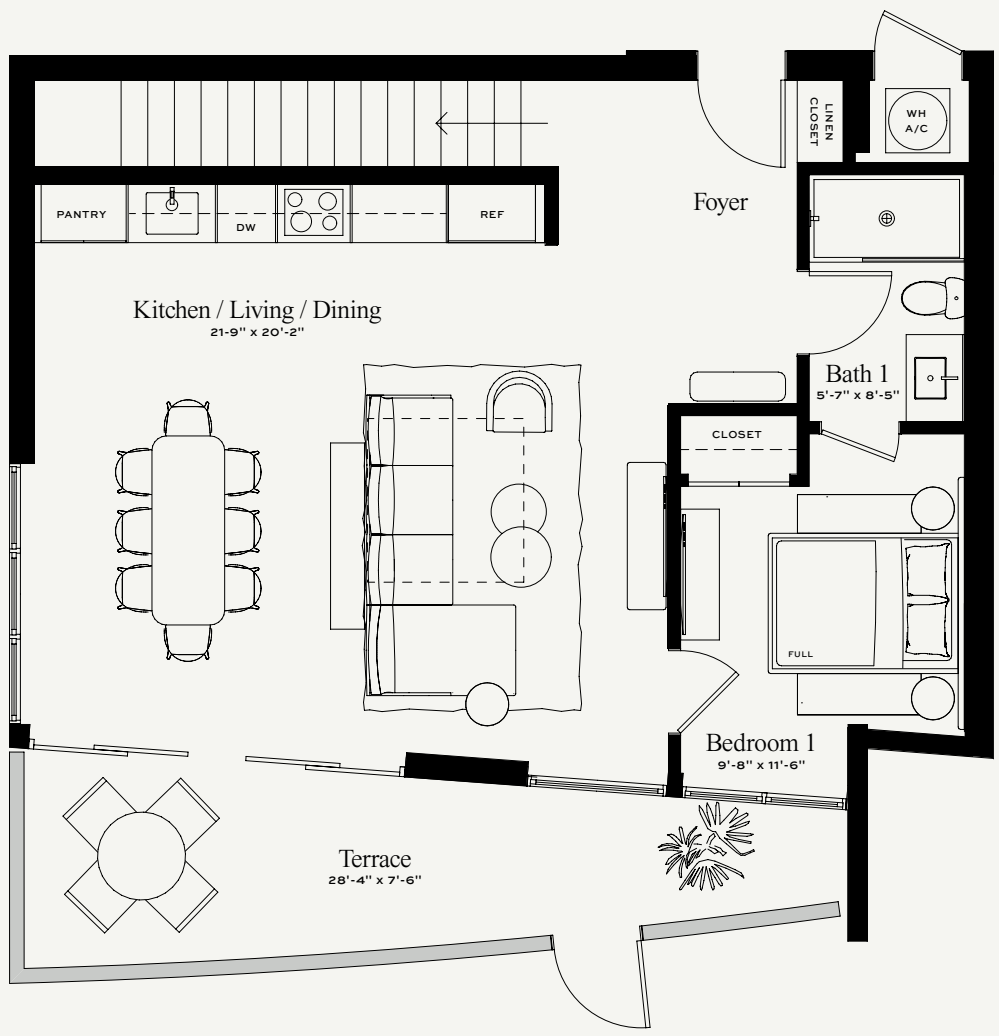
NEXO

RESIDENCES
NORTH MIAMI BEACH



UPPER LEVEL

1,191 SQ. FT. + 227 SQ. FT. BALCONY
111 SQ. M. + 21 SQ. M. BALCONY



LOWER LEVEL

841 SQ. FT. + 179 SQ. FT. TERRACE
78 SQ. M. + 17 SQ. M. BALCONY

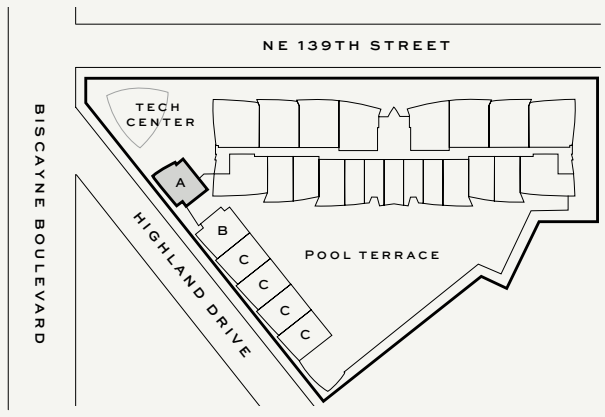
Townhouse A

FOUR BEDROOMS / FOUR BATHROOMS

2,032 SQ. FT. + 406 SQ. FT. TERRACE / **2,438 SQ. FT. TOTAL**
189 SQ. M. + 38 SQ. M. TERRACE / **227 SQ. M. TOTAL**

LEVELS 1 & 2

N



DEVELOPED BY

FORTUNE INTERNATIONAL GROUP

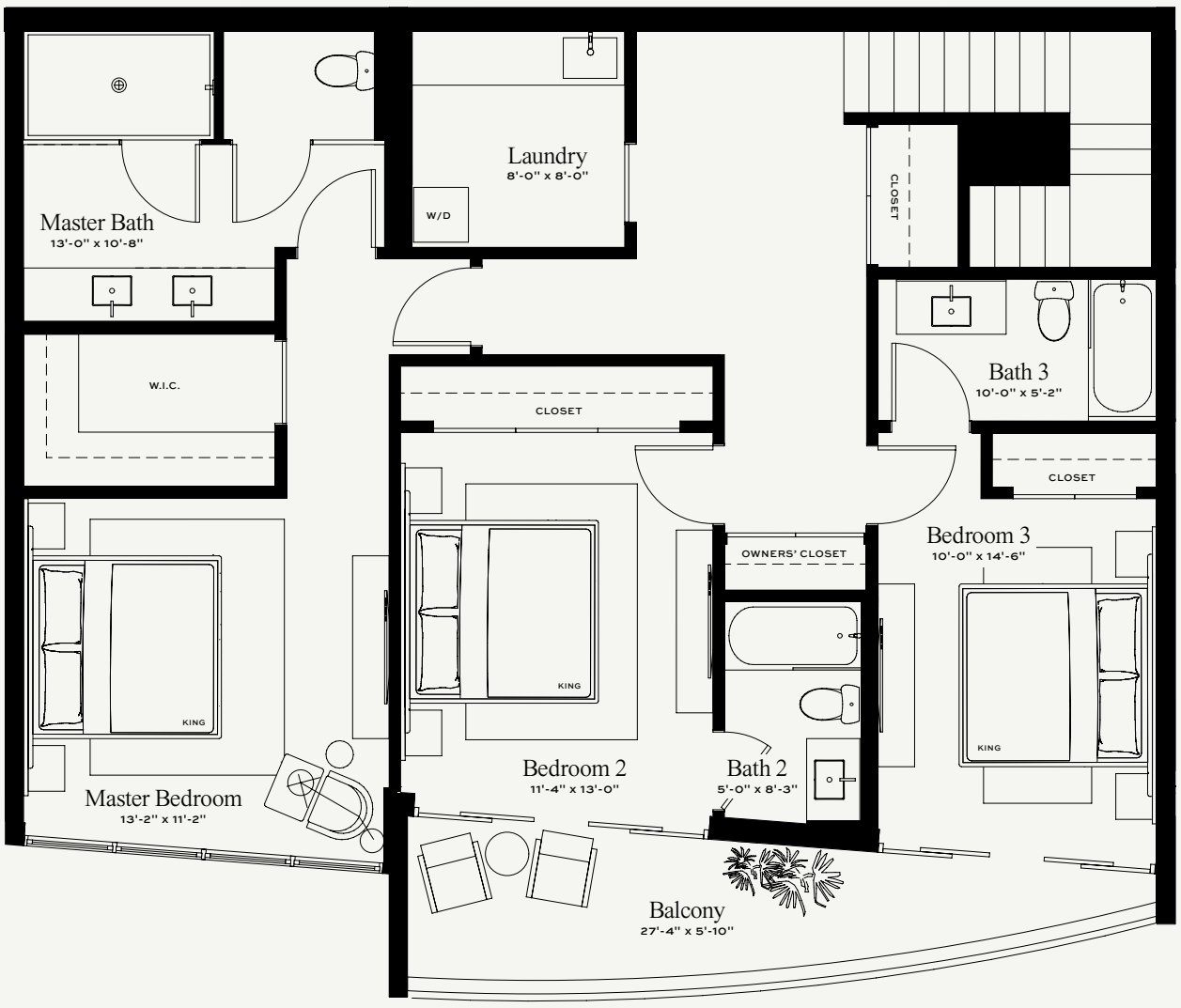
blue road

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NEXO

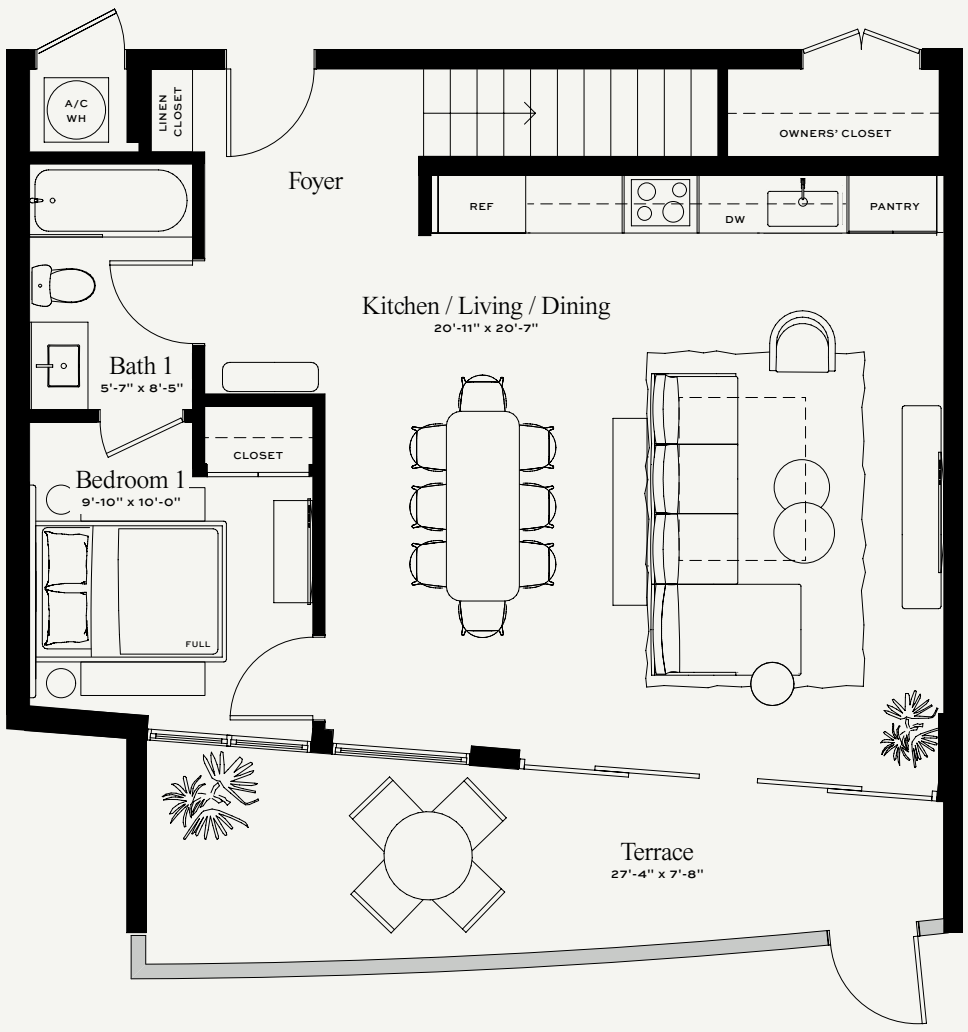
RESIDENCES
NORTH MIAMI BEACH



UPPER LEVEL

1,292 SQ. FT. + 137 SQ. FT. BALCONY

120 SQ. M. + 13 SQ. M. BALCONY



LOWER LEVEL

802 SQ. FT. + 186 SQ. FT. TERRACE

75 SQ. M. + 17 SQ. M. TERRACE

Townhouse B

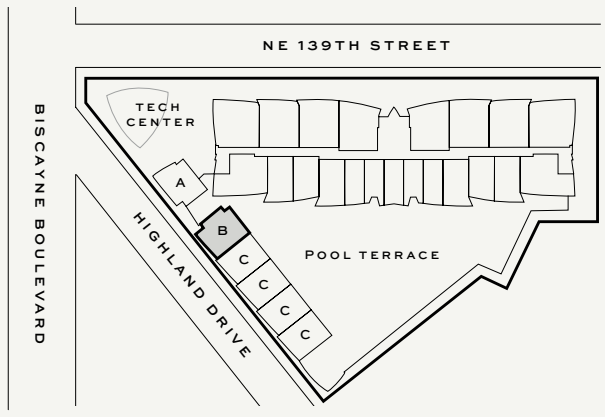
FOUR BEDROOMS / FOUR BATHROOMS

2,094 SQ. FT. + 323 SQ. FT. TERRACE / **2,417 SQ. FT. TOTAL**

195 SQ. M. + 30 SQ. M. TERRACE / **225 SQ. M. TOTAL**

LEVELS 1 & 2

N



DEVELOPED BY

FORTUNE INTERNATIONAL GROUP

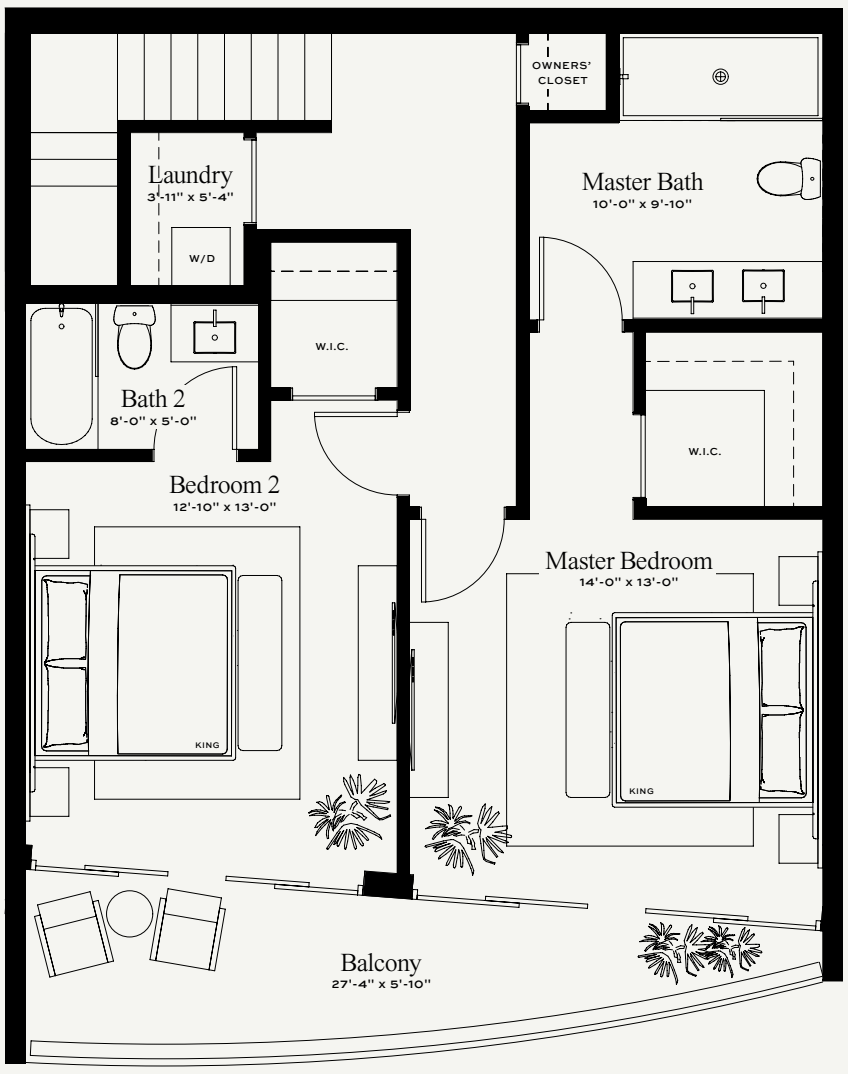
blue road

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NEXO

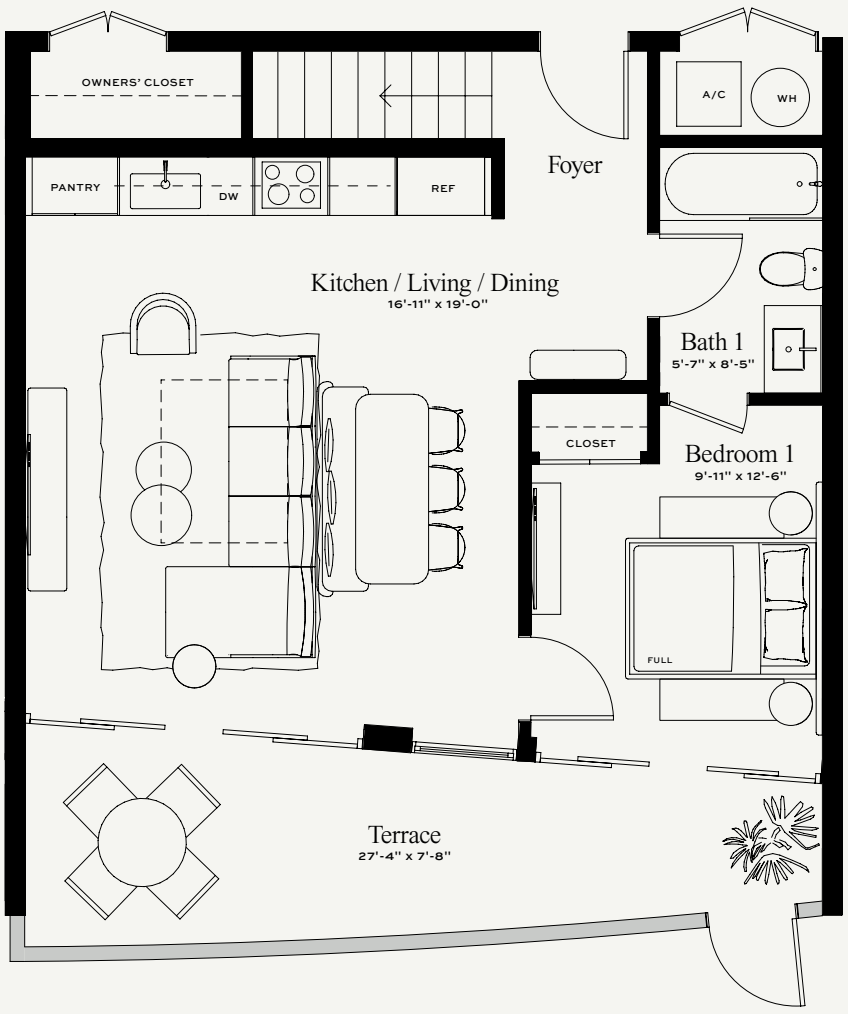
RESIDENCES
NORTH MIAMI BEACH



UPPER LEVEL

855 SQ. FT. + 138 SQ. FT. BALCONY

79 SQ. M. + 13 SQ. M. BALCONY



LOWER LEVEL

692 SQ. FT. + 184 SQ. FT. TERRACE

64 SQ. M. + 17 SQ. M. TERRACE

Townhouse C

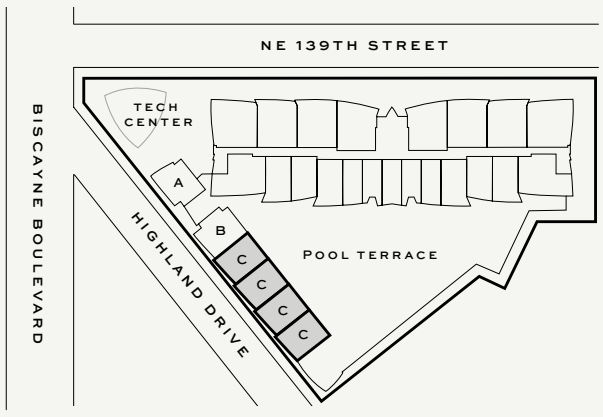
THREE BEDROOMS / THREE BATHROOMS

1,547 SQ. FT. + 322 SQ. FT. TERRACE / **1,869 SQ. FT. TOTAL**

144 SQ. M. + 30 SQ. M. TERRACE / **174 SQ. M. TOTAL**

LEVELS 1 & 2

N



DEVELOPED BY

FORTUNE INTERNATIONAL GROUP

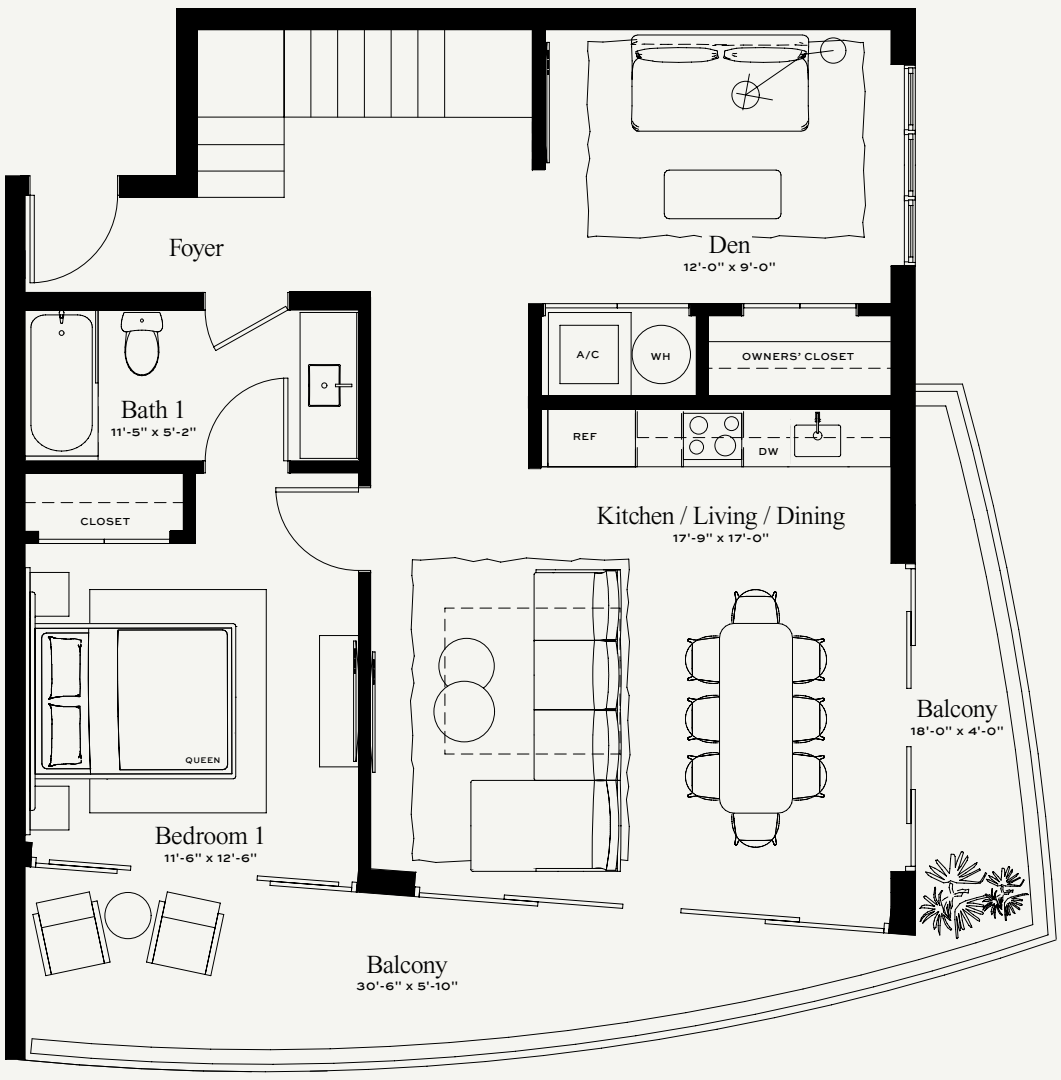
blue road

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NEXO

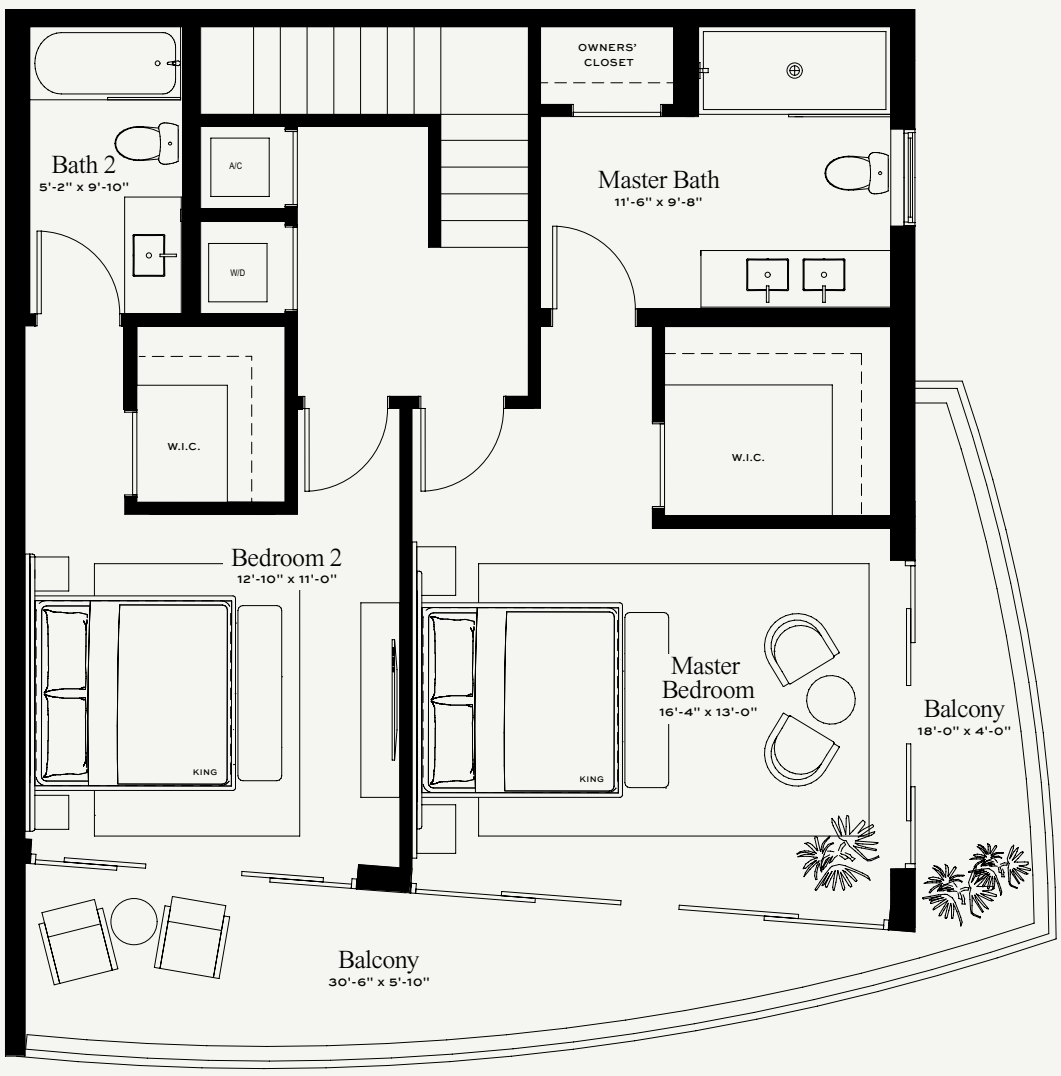
RESIDENCES
NORTH MIAMI BEACH



UPPER LEVEL

913 SQ. FT. + 235 SQ. FT. BALCONY

85 SQ. M. + 22 SQ. M. BALCONY



LOWER LEVEL

945 SQ. FT. + 235 SQ. FT. BALCONY

88 SQ. M. + 22 SQ. M. BALCONY

Townhouse D

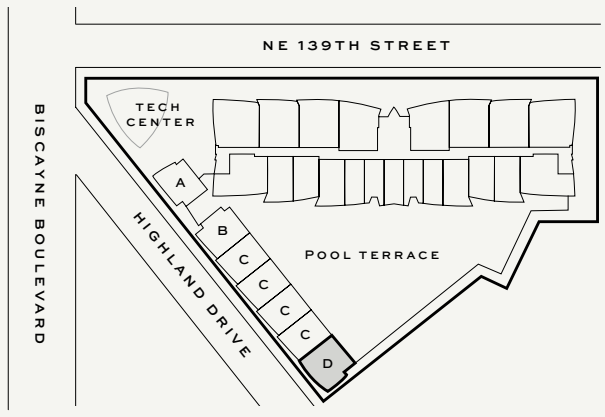
THREE BEDROOMS + DEN / THREE BATHROOMS

1,858 SQ. FT. + 470 SQ. FT. BALCONY / **2,328 SQ. FT. TOTAL**

173 SQ. M. + 44 SQ. M. BALCONY / **217 SQ. M. TOTAL**

LEVELS 2 & 3

N



DEVELOPED BY

FORTUNE INTERNATIONAL GROUP

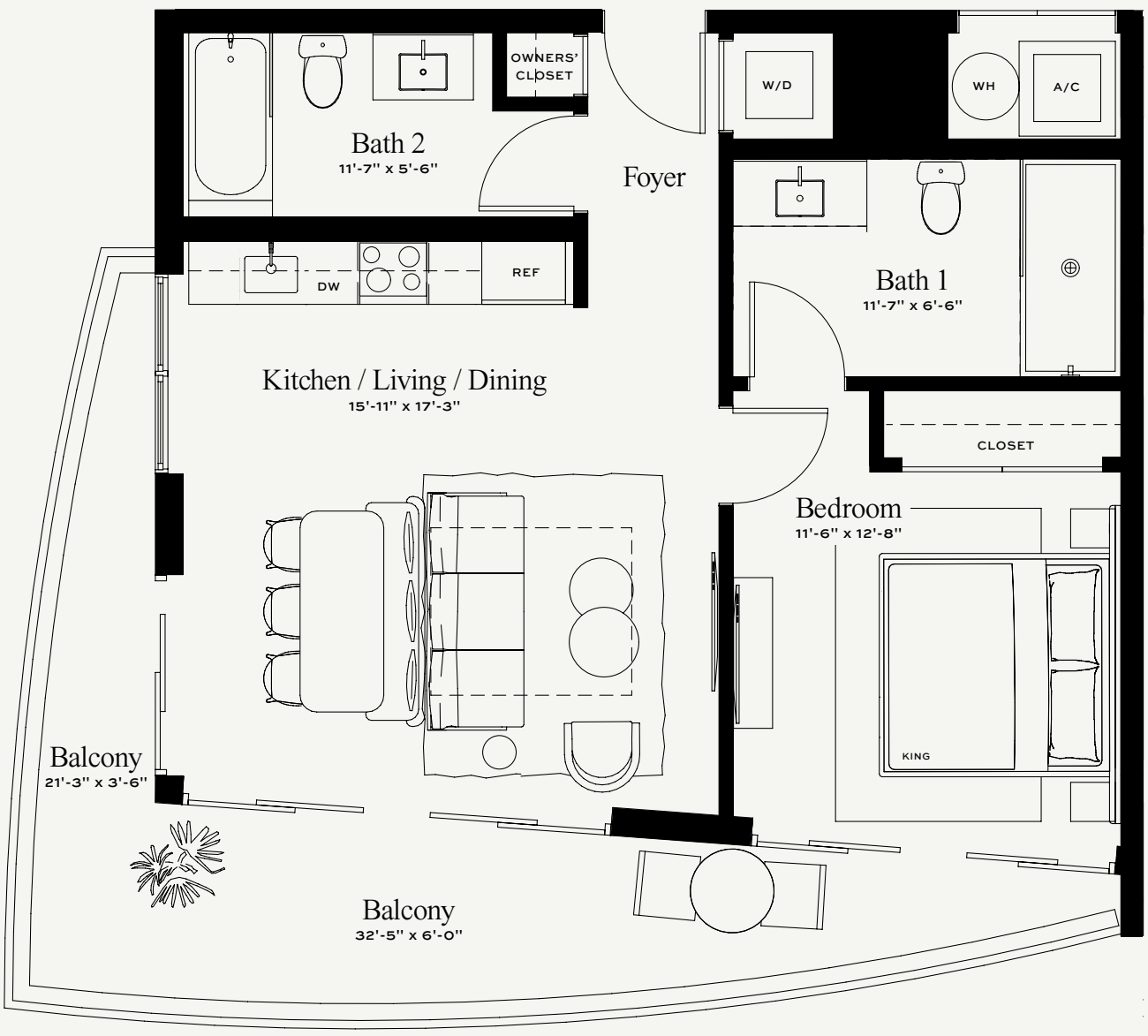
blue road

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NEXO

RESIDENCES
NORTH MIAMI BEACH



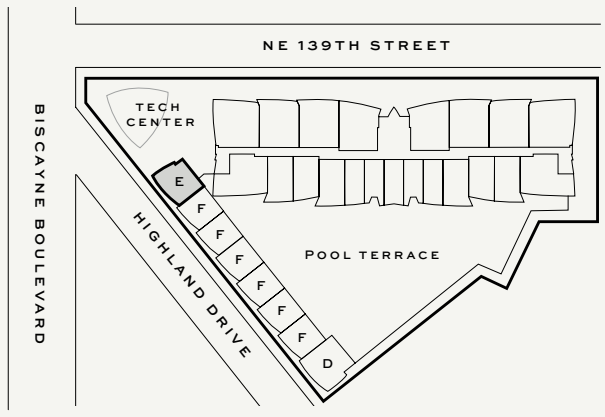
Residence E

ONE BEDROOM / TWO BATHROOMS

723 SQ. FT. + 226 SQ. FT. BALCONY / **949 SQ. FT. TOTAL**
67 SQ. M. + 21 SQ. M. BALCONY / **88 SQ. M. TOTAL**

LEVELS 3 & 4

N



DEVELOPED BY

FORTUNE INTERNATIONAL GROUP

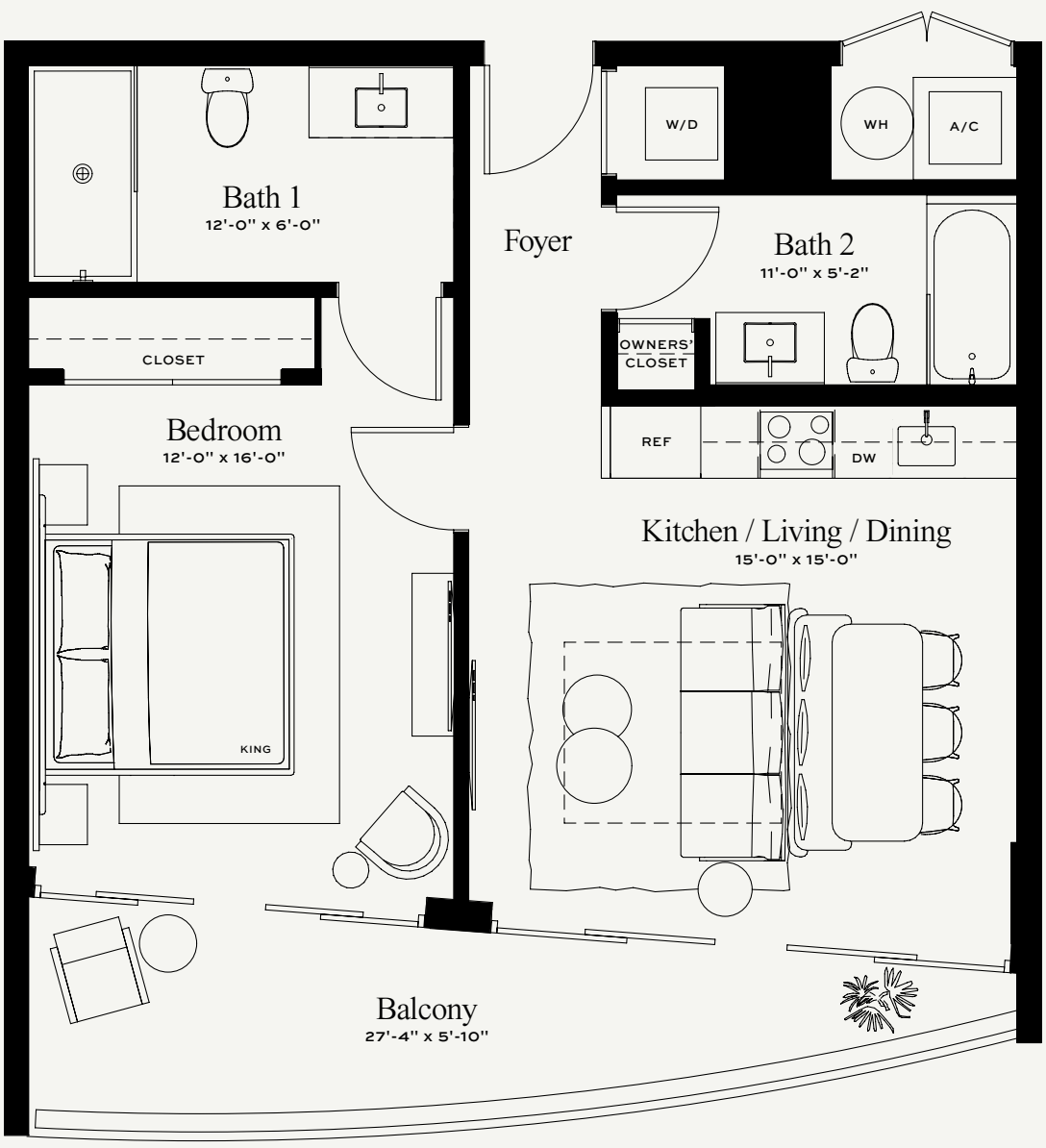
blue road

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NEXO

RESIDENCES
NORTH MIAMI BEACH



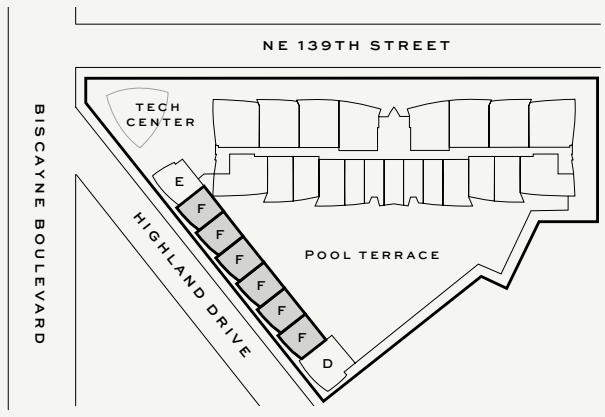
Residence F

ONE BEDROOM / TWO BATHROOMS

692 SQ. FT. + 138 SQ. FT. BALCONY / **830 SQ. FT. TOTAL**
64 SQ. M. + 13 SQ. M. BALCONY / **77 SQ. M. TOTAL**

LEVELS 3 & 4

N



DEVELOPED BY

FORTUNE INTERNATIONAL GROUP

blue road

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NEXO

RESIDENCES
NORTH MIAMI BEACH

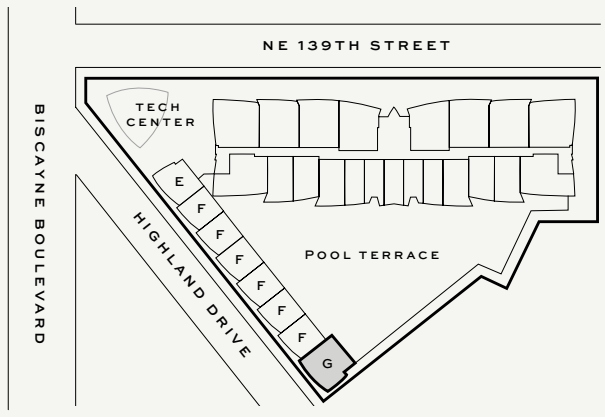


Residence G

TWO BEDROOMS / TWO BATHROOMS

913 SQ. FT. + 234 SQ. FT. BALCONY / **1,147 SQ. FT. TOTAL**
85 SQ. M. + 22 SQ. M. BALCONY / **107 SQ. M. TOTAL**

LEVEL 4



DEVELOPED BY

FORTUNE INTERNATIONAL GROUP

blue road

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NEXO

RESIDENCES

NORTH MIAMI BEACH



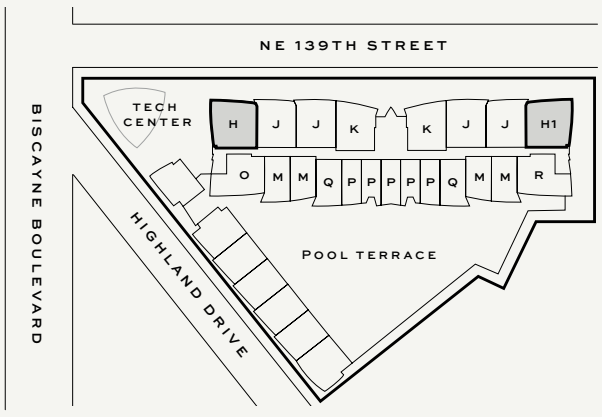
Residence H

THREE BEDROOMS / THREE AND A HALF BATHROOMS

H & H1: 1,277 SQ. FT. + 297 SQ. FT. BALCONY / **1,574 SQ. FT. TOTAL**
119 SQ. M. + 28 SQ. M. BALCONY / **147 SQ. M. TOTAL**

LEVELS 4 - 16

N



DEVELOPED BY

FORTUNE INTERNATIONAL GROUP

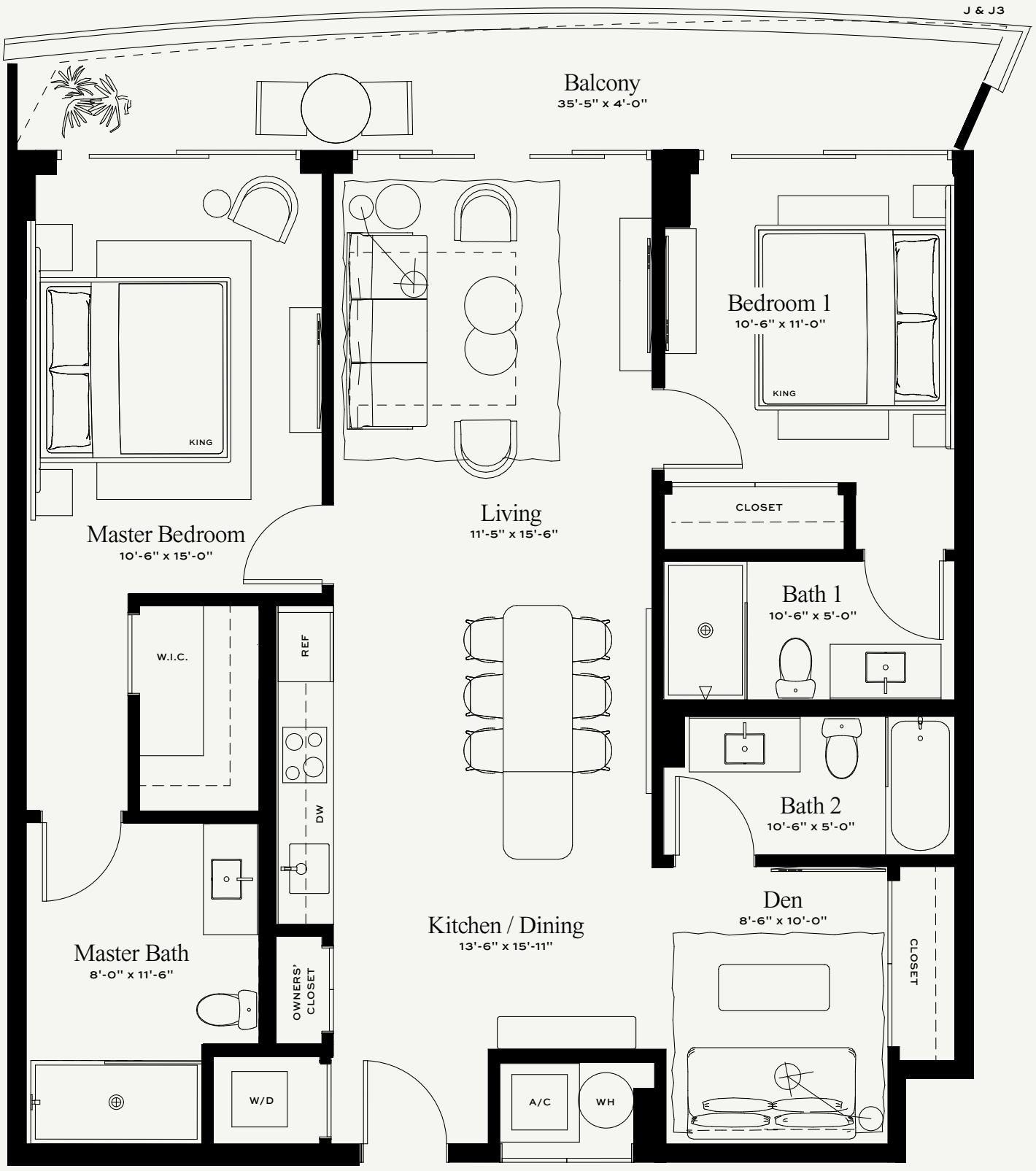
blue road

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NEXO

RESIDENCES
NORTH MIAMI BEACH



Residence J

TWO BEDROOMS + DEN / THREE BATHROOMS

J1 & J2: 1,241 SQ. FT. + 170 SQ. FT. BALCONY / **1,411 SQ. FT. TOTAL**
115 SQ. M. + 16 SQ. M. BALCONY / **131 SQ. M. TOTAL**

J & J3: 1,241 SQ. FT. + 155 SQ. FT. BALCONY / **1,396 SQ. FT. TOTAL**
115 SQ. M. + 14 SQ. M. BALCONY / **129 SQ. M. TOTAL**

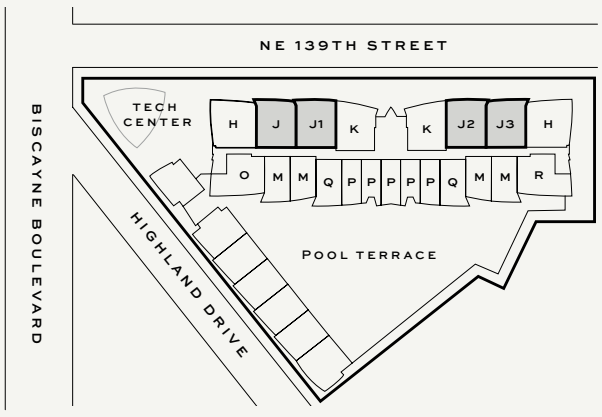
DEVELOPED BY

FORTUNE INTERNATIONAL GROUP

blue road

LEVELS 4 - 16

N

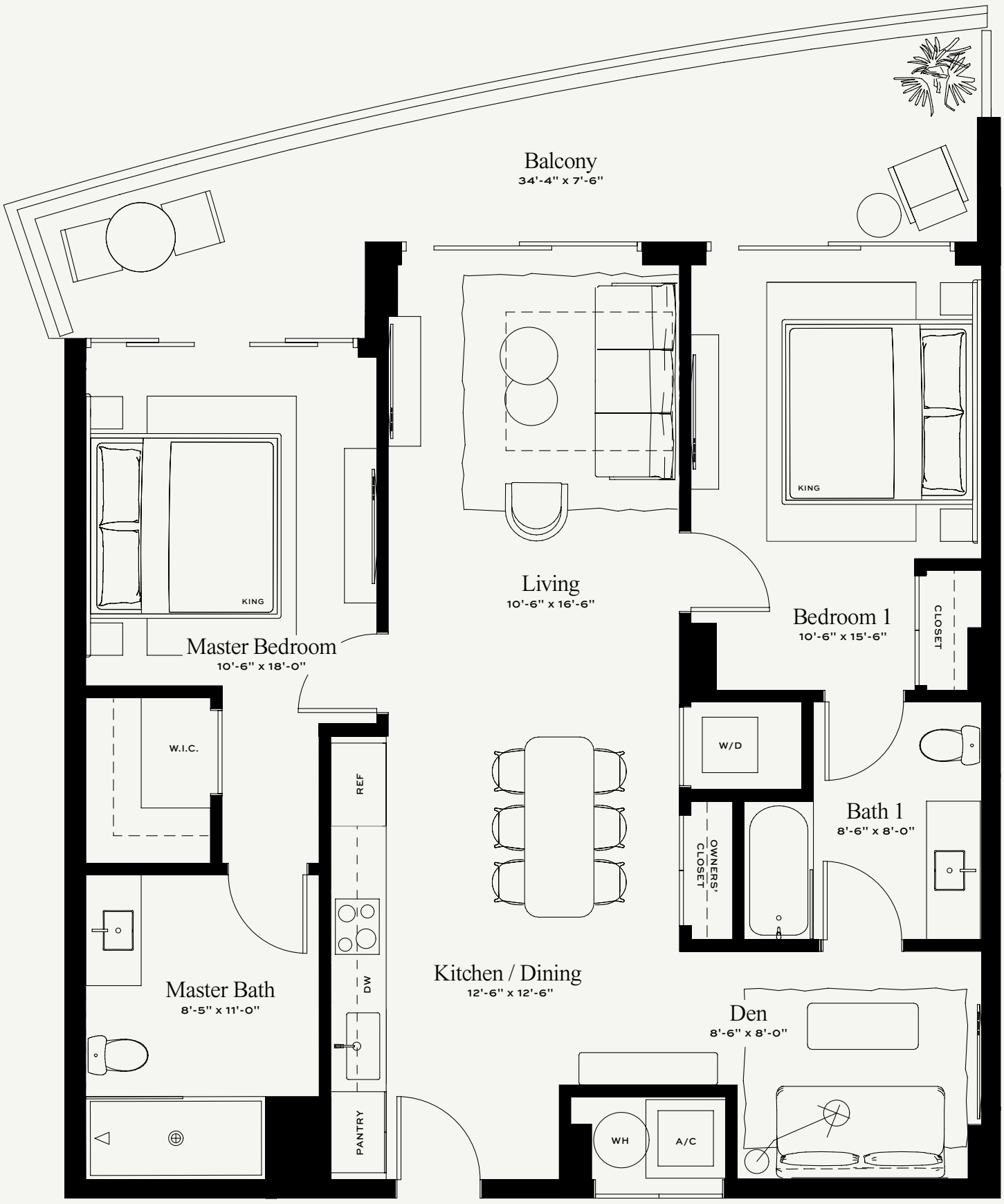


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NEXO

RESIDENCES
NORTH MIAMI BEACH



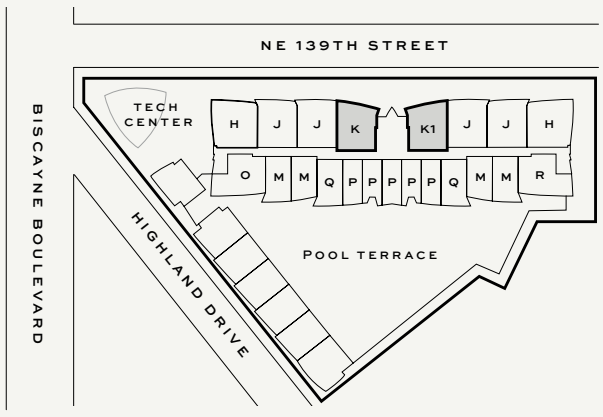
Residence K

TWO BEDROOMS + DEN / TWO BATHROOMS

K & K1: 1,118 SQ. FT. + 239 SQ. FT. BALCONY / **1,357 SQ. FT. TOTAL**
104 SQ. M. + 22 SQ. M. BALCONY / **126 SQ. M. TOTAL**

LEVELS 4 - 16

N



DEVELOPED BY

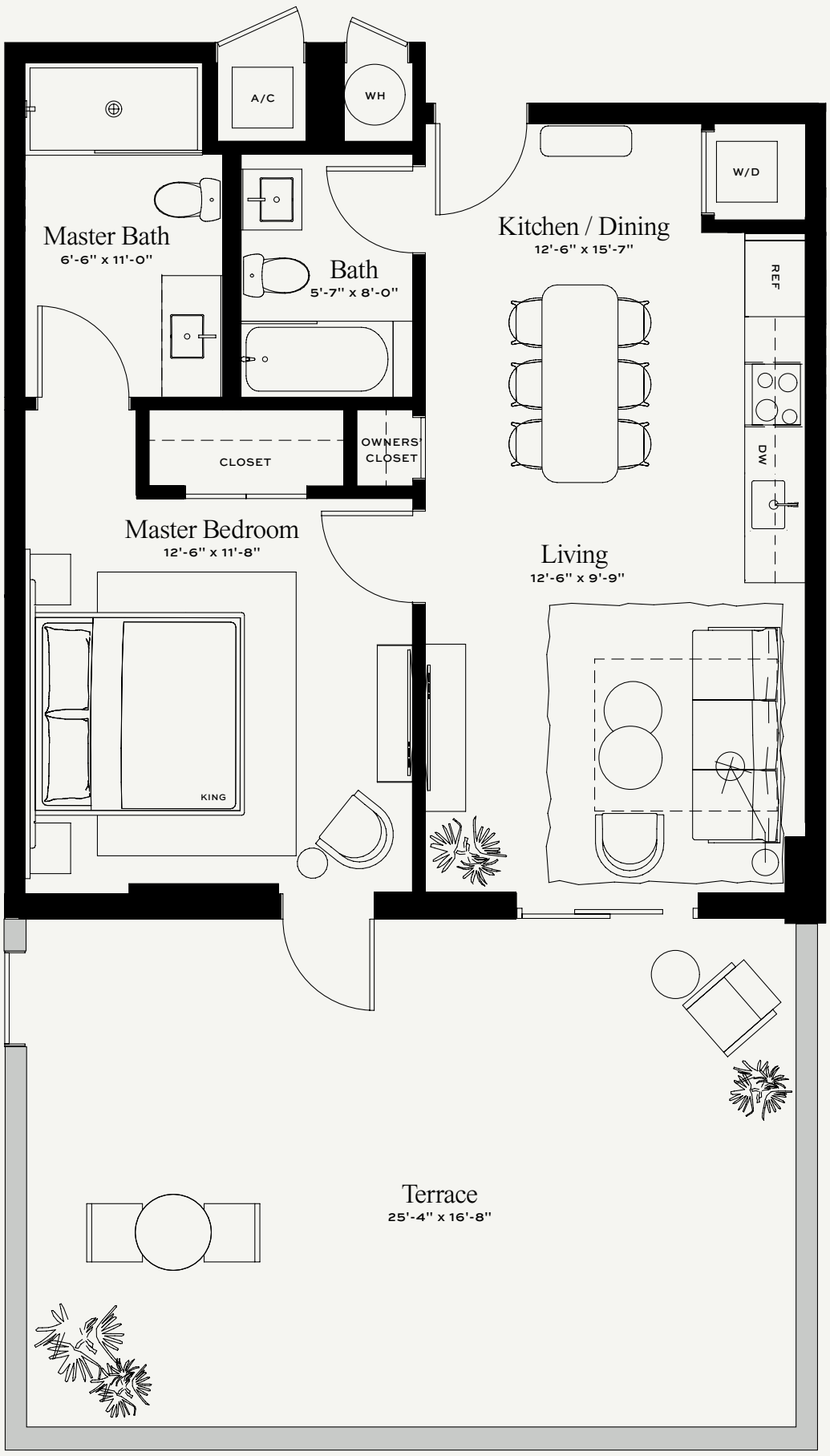
FORTUNE INTERNATIONAL GROUP

blue road

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NEXO
RESIDENCES
NORTH MIAMI BEACH

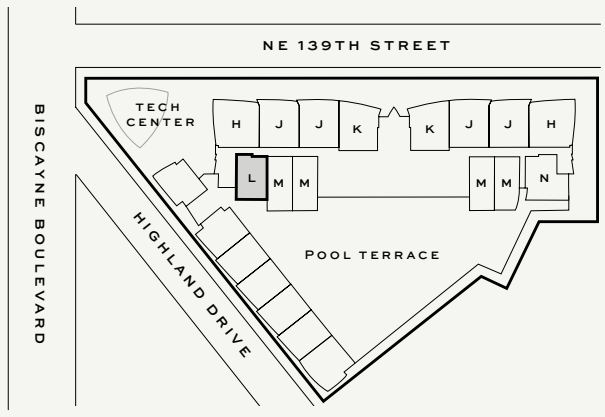


Lanai Suite L

ONE BEDROOM / TWO BATHROOMS

743 SQ. FT. + 461 SQ. FT. TERRACE / **1,204 SQ. FT. TOTAL**
69 SQ. M. + 43 SQ. M. TERRACE / **112 SQ. M. TOTAL**

LEVEL 5



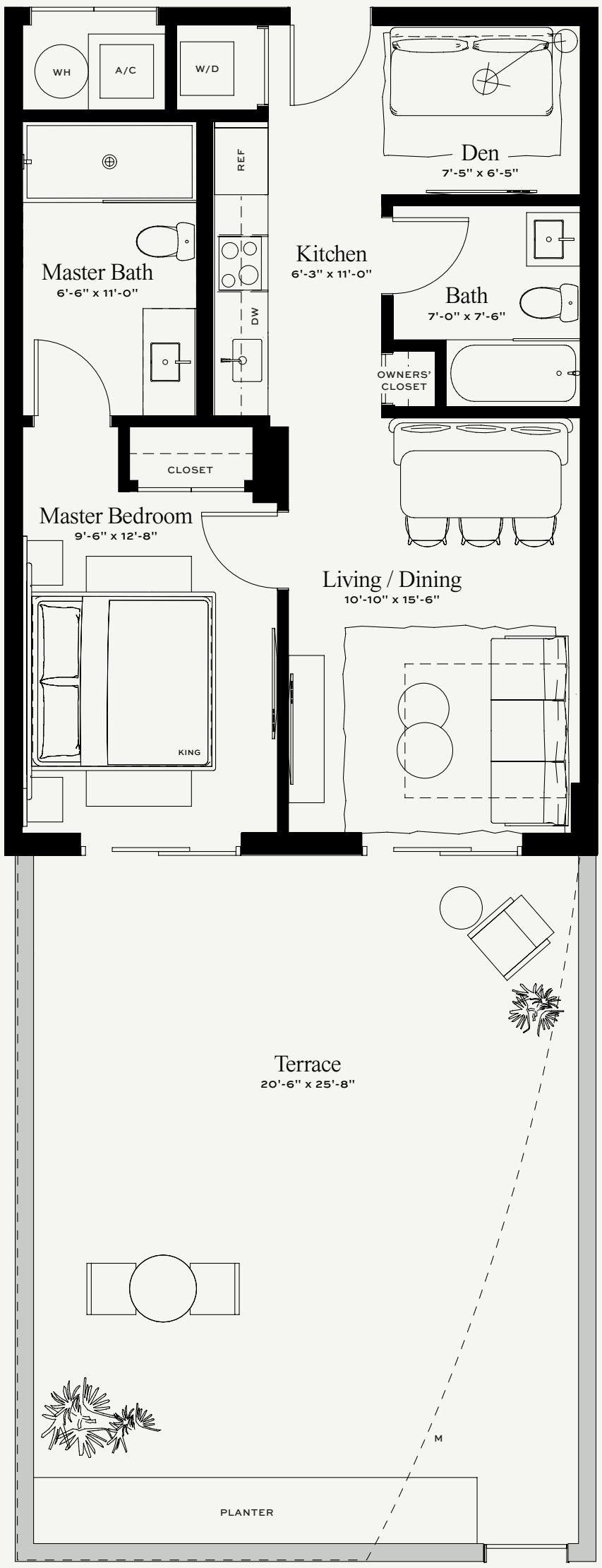
DEVELOPED BY

FORTUNE INTERNATIONAL GROUP

blue road

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NEXO

RESIDENCES
NORTH MIAMI BEACH

Lanai Suite M

ONE BEDROOM + DEN / TWO BATHROOMS

M: 694 SQ. FT. + 479 SQ. FT. TERRACE / **1,173 SQ. FT. TOTAL**
64 SQ. M. + 45 SQ. M. TERRACE / **109 SQ. M. TOTAL**

M1: 691 SQ. FT. + 563 SQ. FT. TERRACE / **1,254 SQ. FT. TOTAL**
64 SQ. M. + 52 SQ. M. TERRACE / **116 SQ. M. TOTAL**

M2 & M3: 681 SQ. FT. + 576 SQ. FT. TERRACE / **1,257 SQ. FT. TOTAL**
63 SQ. M. + 54 SQ. M. TERRACE / **117 SQ. M. TOTAL**

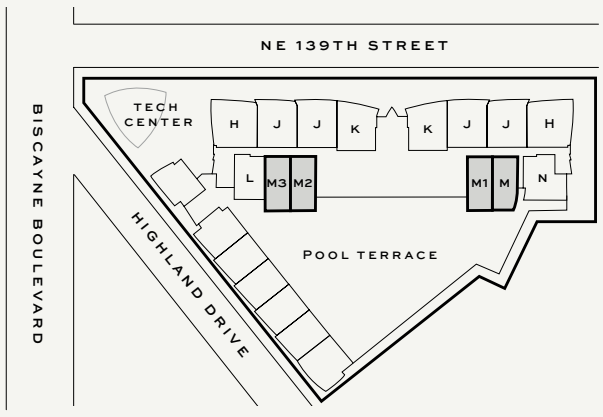
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LEVEL 5

N

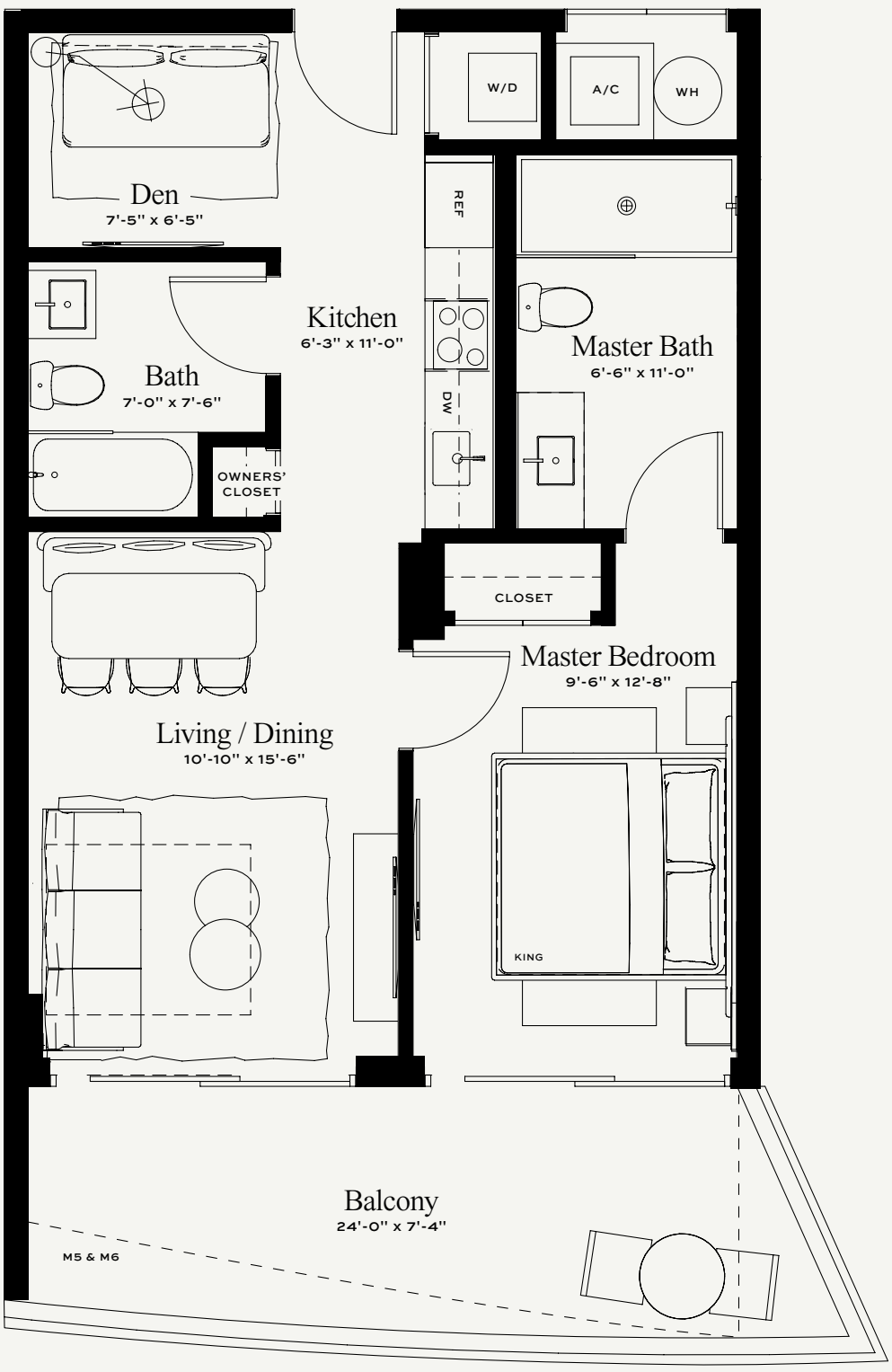


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NEXO

RESIDENCES
NORTH MIAMI BEACH



Residence M

ONE BEDROOM + DEN / TWO BATHROOMS

M4 & M7: 681 SQ. FT. + 188 SQ. FT. BALCONY / **869 SQ. FT. TOTAL**
63 SQ. M. + 17 SQ. M. BALCONY / **80 SQ. M. TOTAL**

M5 & M6: 681 SQ. FT. + 120 SQ. FT. BALCONY / **801 SQ. FT. TOTAL**
63 SQ. M. + 11 SQ. M. BALCONY / **74 SQ. M. TOTAL**

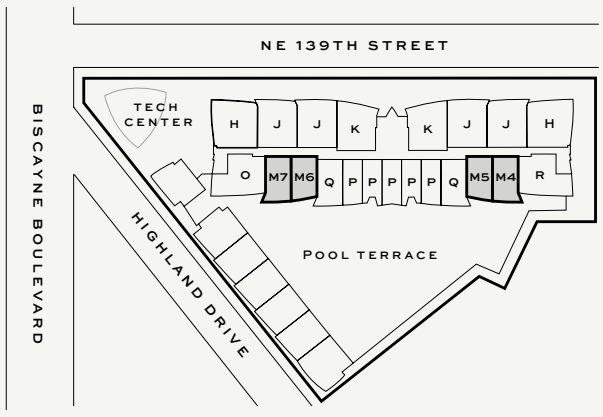
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FORTUNE INTERNATIONAL GROUP

blue road

LEVELS 6 - 16

N



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NEXO

RESIDENCES

NORTH MIAMI BEACH



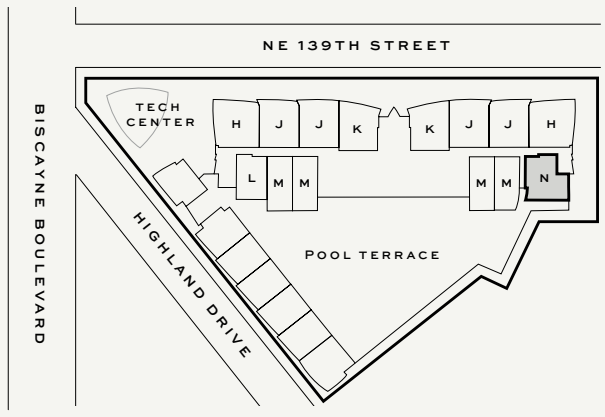
Lanai Suite N

ONE BEDROOM + DEN / TWO BATHROOMS

883 SQ. FT. + 470 SQ. FT. TERRACE / **1,353 SQ. FT. TOTAL**

82 SQ. M. + 44 SQ. M. TERRACE / **126 SQ. M. TOTAL**

LEVEL 5



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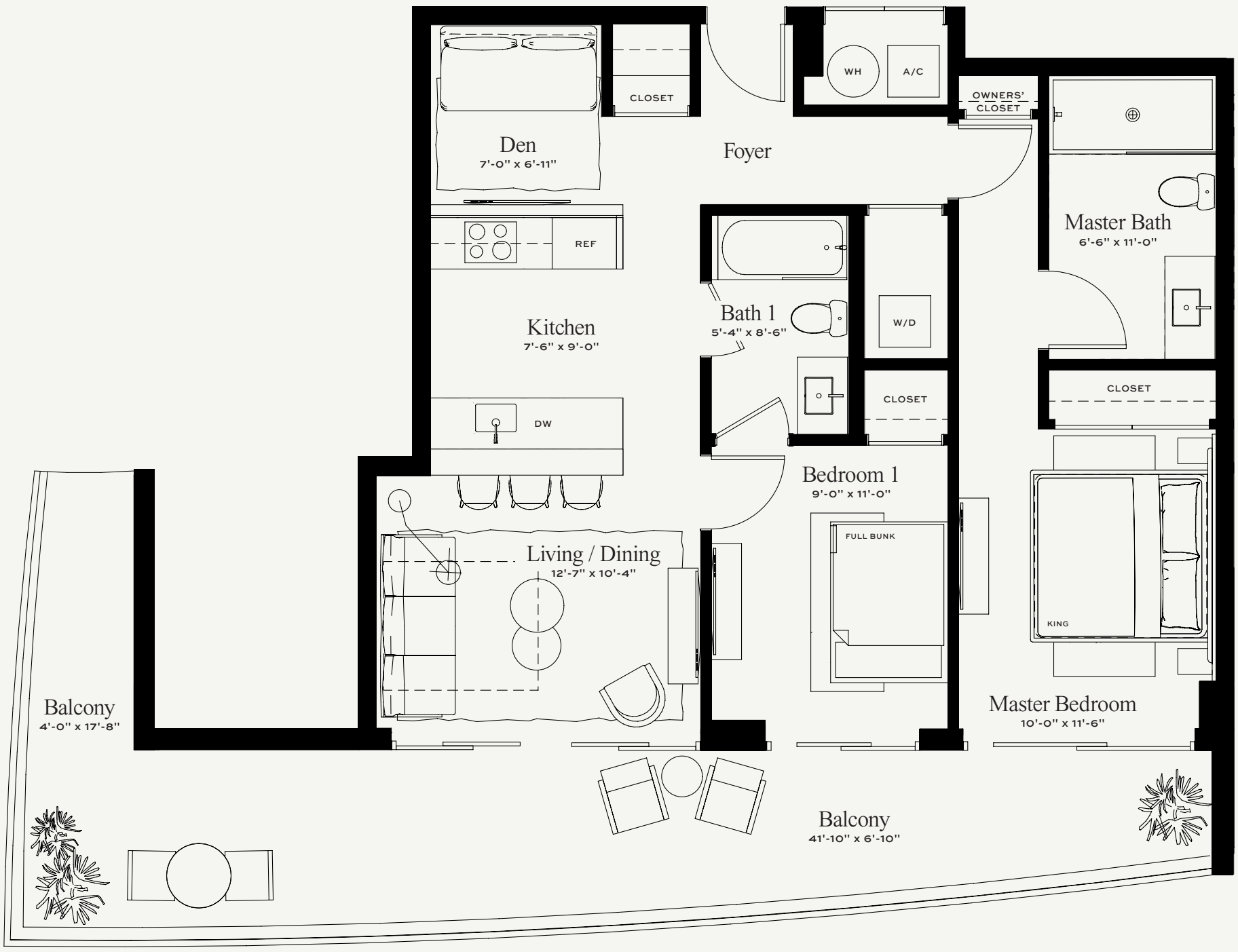
blue road

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NEXO

RESIDENCES
NORTH MIAMI BEACH



Residence O

TWO BEDROOMS + DEN / TWO BATHROOMS

911 SQ. FT. + 368 SQ. FT. BALCONY / **1,279 SQ. FT. TOTAL**
85 SQ. M. + 34 SQ. M. BALCONY / **119 SQ. M. TOTAL**

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LEVEL 6

N

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NEXO

RESIDENCES
NORTH MIAMI BEACH



Residence P

STUDIO / ONE BATHROOM

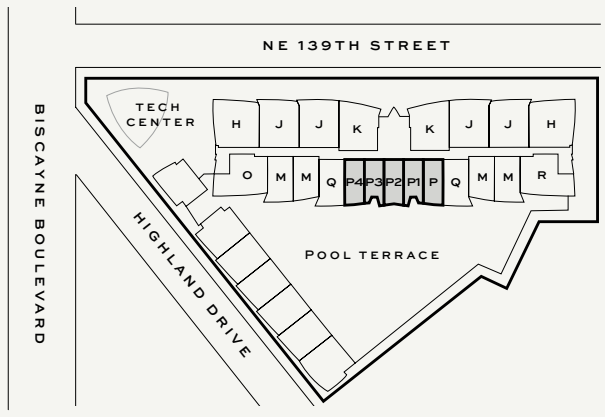
P & P4: 531 SQ. FT. + 101 SQ. FT. BALCONY / **632 SQ. FT. TOTAL**
49 SQ. M. + 9 SQ. M. BALCONY / **58 SQ. M. TOTAL**

P1 & P3: 531 SQ. FT. + 89 SQ. FT. BALCONY / **620 SQ. FT. TOTAL**
49 SQ. M. + 8 SQ. M. BALCONY / **57 SQ. M. TOTAL**

P2: 531 SQ. FT. + 105 SQ. FT. BALCONY / **636 SQ. FT. TOTAL**
49 SQ. M. + 10 SQ. M. BALCONY / **59 SQ. M. TOTAL**

LEVELS 6 - 16

N



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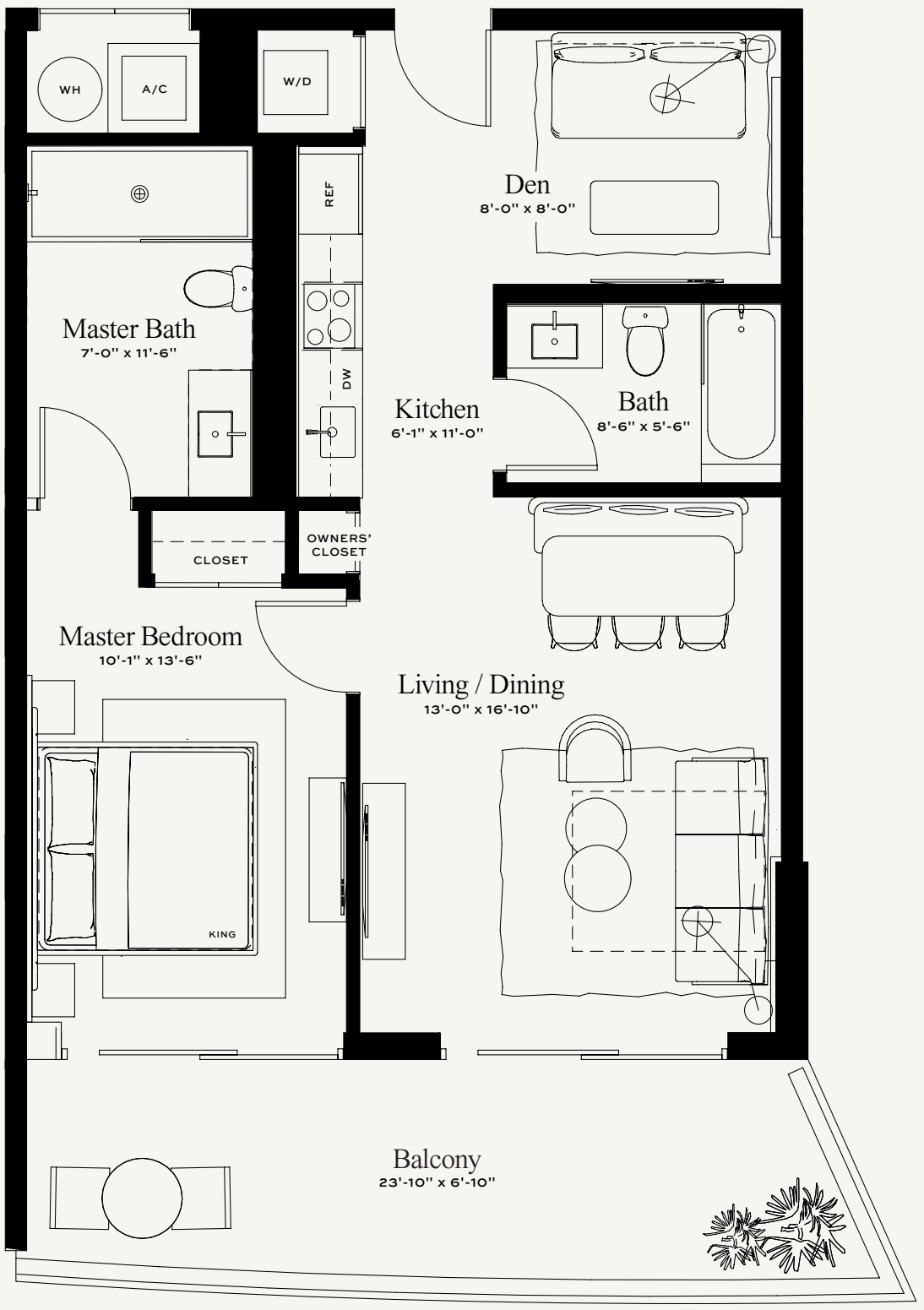
blue road

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NEXO

RESIDENCES
NORTH MIAMI BEACH

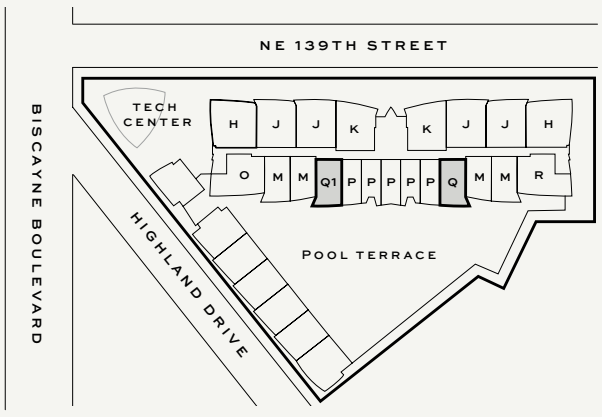


Residence Q

ONE BEDROOM + DEN / TWO BATHROOMS

Q & Q1: 796 SQ. FT. + 197 SQ. FT. BALCONY / **993 SQ. FT. TOTAL**
74 SQ. M. + 18 SQ. M. BALCONY / **92 SQ. M. TOTAL**

LEVELS 6 - 16



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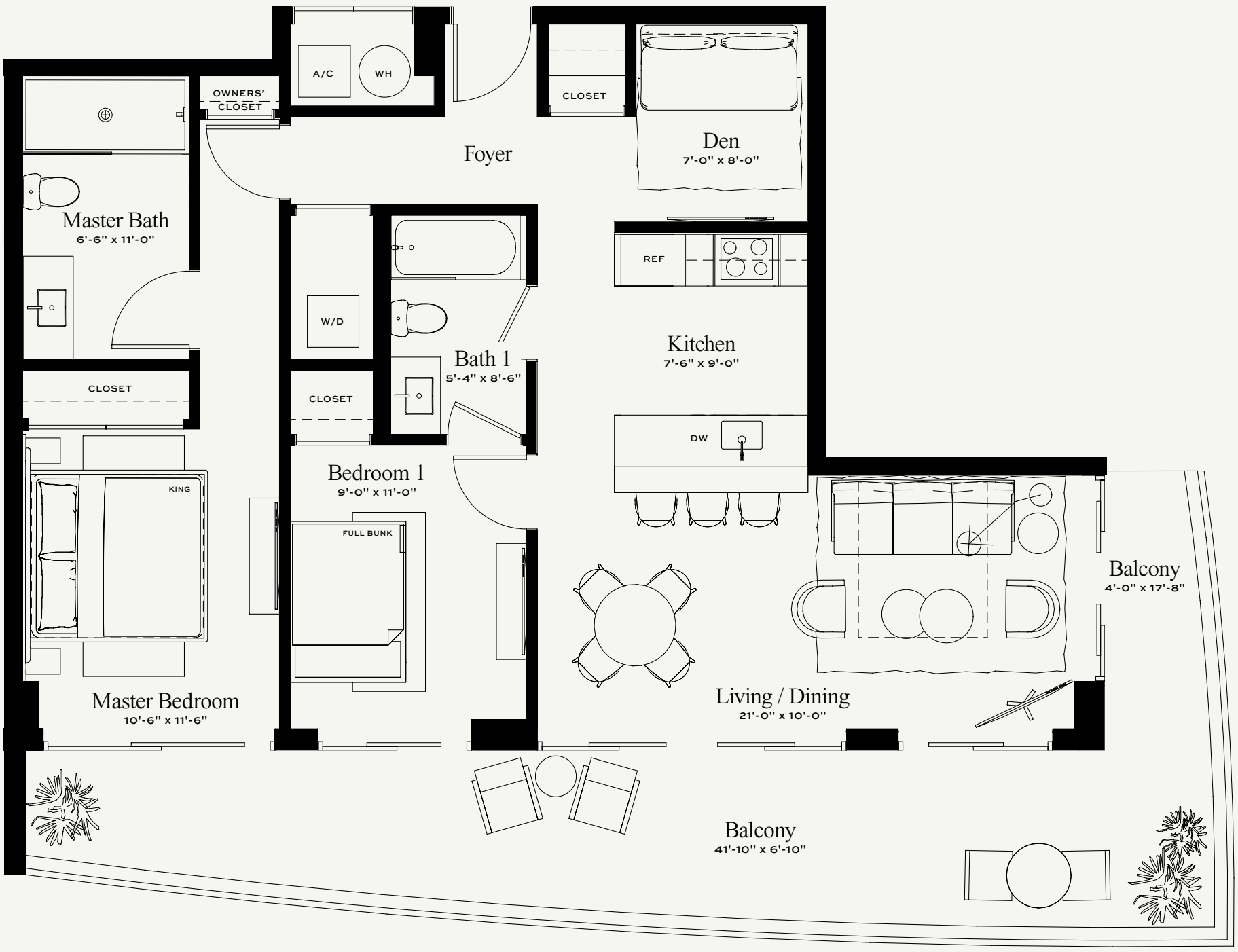
blue road

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NEXO

RESIDENCES
NORTH MIAMI BEACH



Residence R

TWO BEDROOMS + DEN / TWO BATHROOMS

R & R1: 1,014 SQ. FT. + 368 SQ. FT. BALCONY / **1,382 SQ. FT. TOTAL**
94 SQ. M. + 34 SQ. M. BALCONY / **128 SQ. M. TOTAL**[a]

LEVELS 6 - 16

N

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FORTUNE INTERNATIONAL GROUP

blue road

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All depictions of appliances, counters, soffits, floor coverings, accessories, furniture, fixtures, and all other items of decoration are strictly for illustrative and display purposes only and is intended to act as an example to assist purchasers in visualizing a fully furnished unit. Such depictions should not be relied upon as a representation of the final product. All such items will not be included with the unit unless otherwise provided for in the purchase and sale documents and are subject to changes or substitution without notice. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.