



# NATIIVO™ / MIAMI

powered by Airbnb

## PROJECT FACTS:

ARCHITECT:	ARQUITECTONICA
INTERIOR DESIGN:	URBAN ROBOT
LANDSCAPE ARCHITECT:	URBAN ROBOT
PROJECT BY:	NEWGARD
SALES & MARKETING:	CERVERA REAL ESTATE
ESTIMATED COMPLETION:	2023

## OVERVIEW:

STUDIO, 1, 2, 3, 4-BEDROOM UNITS / 410SF – 2,200SF  
FROM THE MID \$300S TO \$1.2MM

## BUILDING FEATURES:

- / 50-Story Landmark Building designed by internationally acclaimed architecture firm, Arquitectonica
- / Prime downtown location in Miami World Center
- / Short-term rentals permitted as-of-right
- / Spectacular panoramic ocean, Biscayne Bay and Miami skyline views
- / Double-height lobby with floor to ceiling windows
- / 24-hour welcome desk with concierge
- / 24-hour valet parking
- / 24-hour secure access
- / Advanced technology smart-building with high-speed fiber-optic wireless internet access through out common areas
- / Exclusive Natiivo app
- / Cutting-edge green building technology
- / 6 high-speed passenger elevators w/access control
- / On-site hospitality management
- / Curated street-front restaurant with outdoor dining terrace

## BUILDING AMENITIES:

- / 55,000 SF of building amenities including:
- / Exotic resort pool with pool-side cabanas
- / Bar and Grill on pool deck
- / 24/7 co-working lounge
- / Private meeting rooms and event room with exclusive terrace
- / Fully equipped, state-of-the-art fitness center with HD TVs and wireless audio
- / Private Peloton studios
- / Yoga lounge and terrace



# THE NEW WAY TO OWN

## RESIDENCE FEATURES:

- / Urban luxury residences with modern open layouts from 410 to 2,200 SF
- / Studio, one, two, three, and four-bedroom units
- / All residences are delivered fully finished and furnished with fixtures and furniture curated by Urban Robot
- / Panoramic ocean, Biscayne Bay, and Miami skyline views
- / Private balconies accessible from living rooms and master bedrooms
- / Corner units offer wrap-around balconies
- / High ceilings ranging from 9' to 11'
- / Owner closets in every residence
- / Floor to ceiling sliding glass doors and sound attenuating impact-resistant laminated glass through-out
- / Advanced technology Smart Building wiring for HD TV, multiple telephone /data lines and ultra high-speed internet access
- / Individually controlled energy-efficient central air conditioning and heating system

### KITCHEN:

- / Imported European-style cabinets with premium hardware and drawer pulls
- / European appliance package including stainless steel refrigerator, oven, cook-top, microwave, dishwasher and sink disposer
- / Elegant imported stone countertops and backsplashes
- / Contemporary stainless steel under-mounted sink
- / Stainless steel high-arc gourmet faucet with integral sprayer

### MASTER BATHROOM:

- / Imported European-style cabinets with premium hardware and drawer pulls
- / Elegant imported stone countertops and backsplashes
- / Rectangular trough porcelain sinks with dual faucets
- / Custom-finished floors and walls in wet area
- / Frameless glass shower enclosures
- / Spacious, extra-depth soaking tubs
- / Premium European-style fixtures and accessories

ANOTHER PROJECT BY

**Newgard**

SALES & MARKETING BY

**CERVERA**  
REAL ESTATE • 1969



URBAN ROBOT ASSOCIATES

**ARCHITECTONICA**

Not all features available in all units. Features, amenities, specifications, dimensions and heights are subject to change without notice.

All features and amenities described herein are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. No guarantees or representations whatsoever are made that any features, amenities or facilities will be provided or, if provided, will be as described herein.