

Level 1



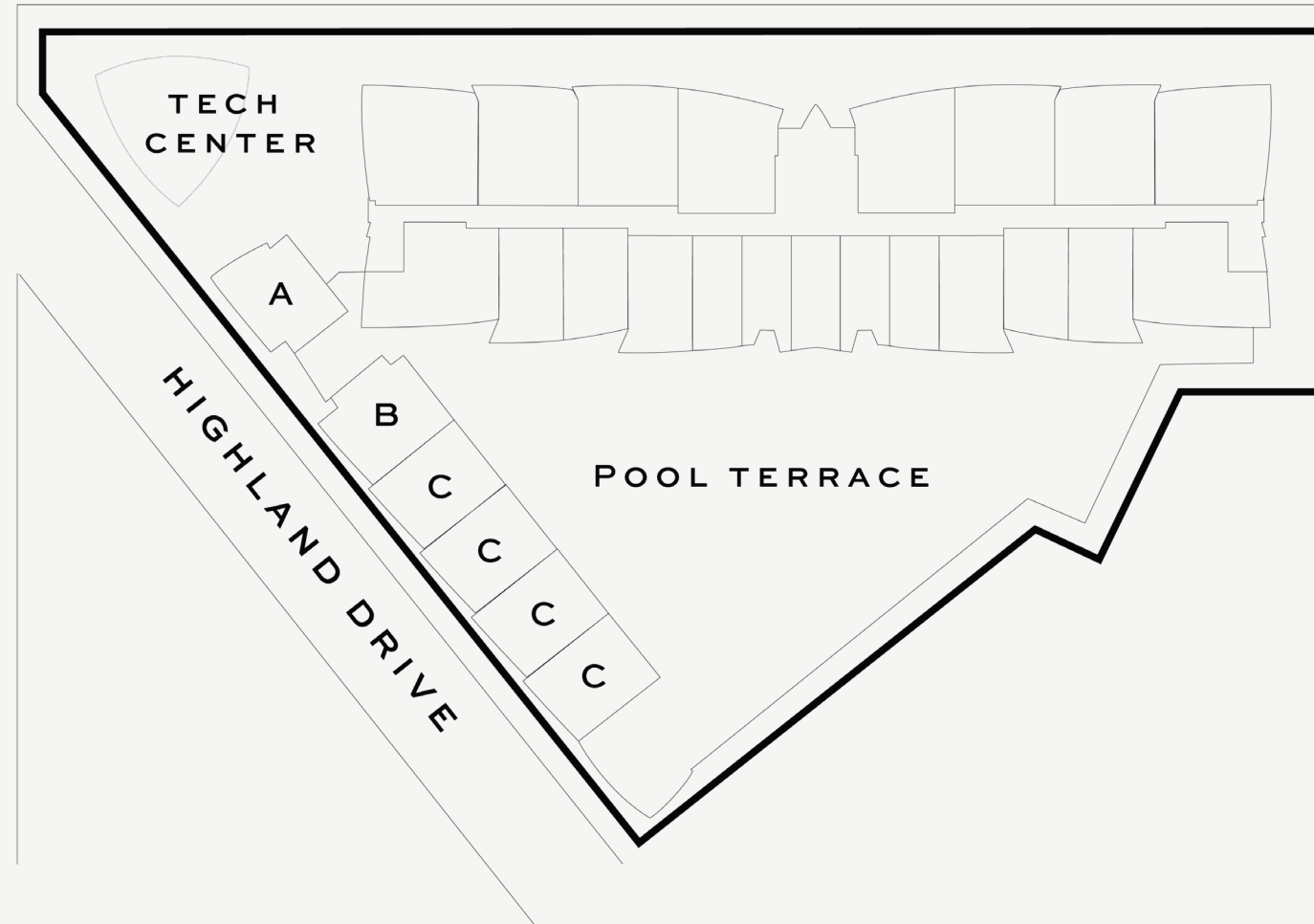
NEXO

RESIDENCES
NORTH MIAMI BEACH



NE 139TH STREET

BISCAYNE BOULEVARD



UNIT STYLE	INTERIOR	BALCONY
A	2,032 SQ. F. 189 SQ. M.	406 SQ. F. 38 SQ. M.
B	2,094 SQ. F. 195 SQ. M.	323 SQ. F. 30 SQ. M.
C	1,547 SQ. F. 144 SQ. M.	322 SQ. F. 30 SQ. M.

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Level 2



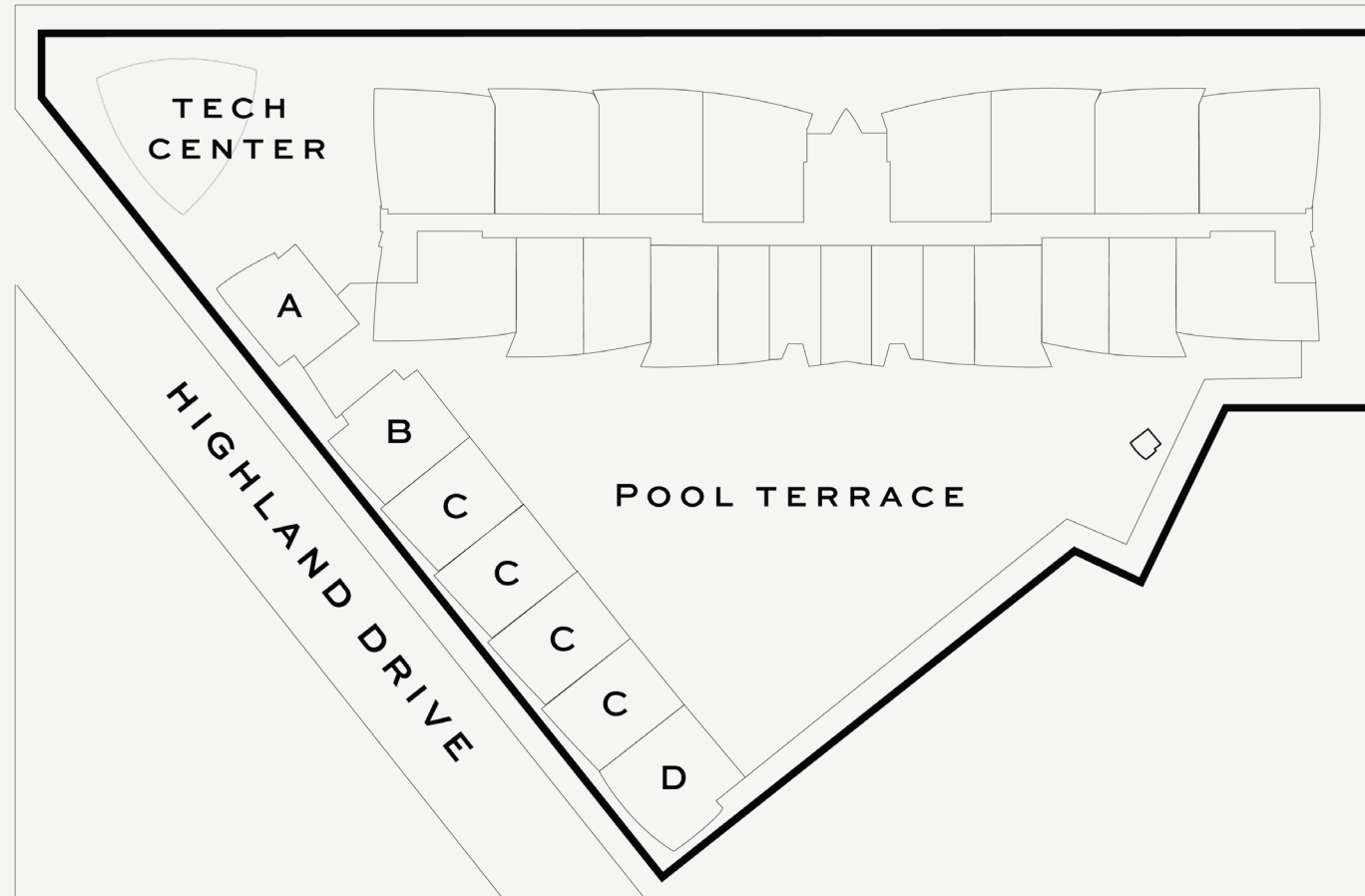
NEXO

RESIDENCES
NORTH MIAMI BEACH



NE 139TH STREET

BISCAYNE BOULEVARD



UNIT STYLE	INTERIOR	BALCONY
A	2,032 SQ. F. 189 SQ. M.	406 SQ. F. 38 SQ. M.
B	2,094 SQ. F. 195 SQ. M.	323 SQ. F. 30 SQ. M.
C	1,547 SQ. F. 144 SQ. M.	322 SQ. F. 30 SQ. M.
D	1,858 SQ. F. 173 SQ. M.	470 SQ. F. 44 SQ. M.

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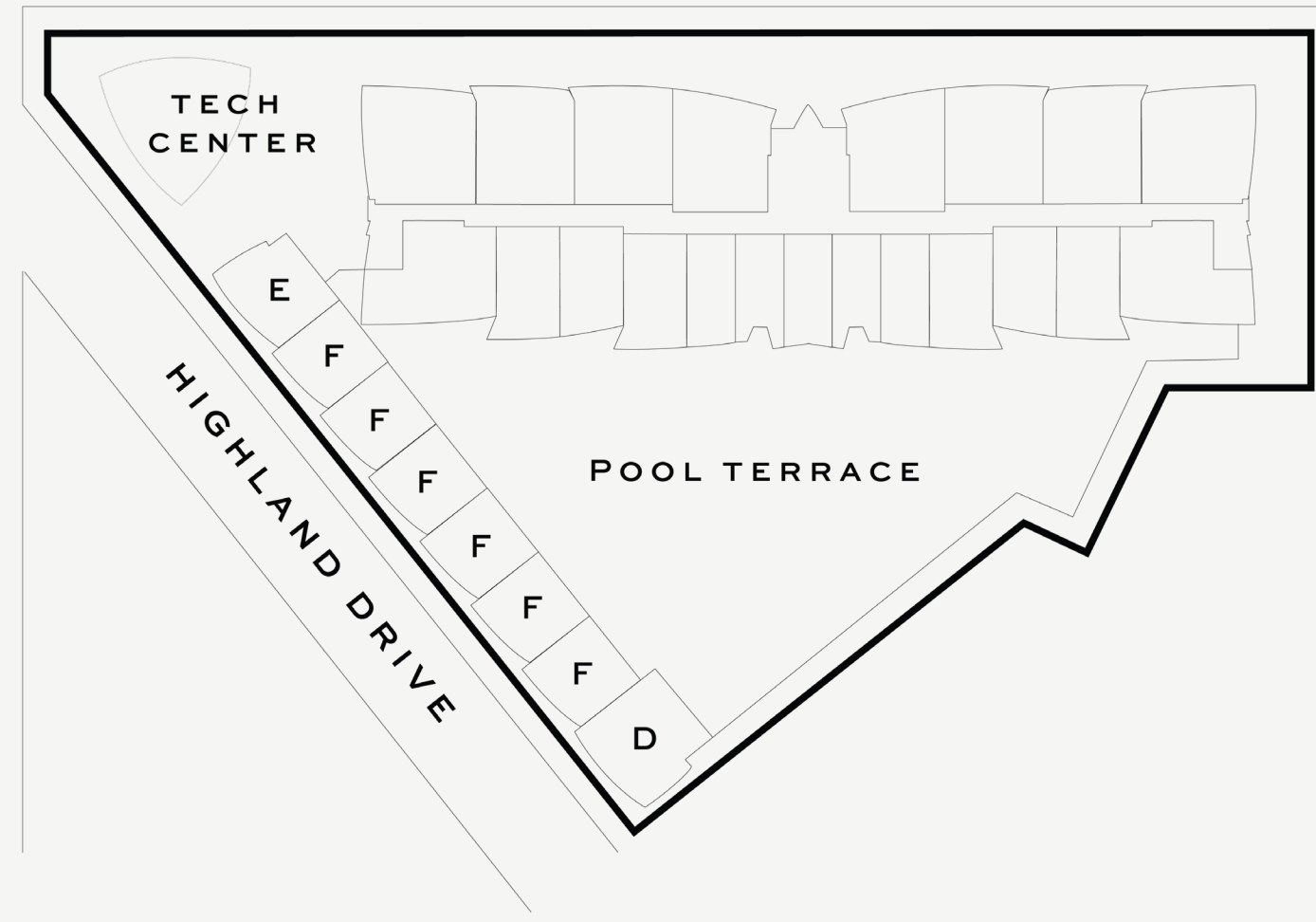
Level 3



NEXO
RESIDENCES
NORTH MIAMI BEACH

NE 139TH STREET

BISCAYNE BOULEVARD



UNIT STYLE	INTERIOR	BALCONY
D	1,858 SQ. F. 173 SQ. M.	470 SQ. F. 44 SQ. M.
E	723 SQ. F. 67 SQ. M.	226 SQ. F. 21 SQ. M.
F	629 SQ. F. 64 SQ. M.	138 SQ. F. 13 SQ. M.

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Level 4



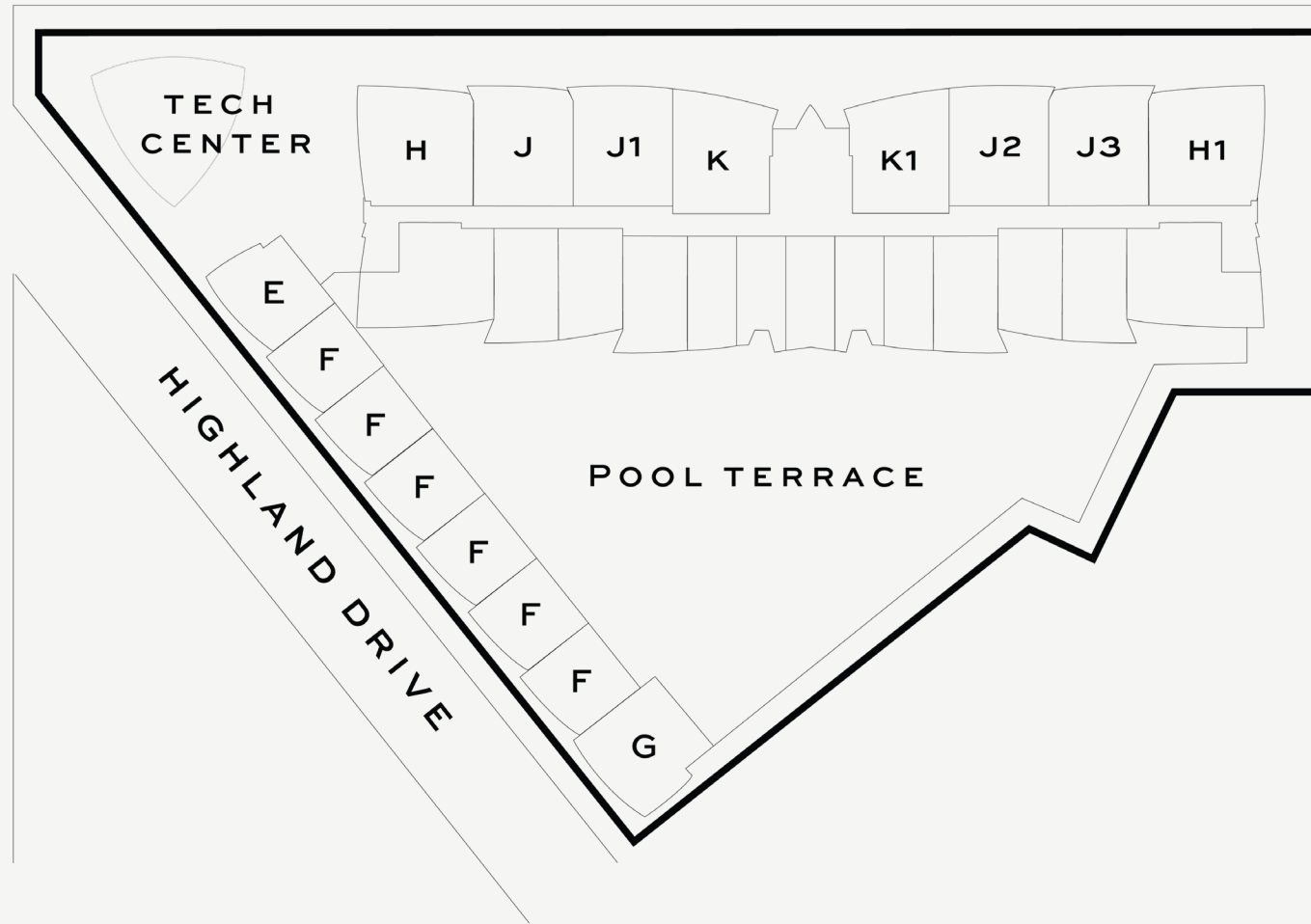
NEXO

RESIDENCES
NORTH MIAMI BEACH



NE 139TH STREET

BISCAYNE BOULEVARD



UNIT STYLE	INTERIOR	BALCONY
E	723 SQ. F. 67 SQ. M.	226 SQ. F. 21 SQ. M.
F	629 SQ. F. 64 SQ. M.	138 SQ. F. 13 SQ. M.
G	913 SQ. F. 85 SQ. M.	234 SQ. F. 22 SQ. M.
H	1,277 SQ. F. 119 SQ. M.	297 SQ. F. 28 SQ. M.
J1 & J2	1,241 SQ. F. 115 SQ. M.	170 SQ. F. 16 SQ. M.
J & J3	1,241 SQ. F. 115 SQ. M.	155 SQ. F. 14 SQ. M.
K & K1	1,118 SQ. F. 104 SQ. M.	239 SQ. F. 22 SQ. M.

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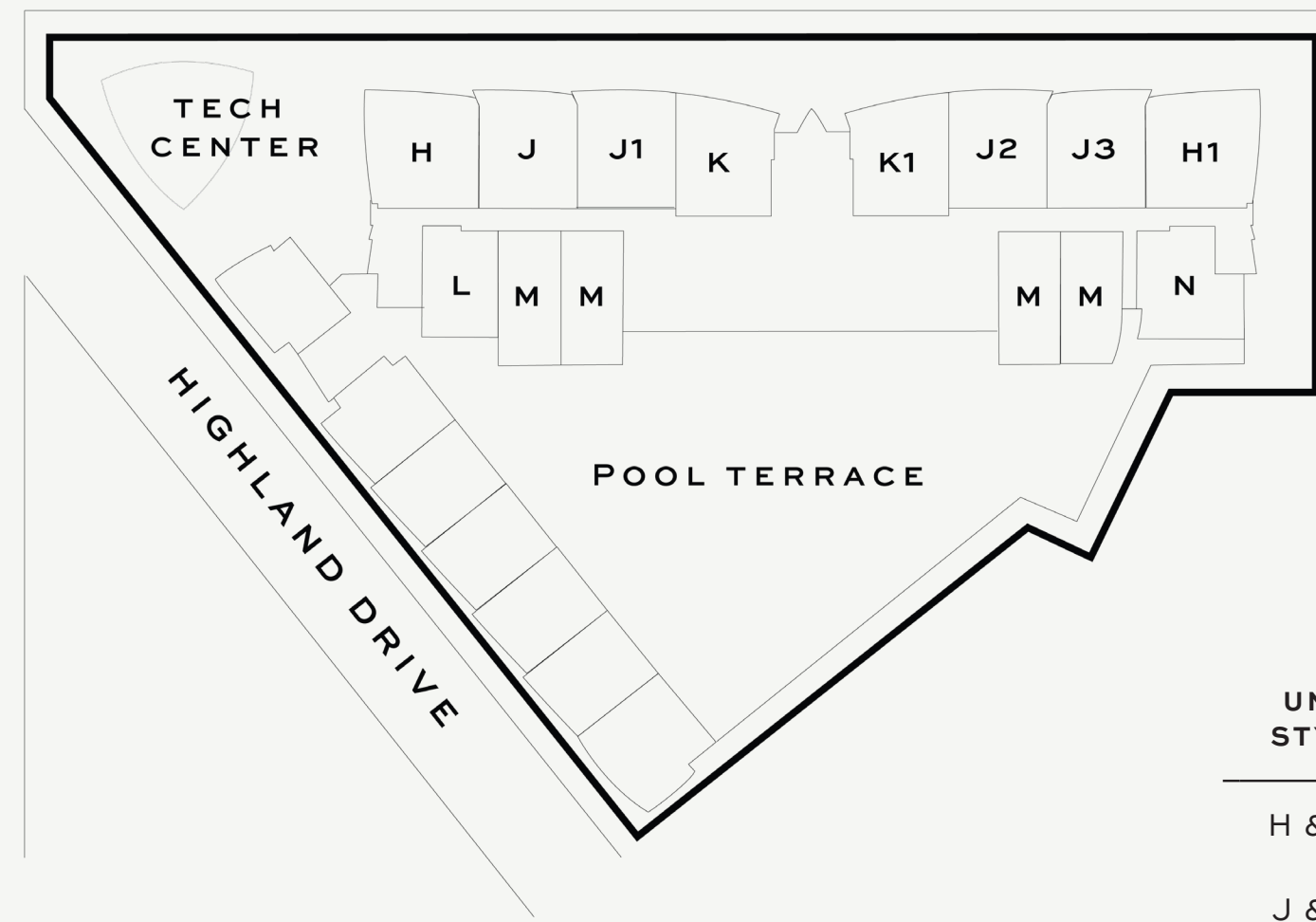
Level 5



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NE 139TH STREET

BISCAYNE BOULEVARD



LANAI SUITE	INTERIOR	BALCONY
L	743 SQ. F. 69 SQ. M.	437 SQ. F. 43 SQ. M.
M	694 SQ. F. 64 SQ. M.	479 SQ. F. 45 SQ. M.
M1	691 SQ. F. 64 SQ. M.	536 SQ. F. 52 SQ. M.
M1 & M2	681 SQ. F. 63 SQ. M.	576 SQ. F. 54 SQ. M.
N	883 SQ. F. 82 SQ. M.	470 SQ. F. 44 SQ. M.

UNIT STYLE	INTERIOR	BALCONY
H & H1	1,277 SQ. F. 119 SQ. M.	297 SQ. F. 28 SQ. M.
J & J1	1,241 SQ. F. 115 SQ. M.	170 SQ. F. 16 SQ. M.
J2 & J3	1,241 SQ. F. 115 SQ. M.	155 SQ. F. 14 SQ. M.
K & K1	1,118 SQ. F. 104 SQ. M.	239 SQ. F. 22 SQ. M.

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Level 6



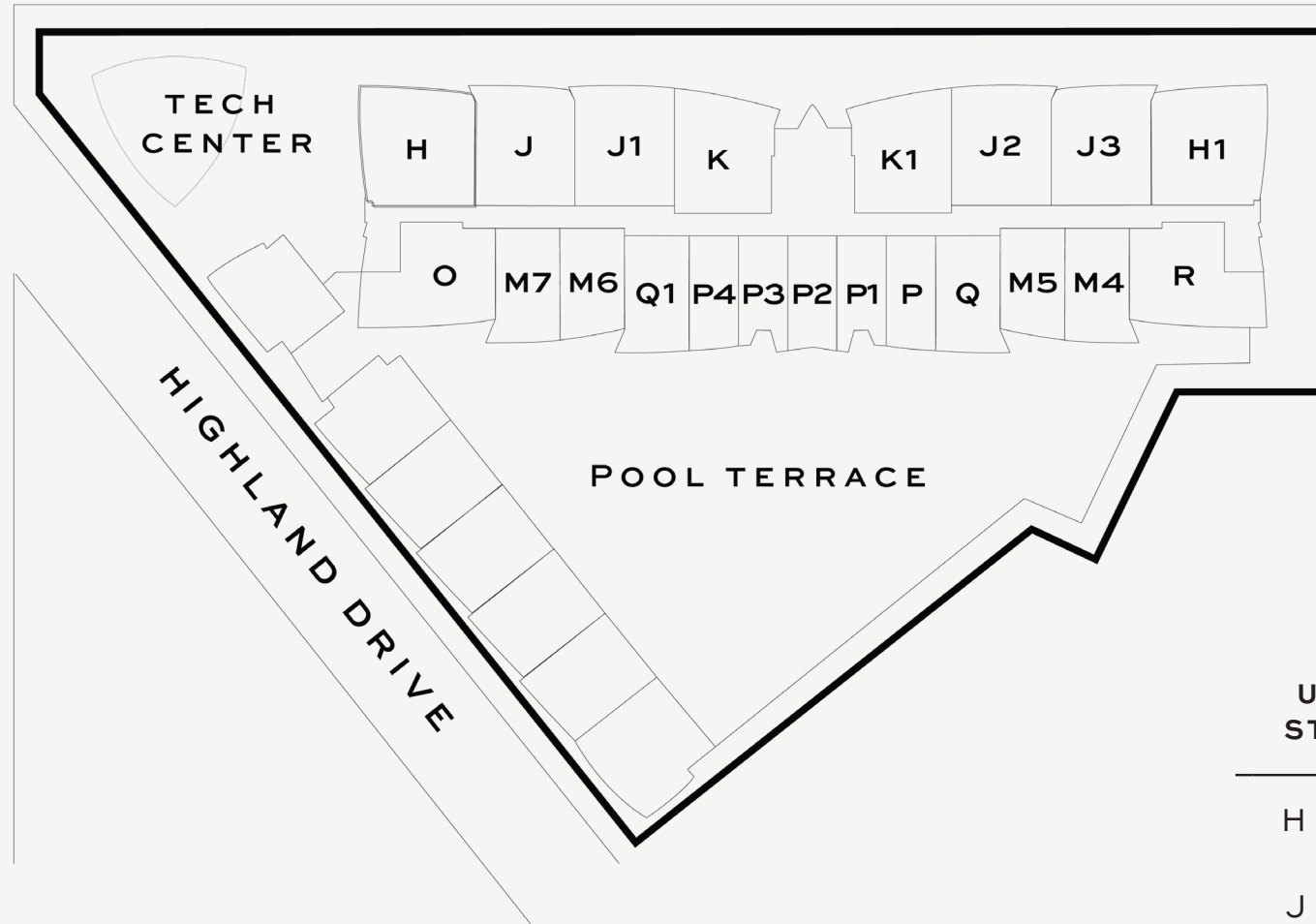
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NE 139TH STREET

BISCAYNE BOULEVARD



UNIT STYLE	INTERIOR	BALCONY
M4 & M7	681 SQ. F. 63 SQ. M.	188 SQ. F. 17 SQ. M.
M5 & M6	681 SQ. F. 63 SQ. M.	120 SQ. F. 11 SQ. M.
O	911 SQ. F. 85 SQ. M.	368 SQ. F. 34 SQ. M.
P & P4	531 SQ. F. 43 SQ. M.	101 SQ. F. 9 SQ. M.
P1 & P3	531 SQ. F. 49 SQ. M.	89 SQ. F. 8 SQ. M.
P2	531 SQ. F. 49 SQ. M.	105 SQ. F. 10 SQ. M.
Q & Q1	796 SQ. F. 74 SQ. M.	197 SQ. F. 18 SQ. M.
R	1,014 SQ. F. 94 SQ. M.	368 SQ. F. 34 SQ. M.

UNIT STYLE	INTERIOR	BALCONY
H & H1	1,277 SQ. F. 119 SQ. M.	297 SQ. F. 28 SQ. M.
J & J1	1,241 SQ. F. 115 SQ. M.	170 SQ. F. 16 SQ. M.
J2 & J3	1,241 SQ. F. 115 SQ. M.	155 SQ. F. 14 SQ. M.
K & K1	1,118 SQ. F. 104 SQ. M.	239 SQ. F. 22 SQ. M.

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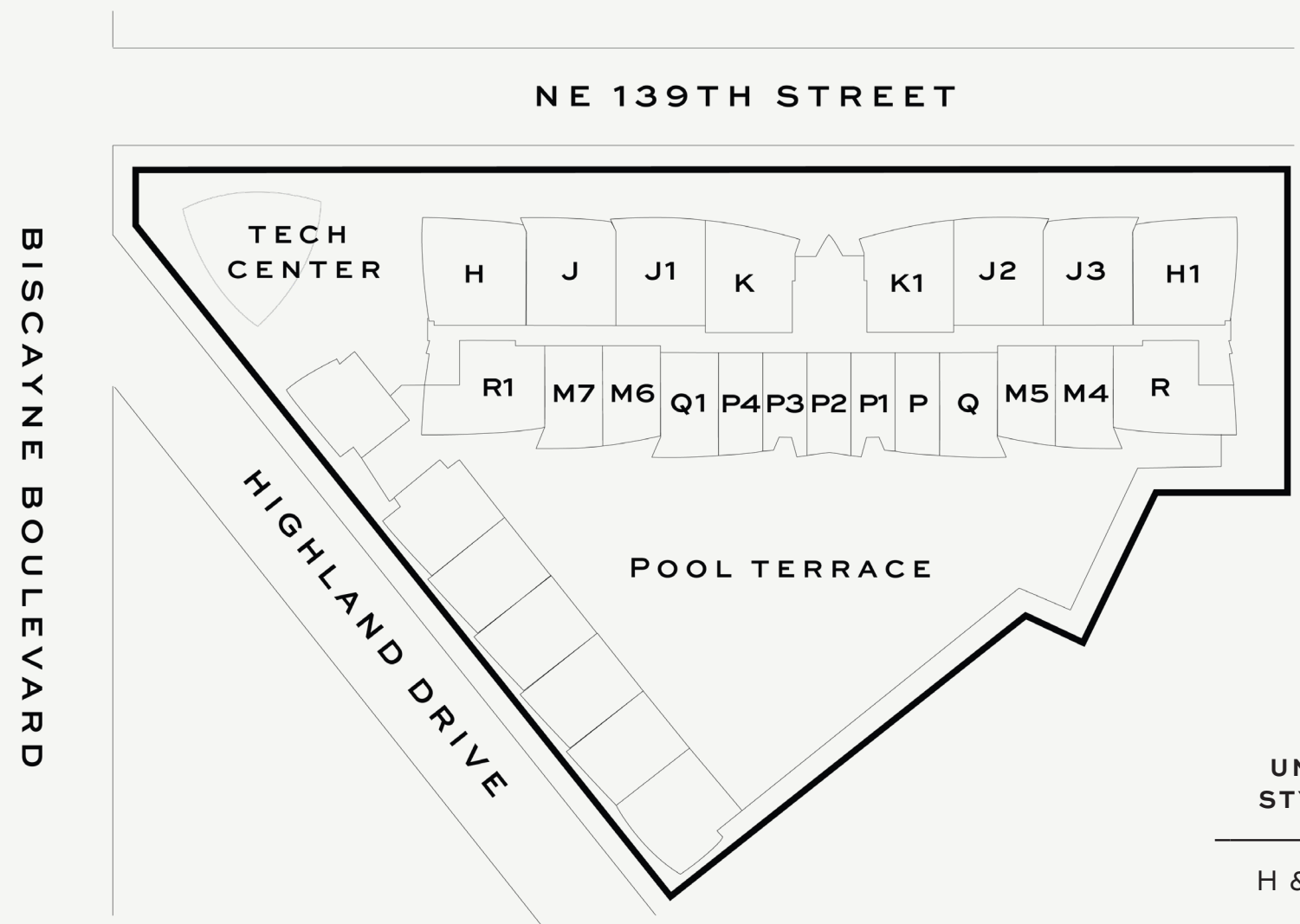


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Levels 7-16



NEXO
RESIDENCES
NORTH MIAMI BEACH



UNIT STYLE	INTERIOR	BALCONY
M4 & M7	681 SQ. F. 63 SQ. M.	188 SQ. F. 17 SQ. M.
M5 & M6	681 SQ. F. 63 SQ. M.	120 SQ. F. 11 SQ. M.
P & P4	531 SQ. F. 43 SQ. M.	101 SQ. F. 9 SQ. M.
P1 & P3	531 SQ. F. 49 SQ. M.	89 SQ. F. 8 SQ. M.
P2	531 SQ. F. 49 SQ. M.	105 SQ. F. 10 SQ. M.
Q & Q1	796 SQ. F. 74 SQ. M.	197 SQ. F. 18 SQ. M.
R & R1	1,014 SQ. F. 94 SQ. M.	368 SQ. F. 34 SQ. M.

UNIT STYLE	INTERIOR	BALCONY
H & H1	1,277 SQ. F. 119 SQ. M.	297 SQ. F. 28 SQ. M.
J & J1	1,241 SQ. F. 115 SQ. M.	170 SQ. F. 16 SQ. M.
J2 & J3	1,241 SQ. F. 115 SQ. M.	155 SQ. F. 14 SQ. M.
K & K1	1,118 SQ. F. 104 SQ. M.	239 SQ. F. 22 SQ. M.

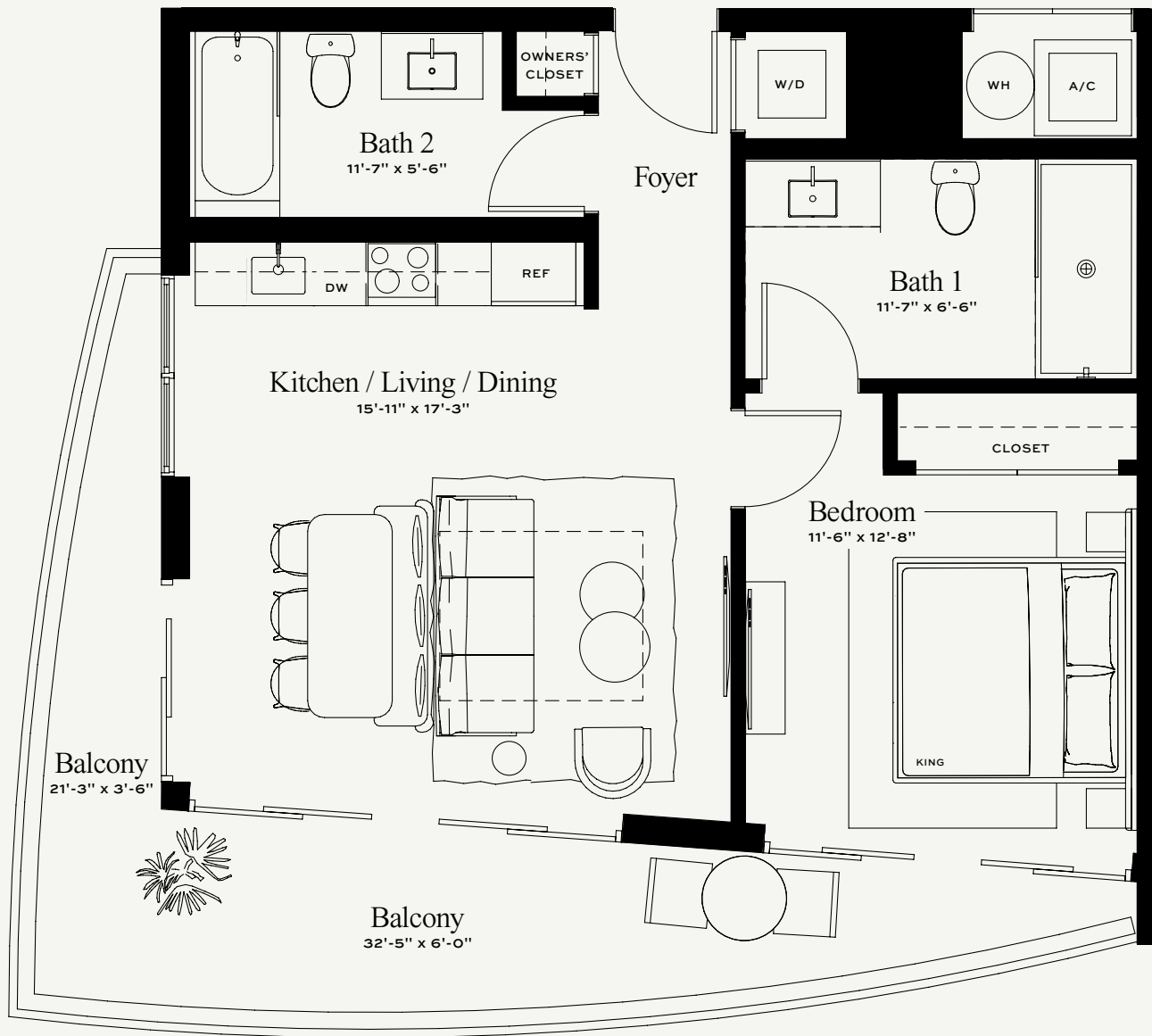
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NEXO
RESIDENCES
NORTH MIAMI BEACH



Residence E

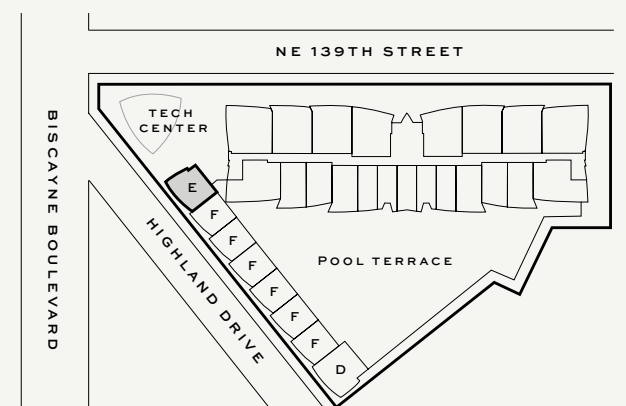
ONE BEDROOM / TWO BATHROOMS

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

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LEVELS 3 & 4

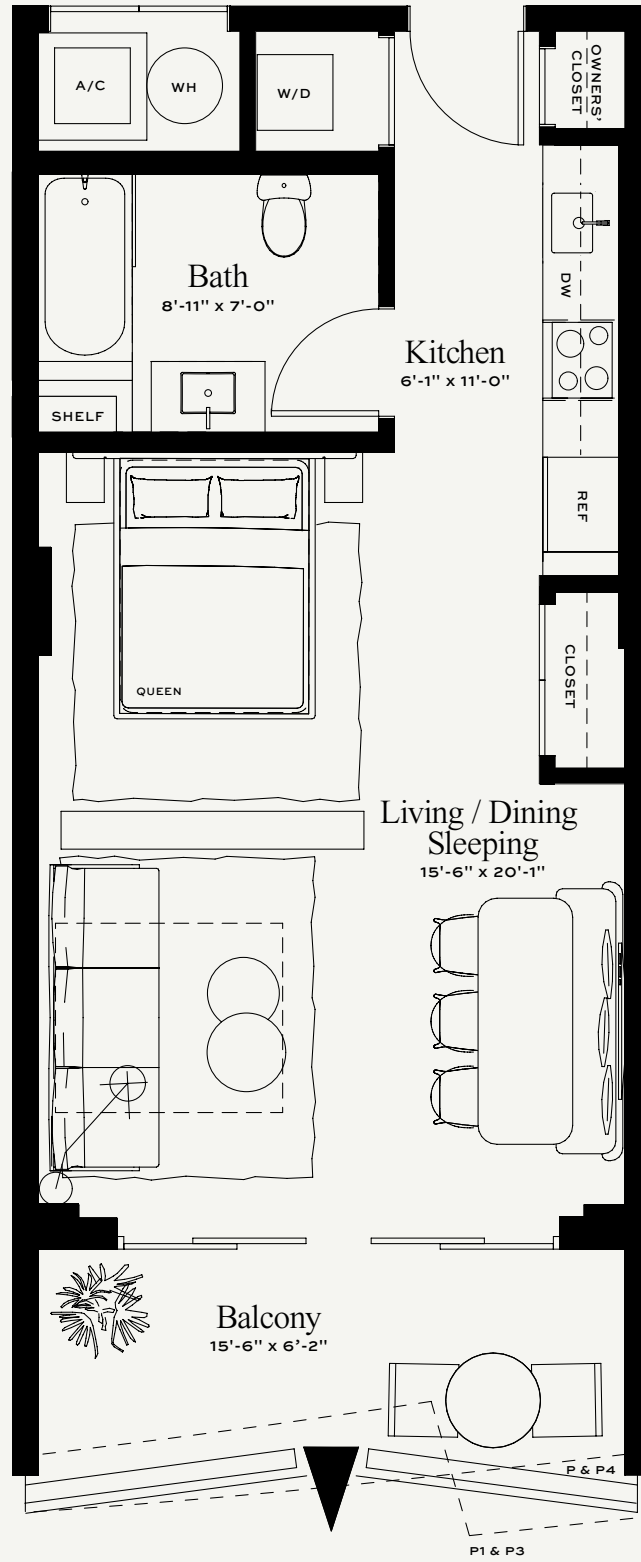


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NEXO
RESIDENCES
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Residence P

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**

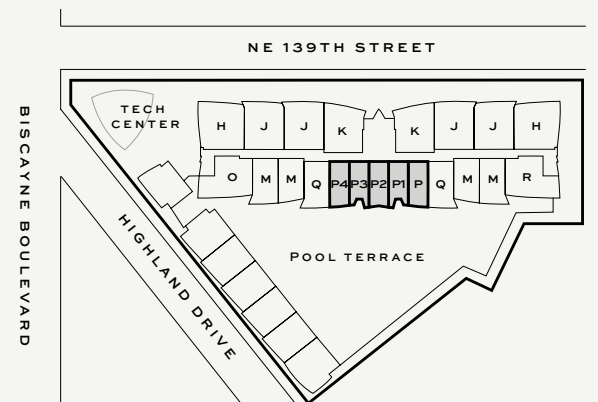
P2: 531 SQ. FT. + 105 SQ. FT. BALCONY / **636 SQ. FT. TOTAL**
49 SQ. M. + 10 SQ. M. BALCONY / **59 SQ. M. TOTAL**

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LEVELS 6 - 16

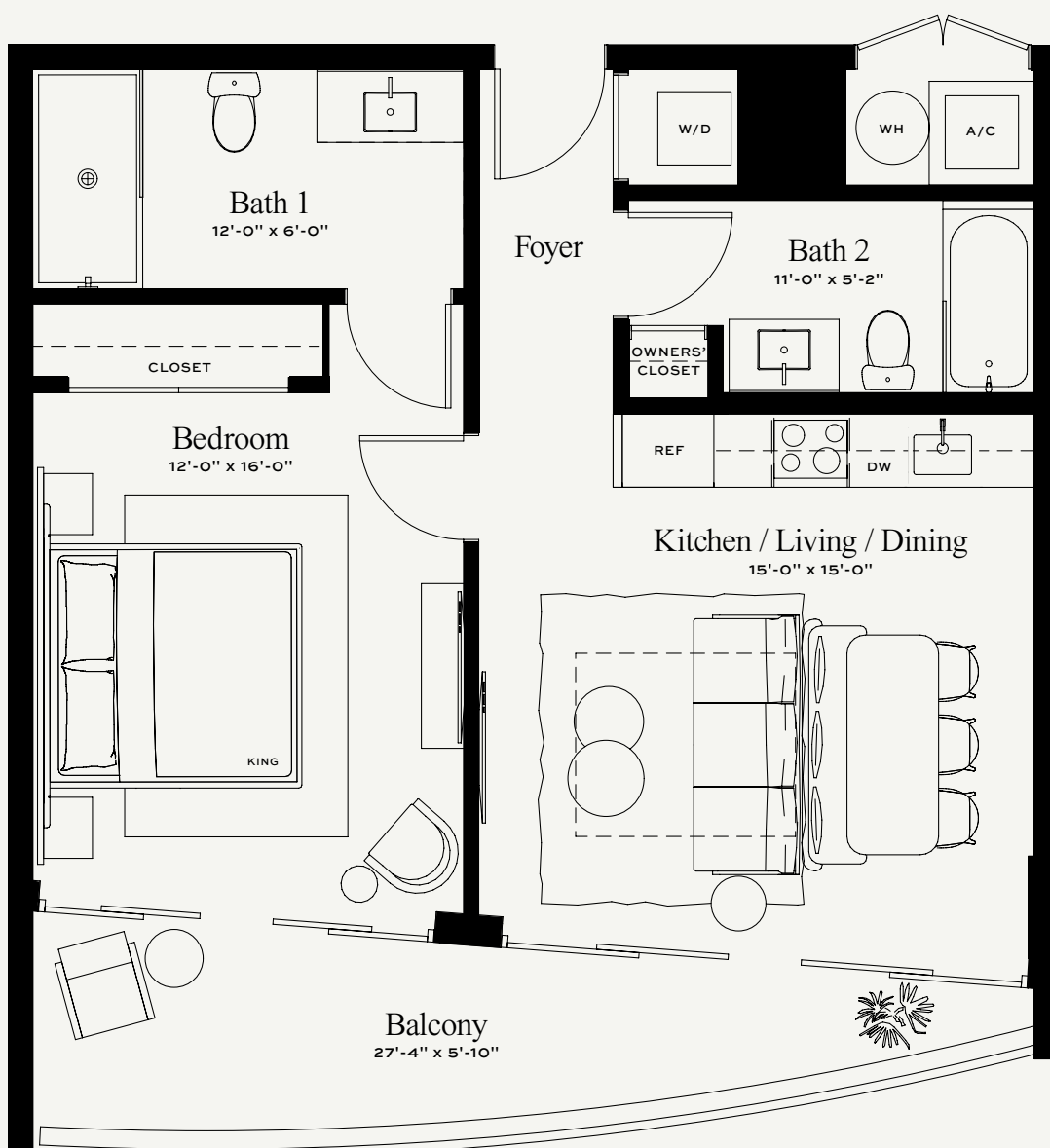


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NEXO
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Residence F

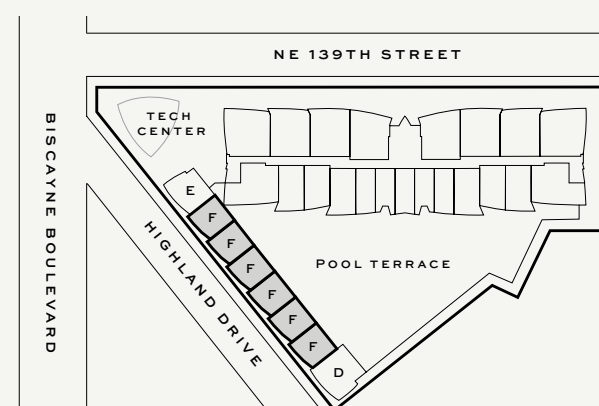
ONE BEDROOM / TWO BATHROOMS

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

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LEVELS 3 & 4

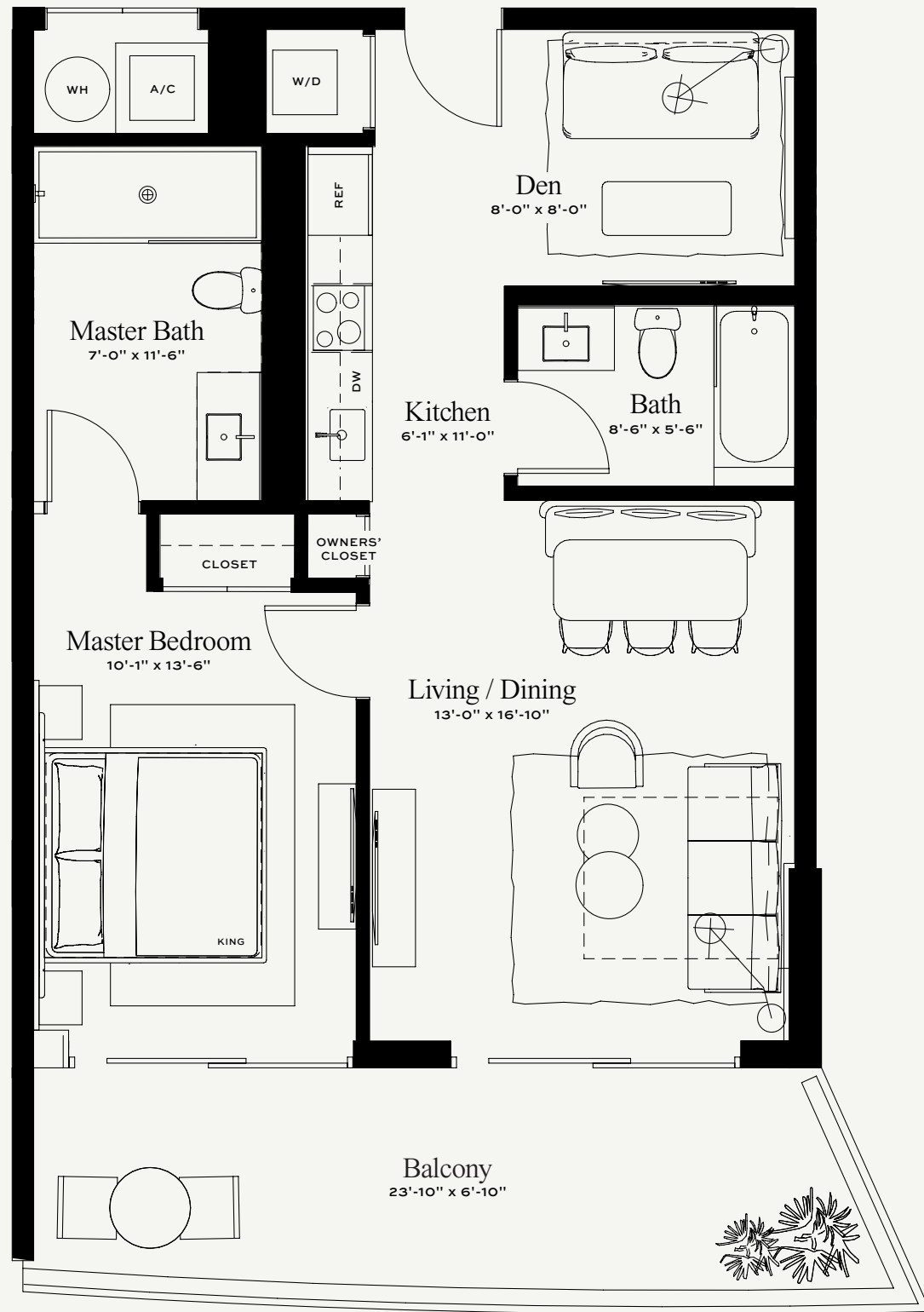


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NEXO
RESIDENCES
NORTH MIAMI BEACH



Residence Q

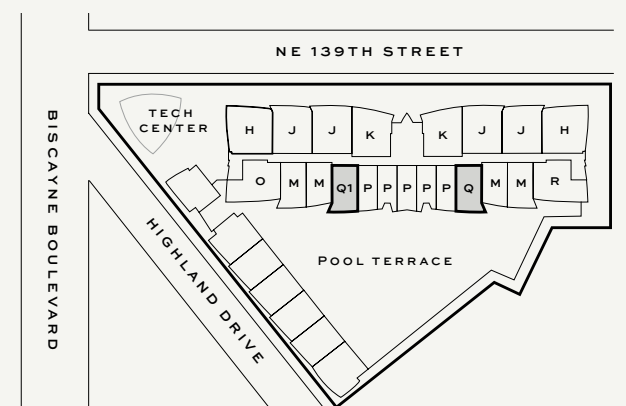
ONE BEDROOM + DEN / TWO BATHROOMS


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

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LEVELS 6 - 16

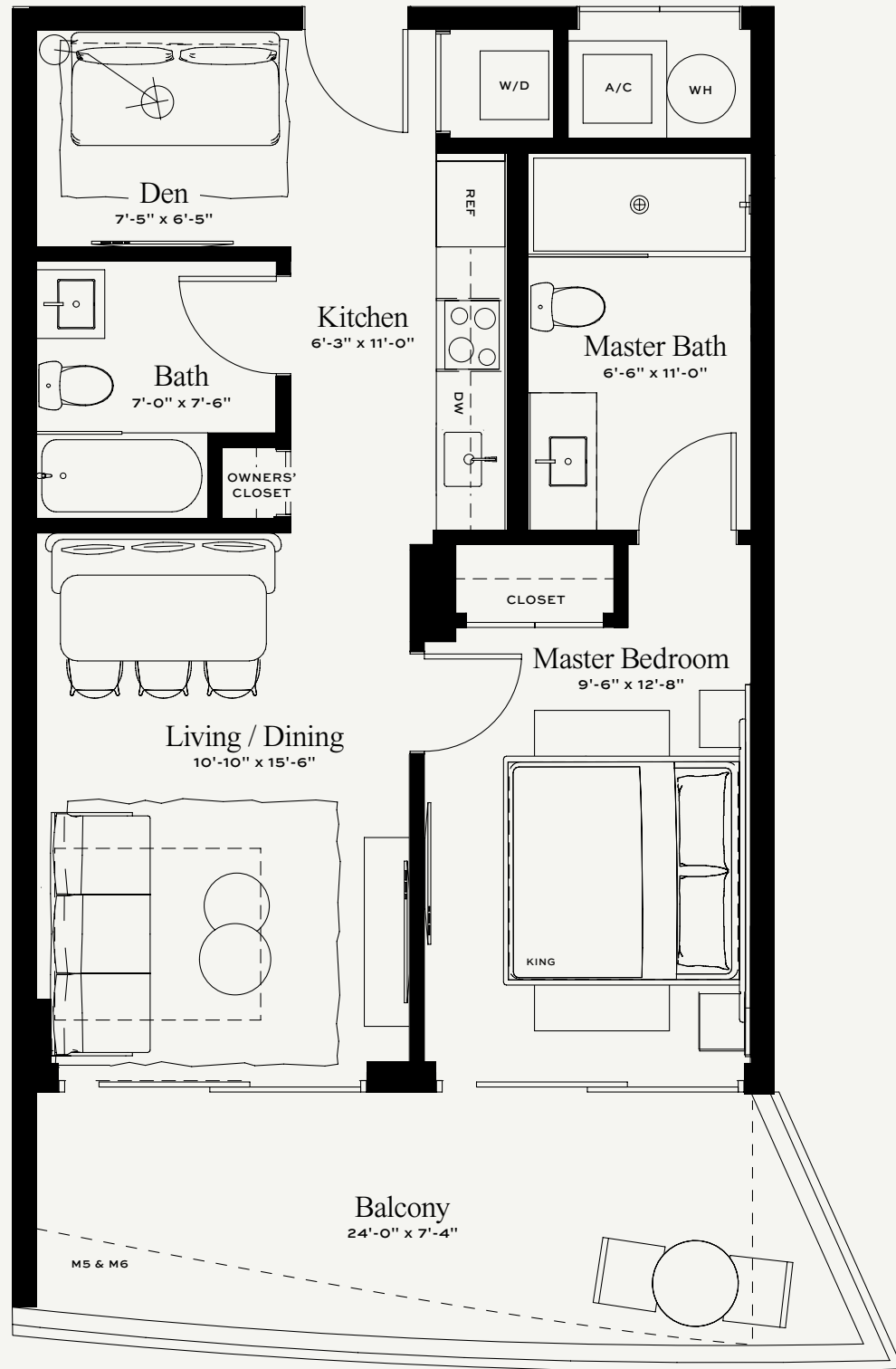


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Residence M

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**

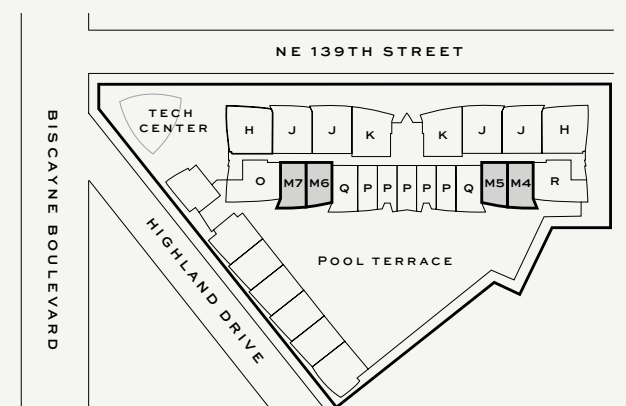
M5 & M6: 681 SQ. FT. + 120 SQ. FT. BALCONY / **801 SQ. FT. TOTAL**
63 SQ. M. + 11 SQ. M. BALCONY / **74 SQ. M. TOTAL**

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LEVELS 6 - 16

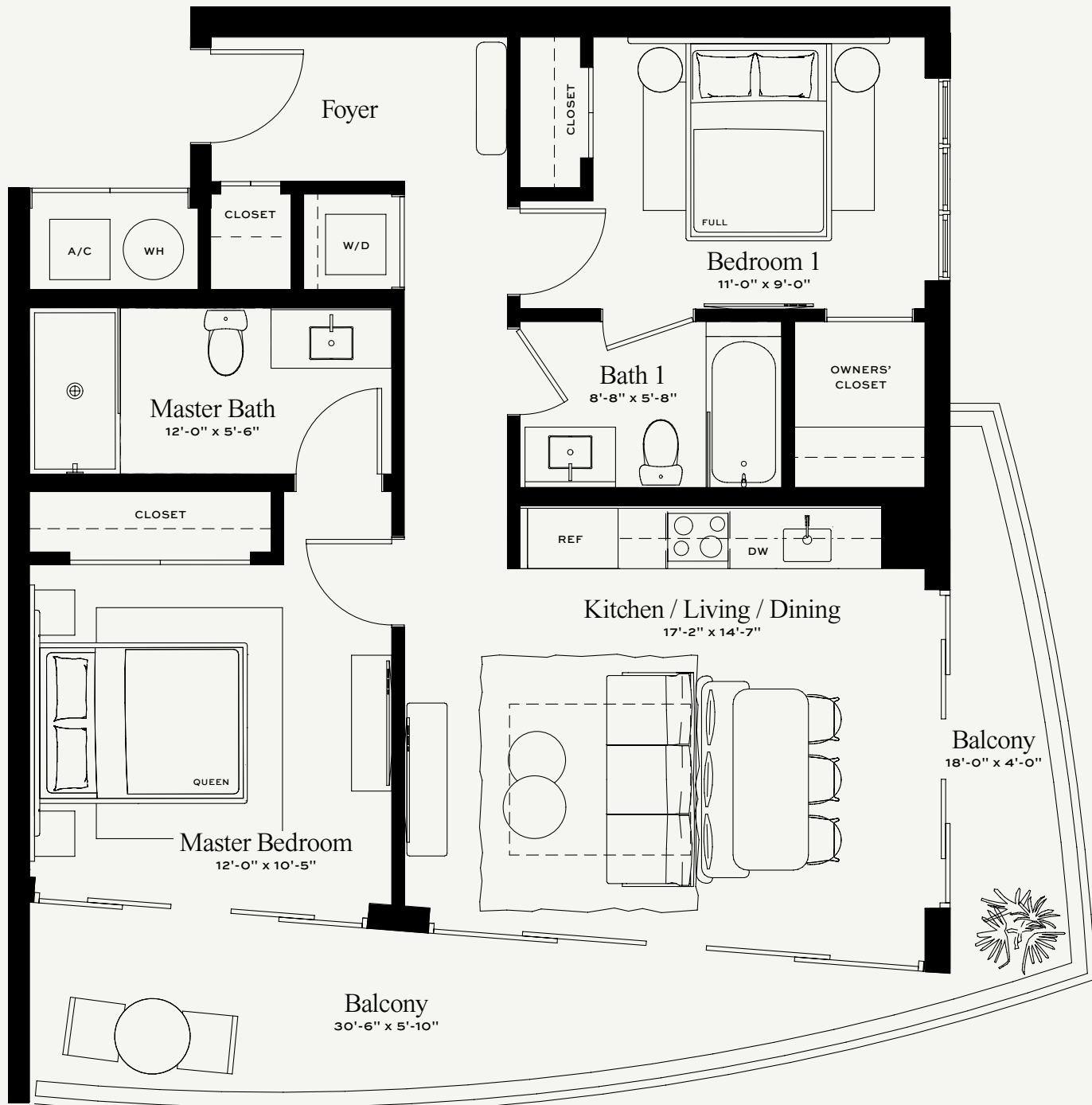


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Residence G

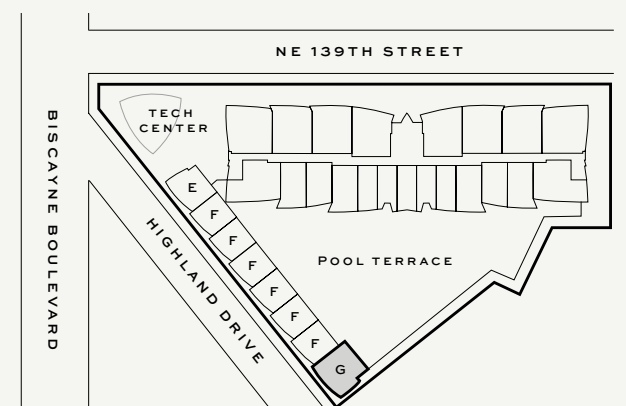
TWO BEDROOMS / TWO BATHROOMS

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

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LEVEL 4

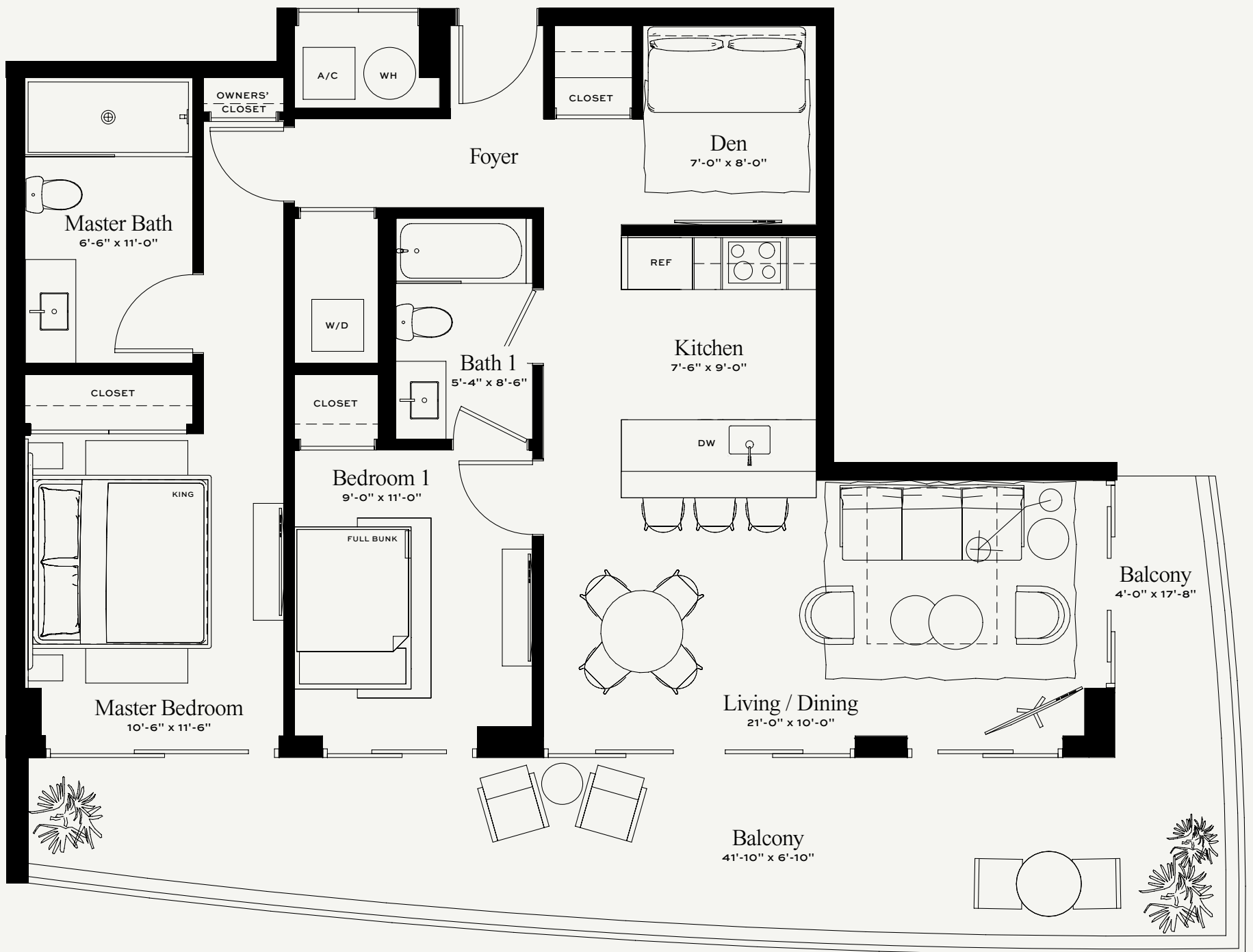


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Residence R

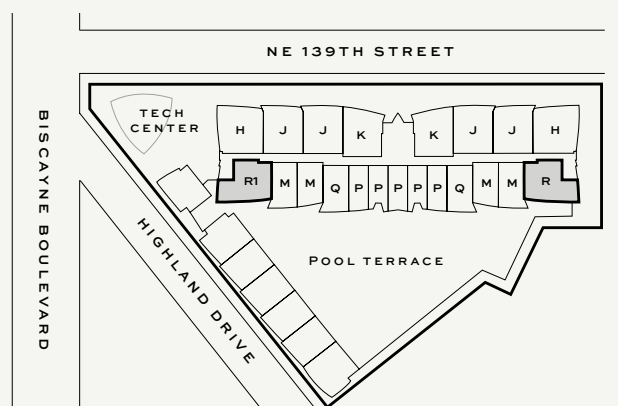
TWO BEDROOMS + DEN / TWO BATHROOMS

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

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LEVELS 6 - 16

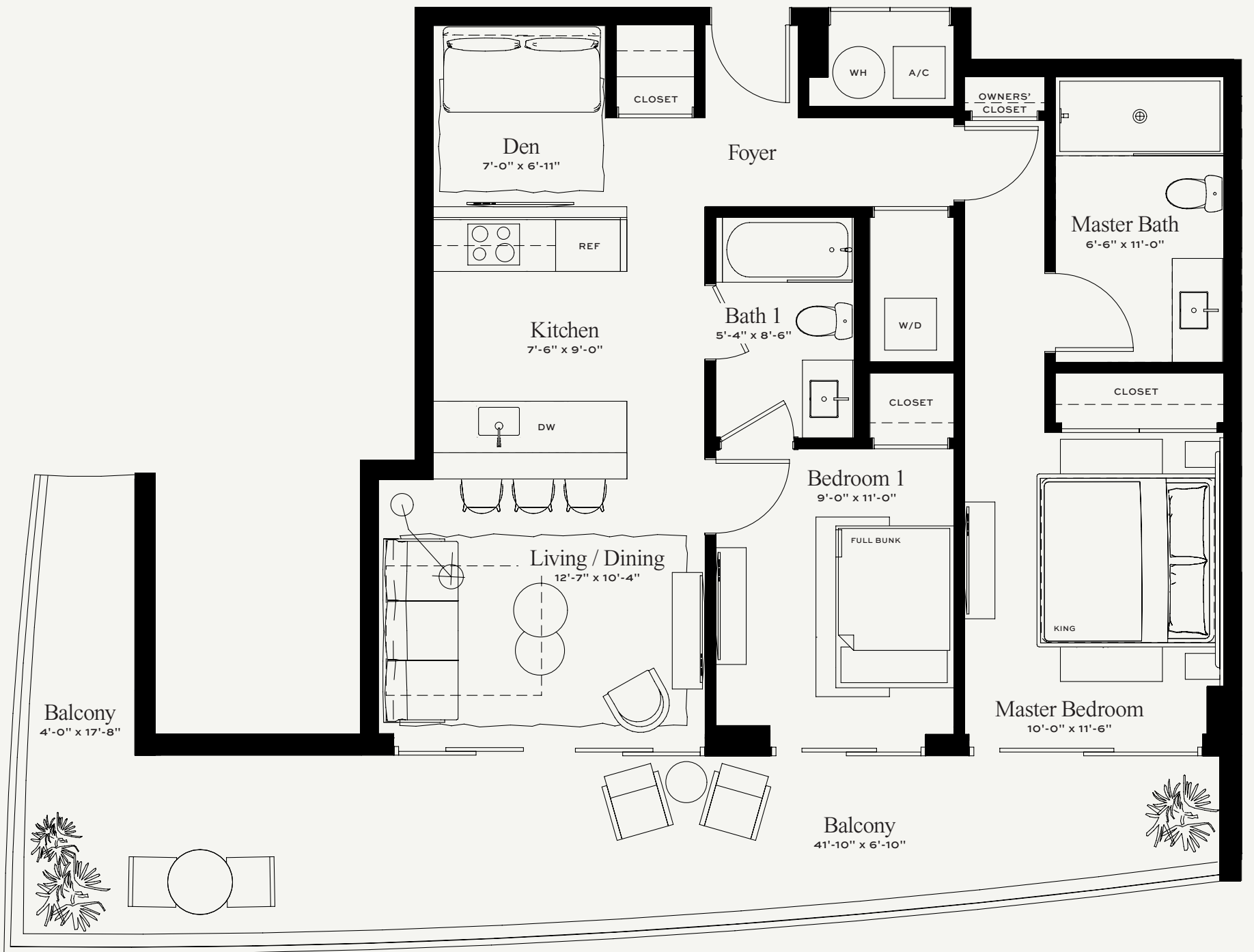


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Residence 0

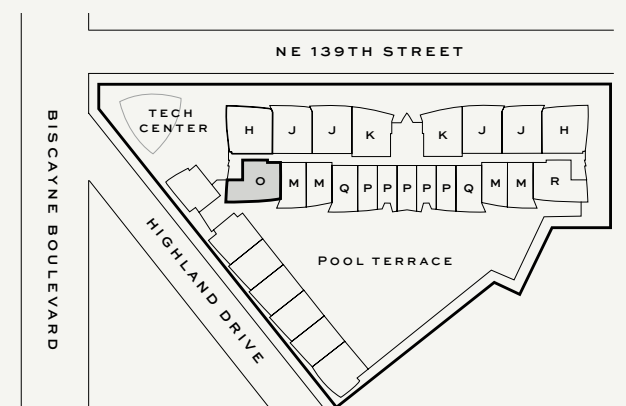
TWO BEDROOMS + DEN / TWO BATHROOMS

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

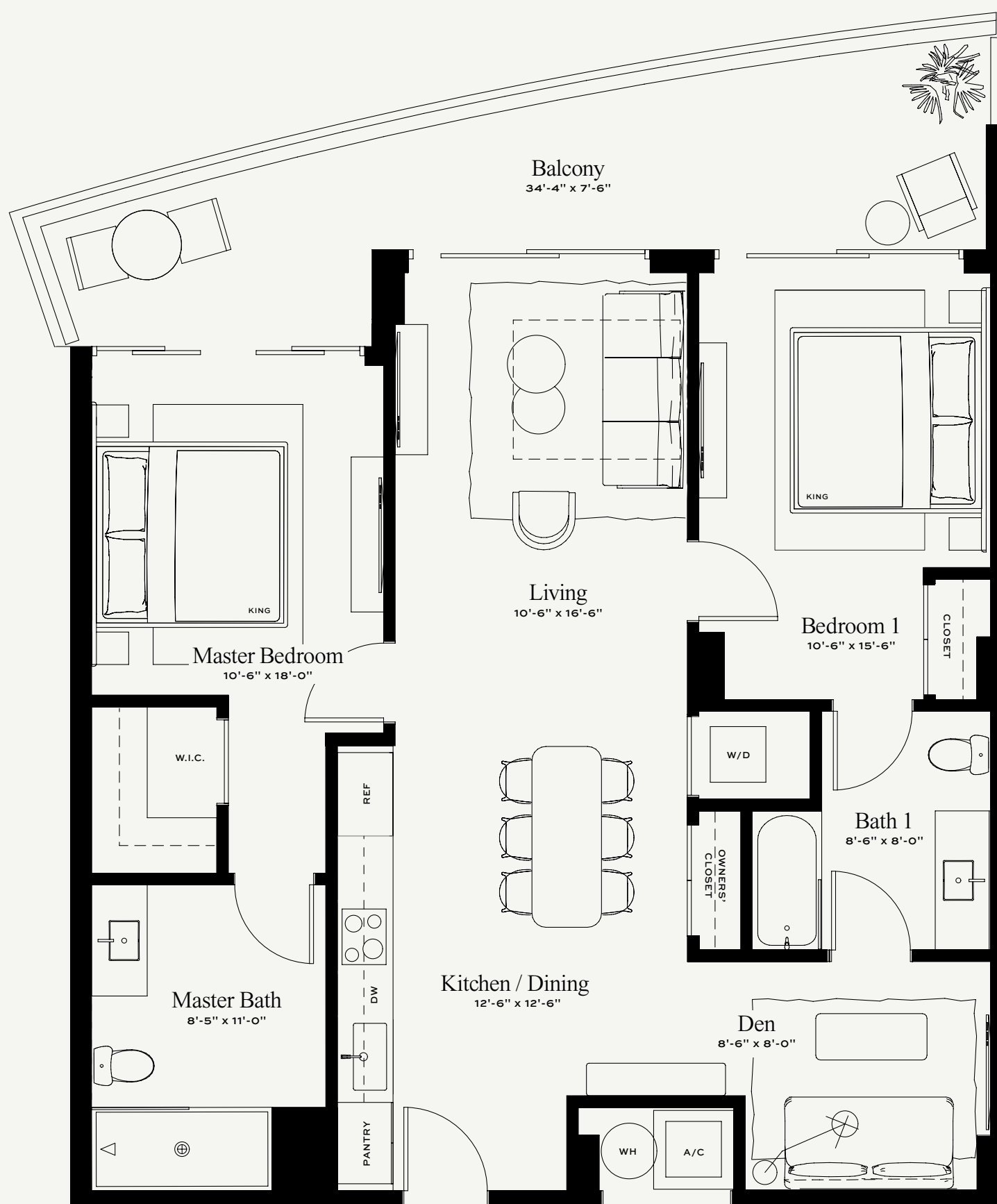


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Residence K

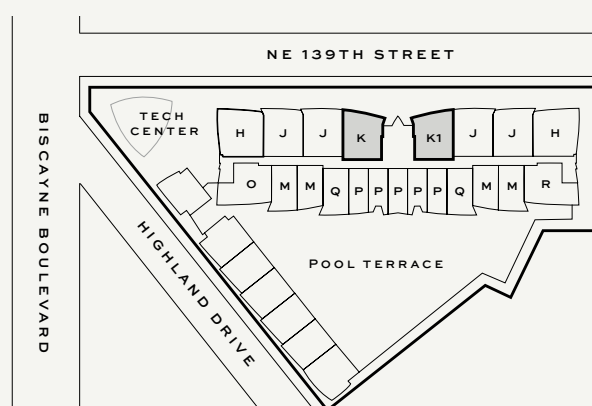
TWO BEDROOMS + DEN / TWO BATHROOMS

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**

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LEVELS 4 - 16

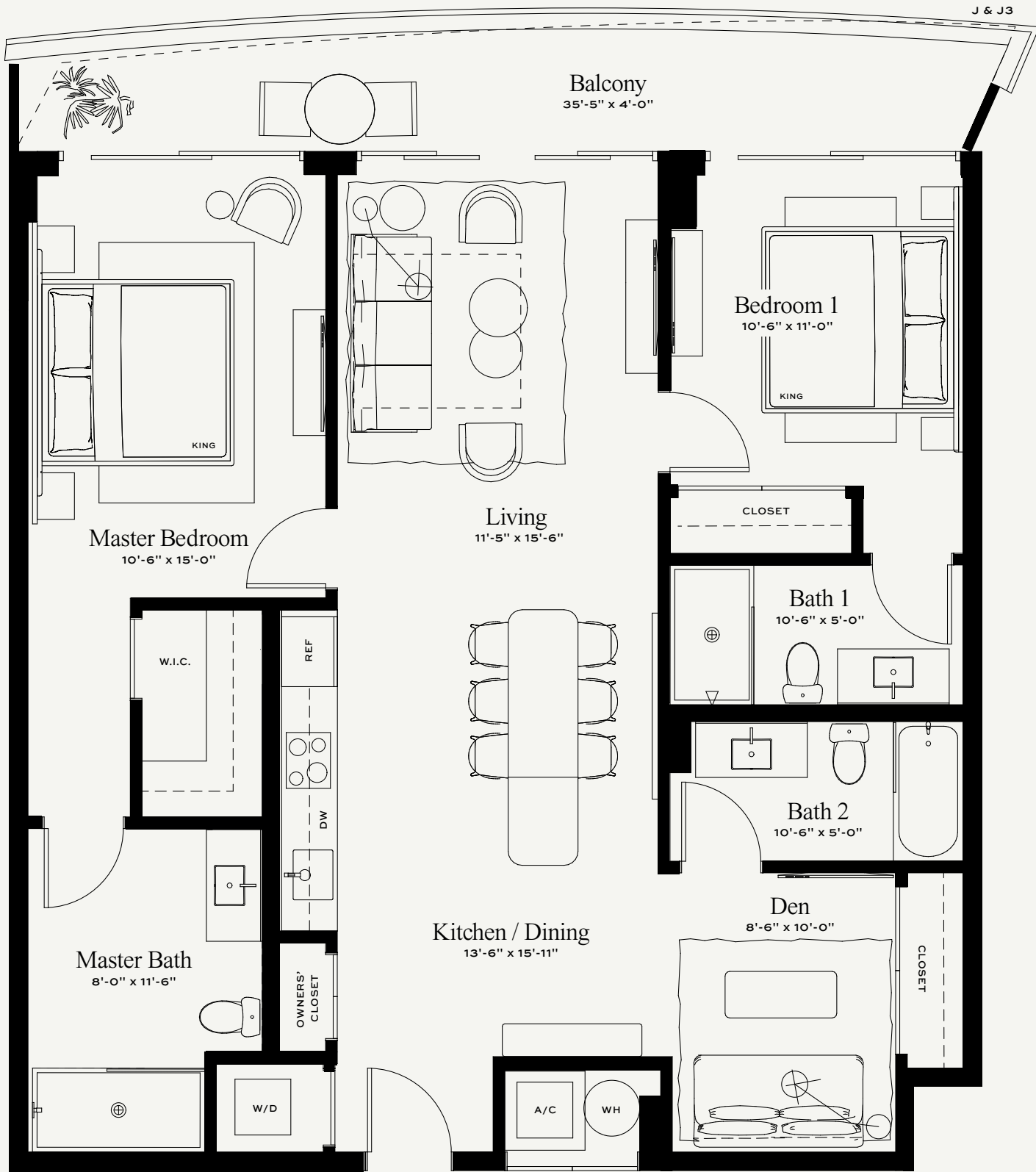


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Residence J

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**

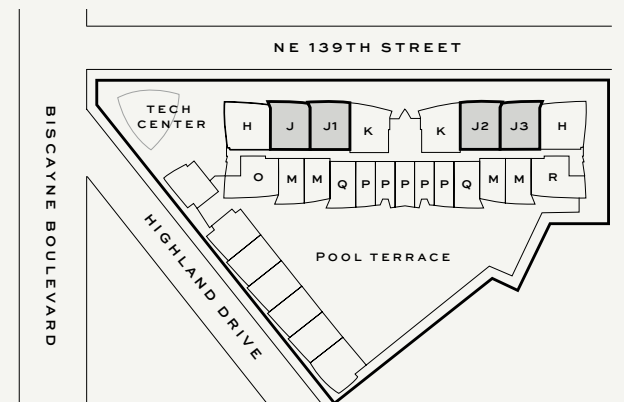
J & J3: 1,241 SQ. FT. + 155 SQ. FT. BALCONY / **1,396 SQ. FT. TOTAL**
115 SQ. M. + 14 SQ. M. BALCONY / **129 SQ. M. TOTAL**

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LEVELS 4 - 16

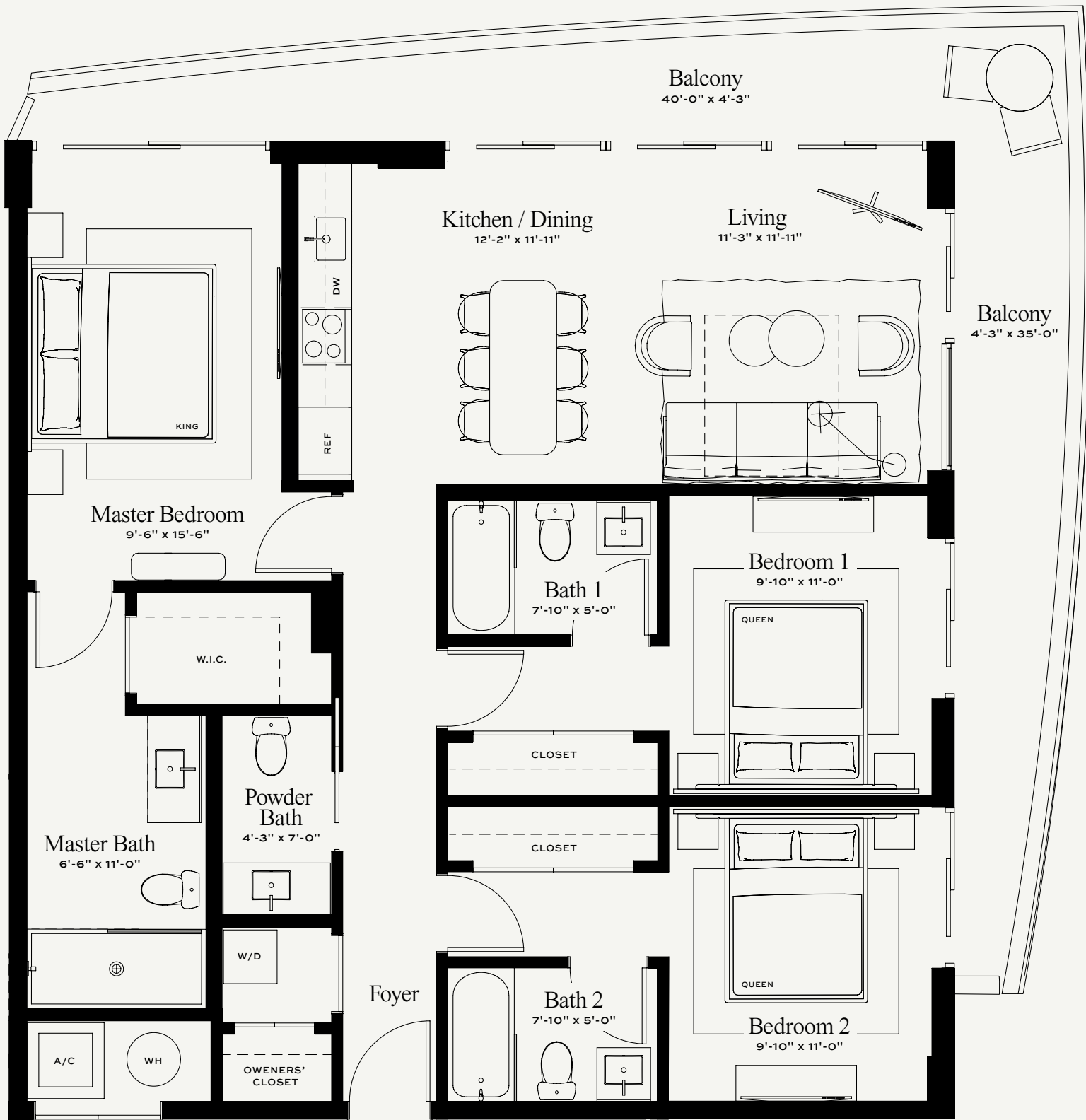


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Residence H

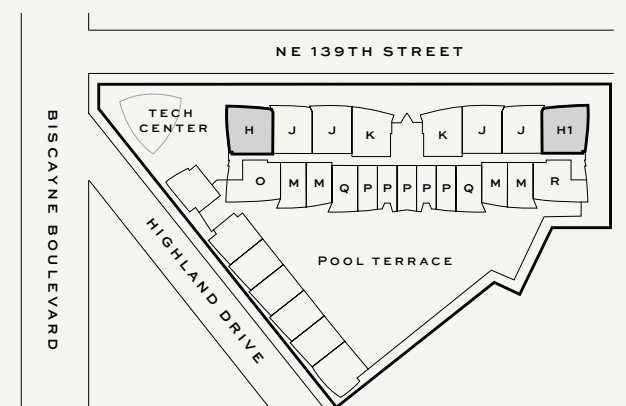
THREE BEDROOMS / THREE AND A HALF BATHROOMS

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

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LEVELS 4 - 16

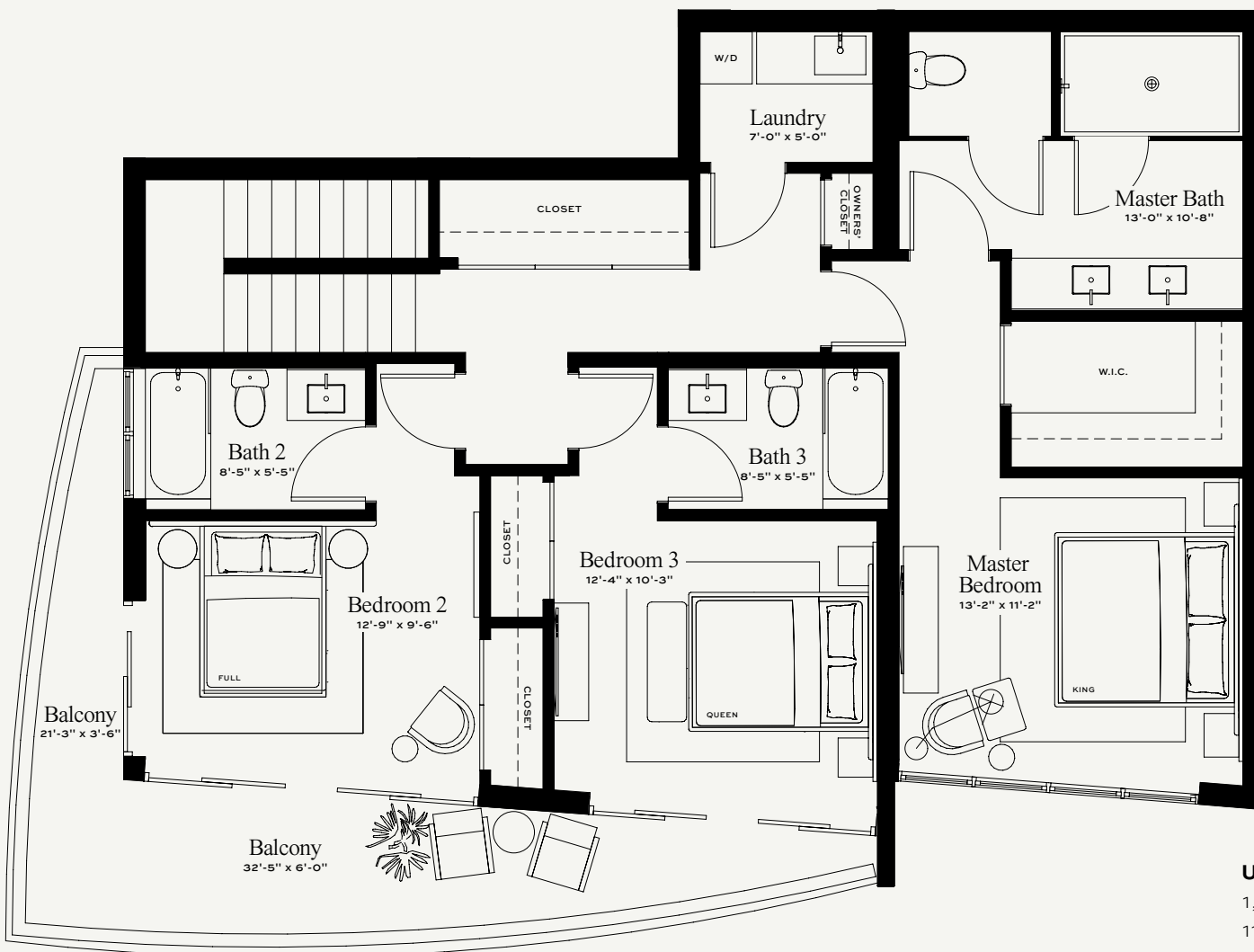


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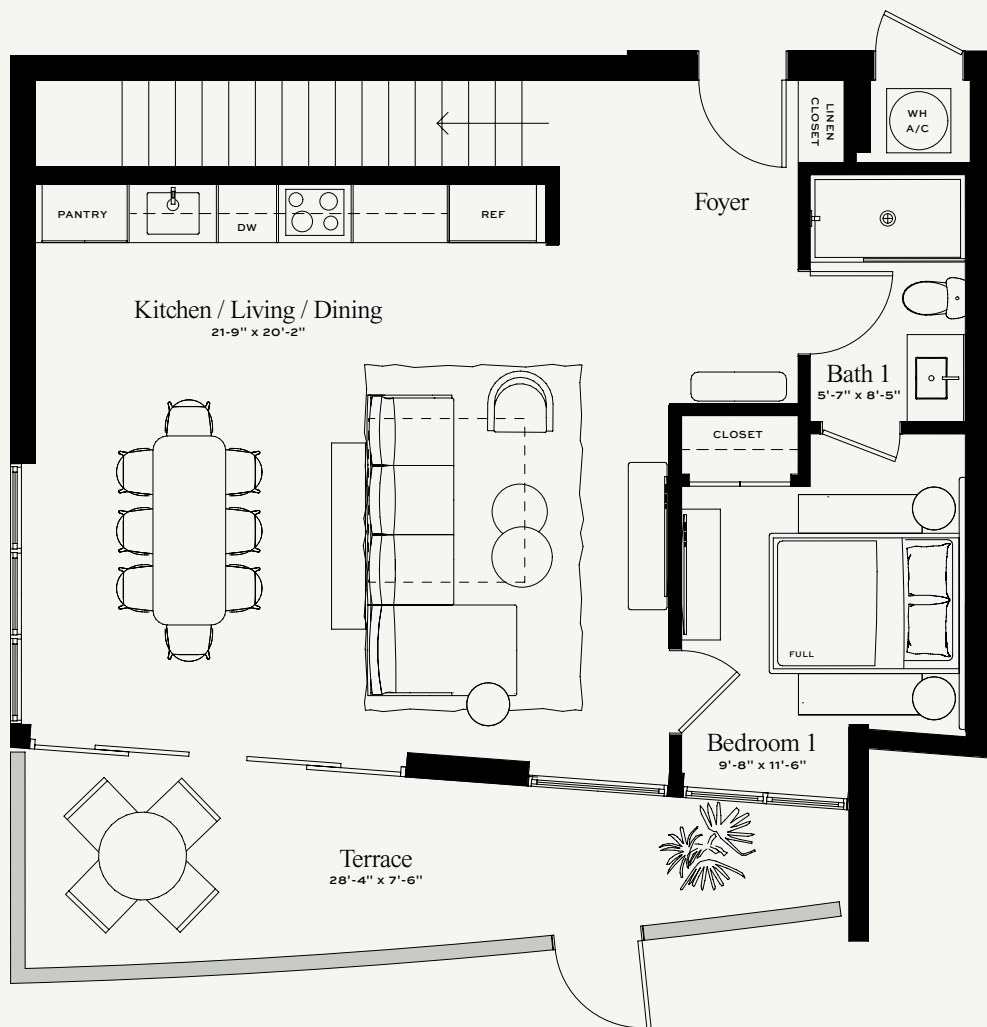
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UPPER LEVEL
1,191 SQ. FT. + 227 SQ. FT. BALCONY
111 SQ. M. + 21 SQ. M. BALCONY



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

Townhouse A

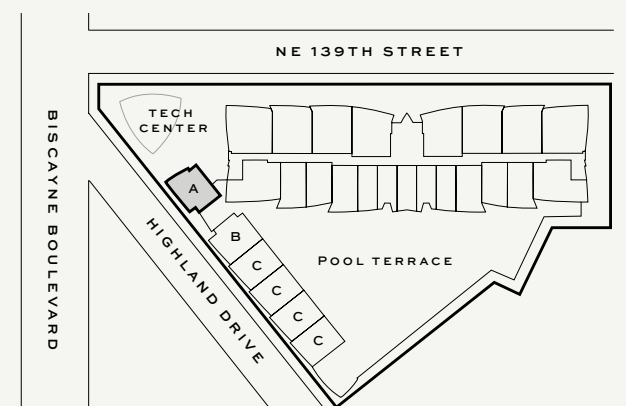
FOUR BEDROOMS / FOUR BATHROOMS

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

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LEVELS 1 & 2

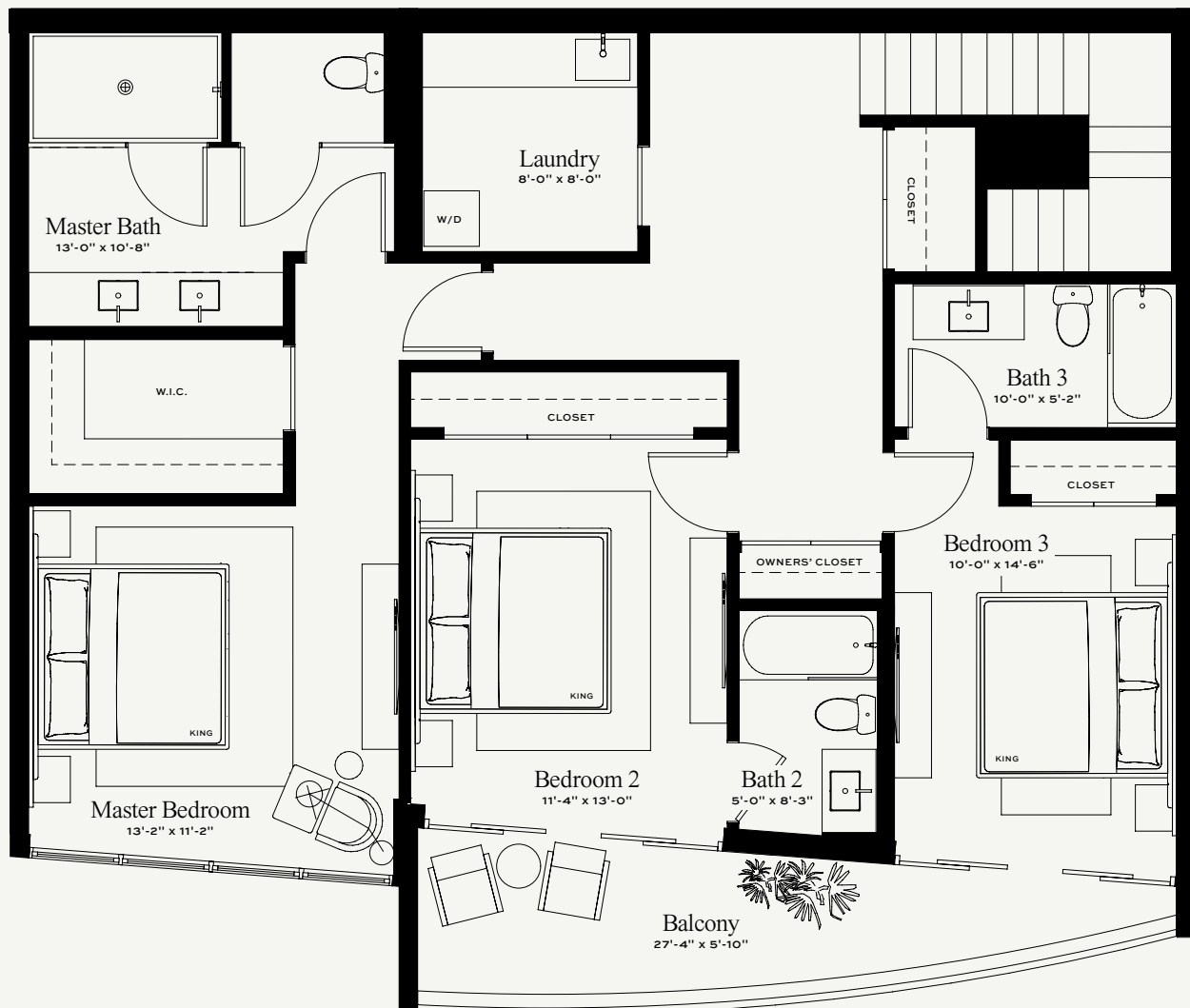


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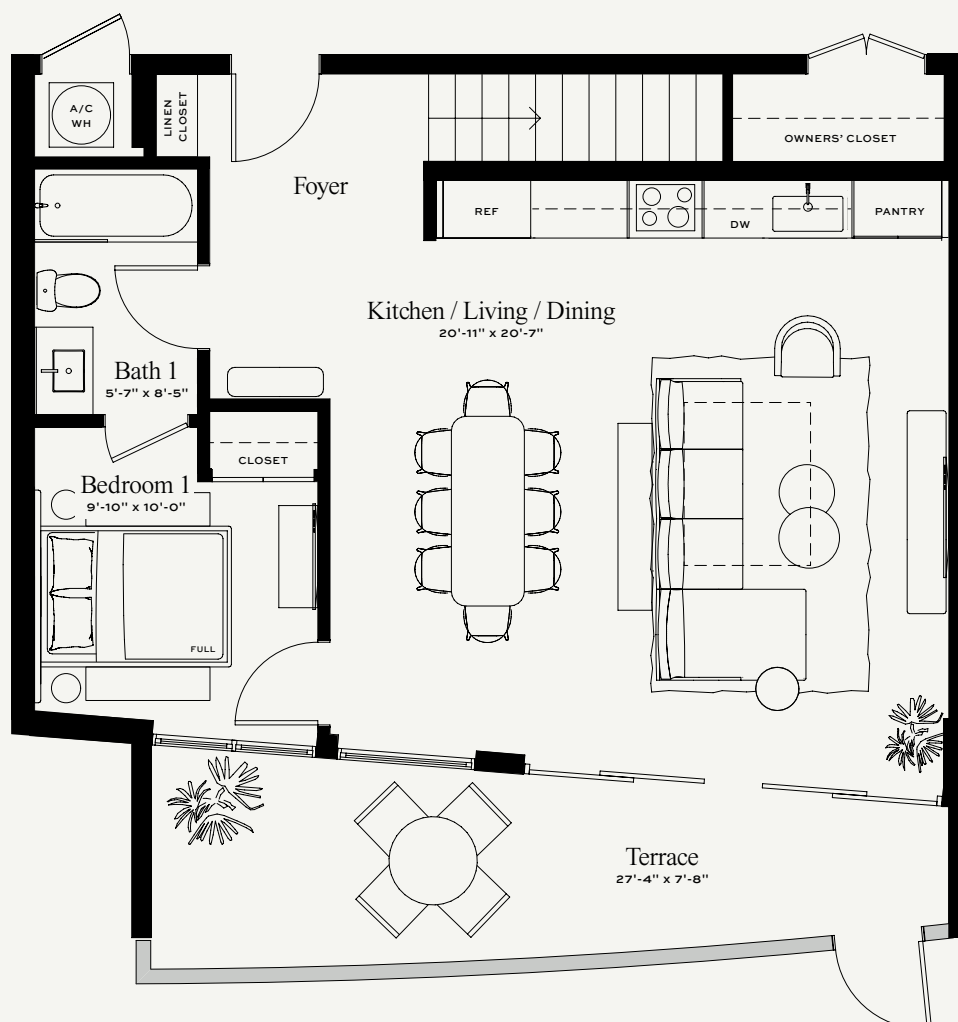
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NEXO
RESIDENCES
NORTH MIAMI BEACH



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

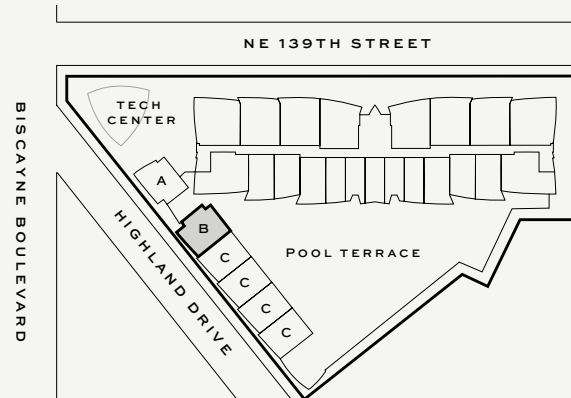
FOUR BEDROOMS / FOUR BATHROOMS

2,094 SQ. FT. + 323 SQ. FT. TERRACE / 2,417 SQ. FT. TOTAL
195 SQ. M. + 30 SQ. M. TERRACE / 225 SQ. M. TOTAL

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LEVELS 1 & 2

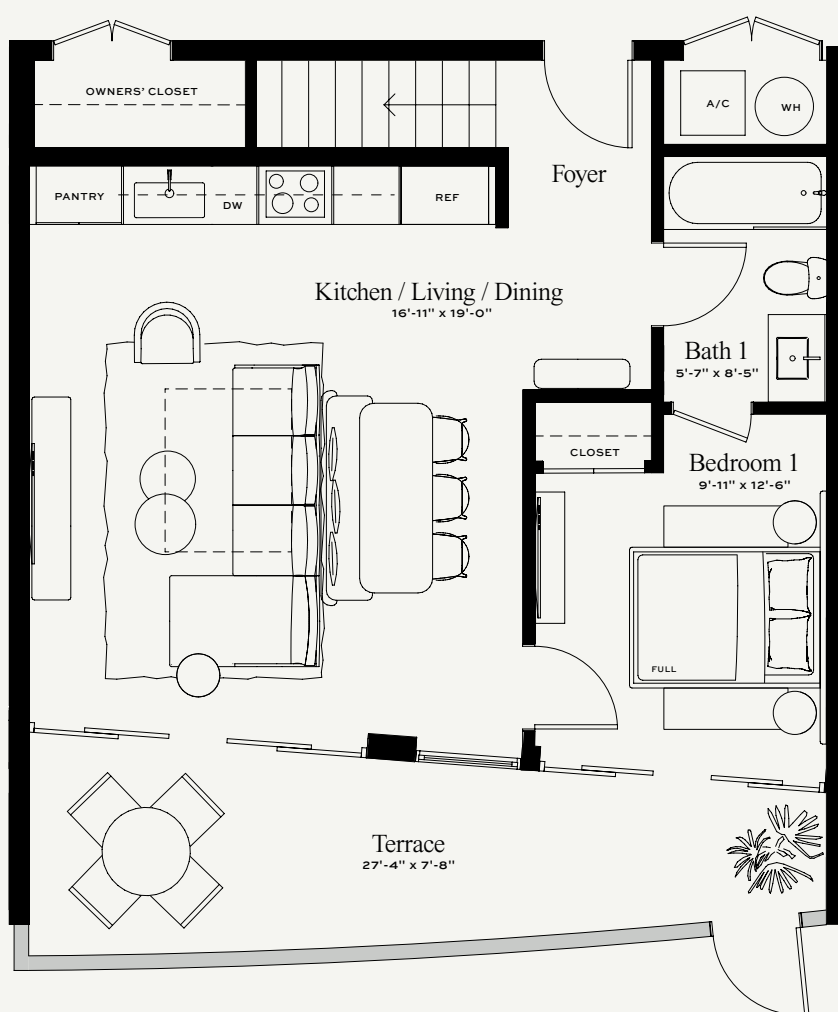
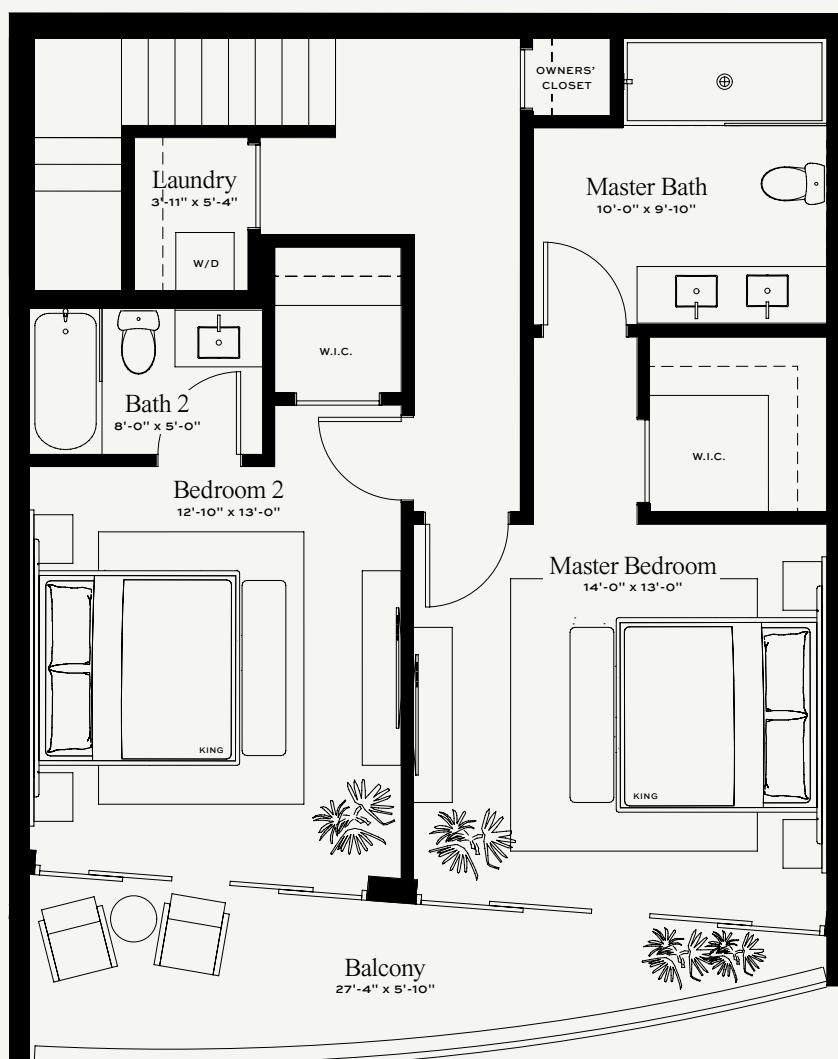


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NEXO
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NORTH MIAMI BEACH



Townhouse C

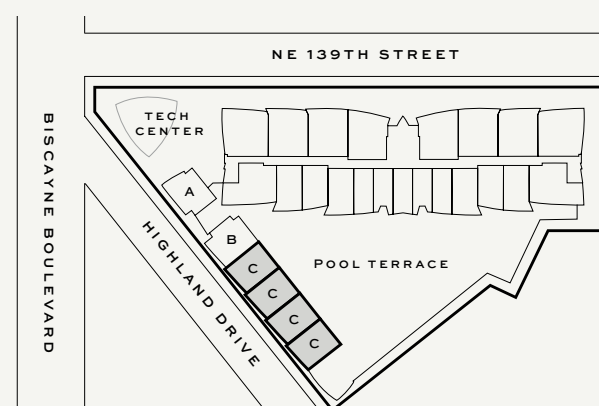
THREE BEDROOMS / THREE BATHROOMS

1,547 SQ. FT. + 322 SQ. FT. TERRACE / 1,869 SQ. FT. TOTAL
144 SQ. M. + 30 SQ. M. TERRACE / 174 SQ. M. TOTAL

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LEVELS 1 & 2

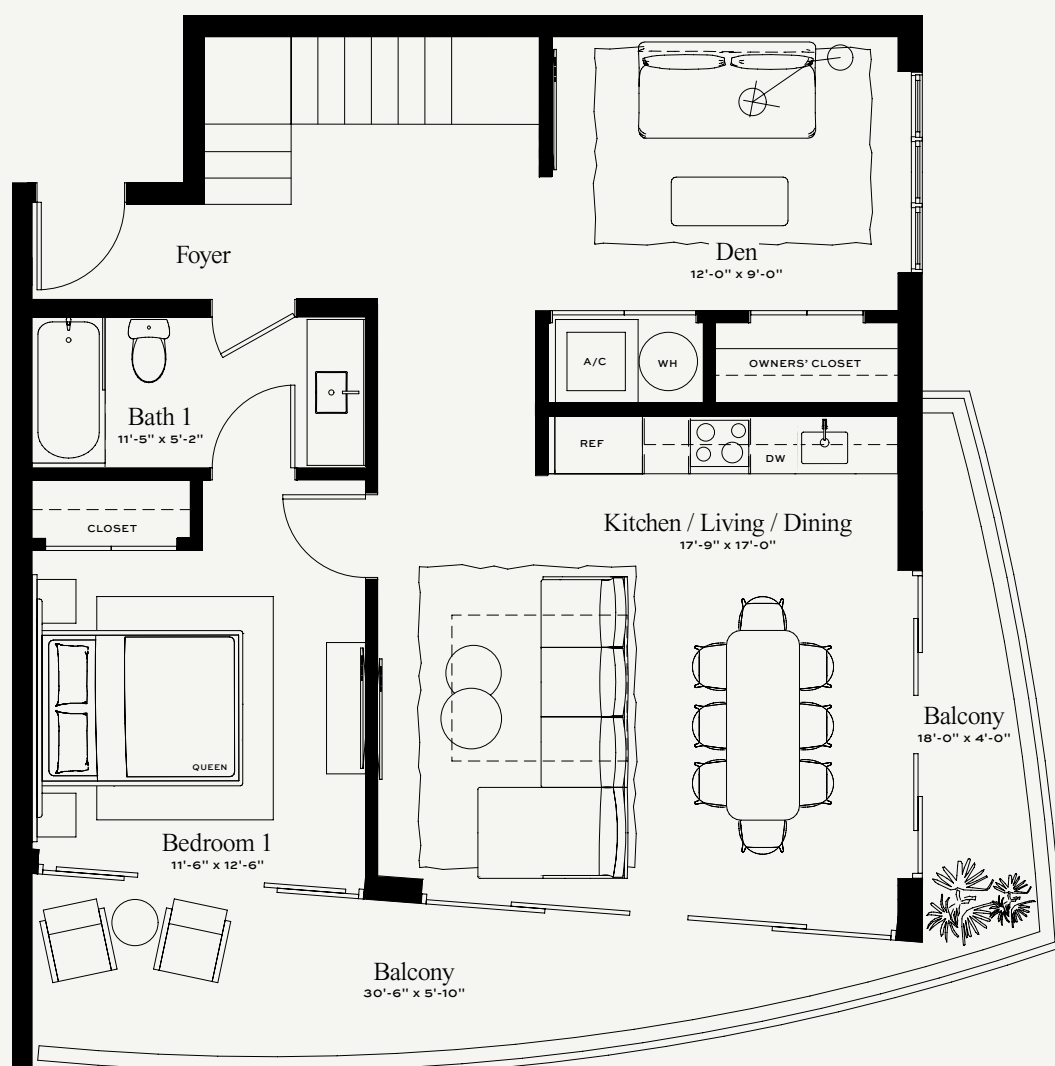


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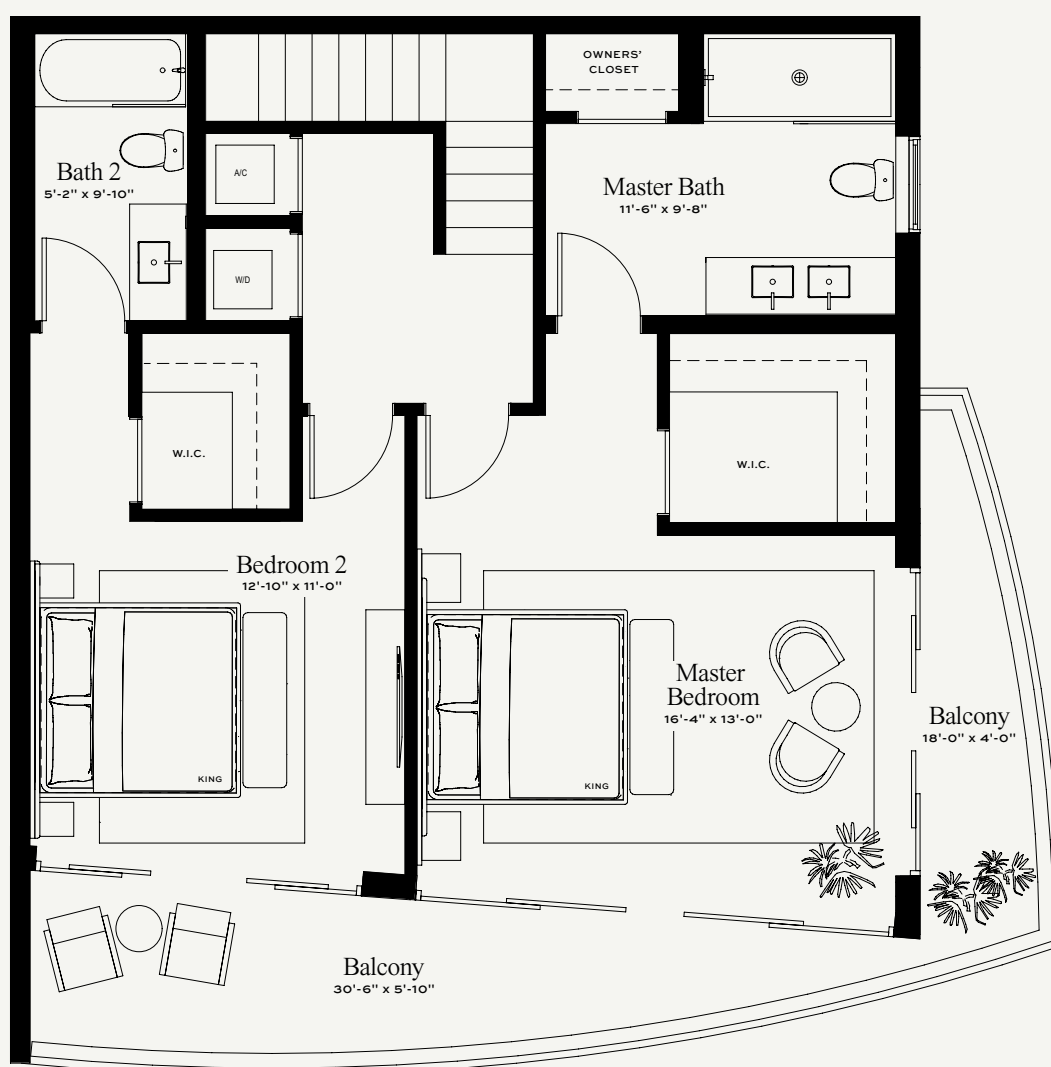
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NEXO
RESIDENCES
NORTH MIAMI BEACH



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

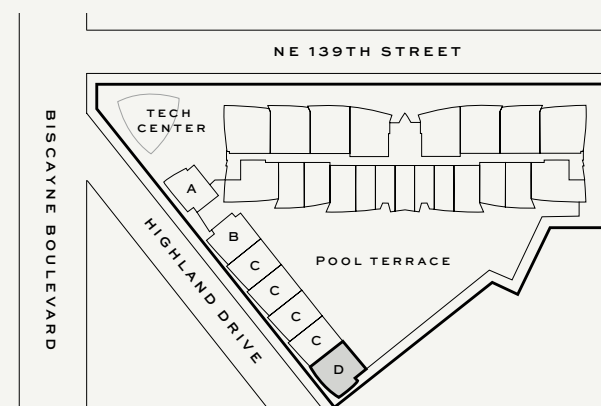
THREE BEDROOMS + DEN / THREE BATHROOMS

1,858 SQ. FT. + 470 SQ. FT. BALCONY / 2,328 SQ. FT. TOTAL
173 SQ. M. + 44 SQ. M. BALCONY / 217 SQ. M. TOTAL

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LEVELS 2 & 3

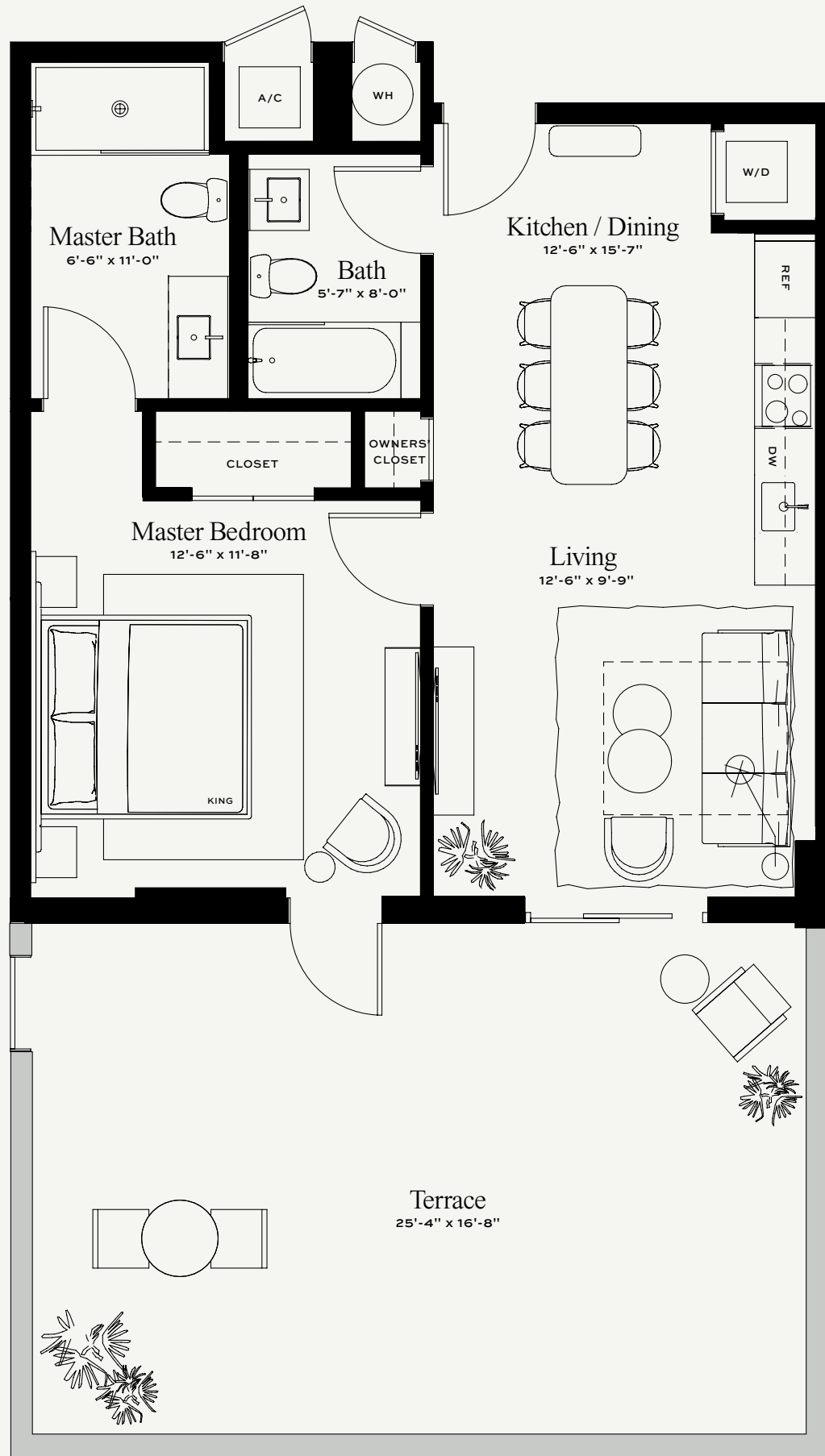


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Lanai Suite L

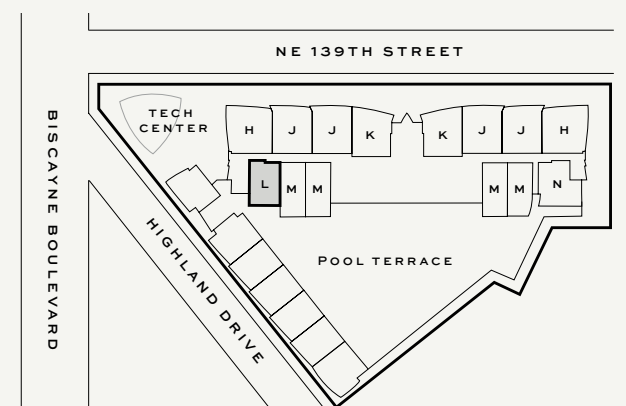
ONE BEDROOM / TWO BATHROOMS

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

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LEVEL 5

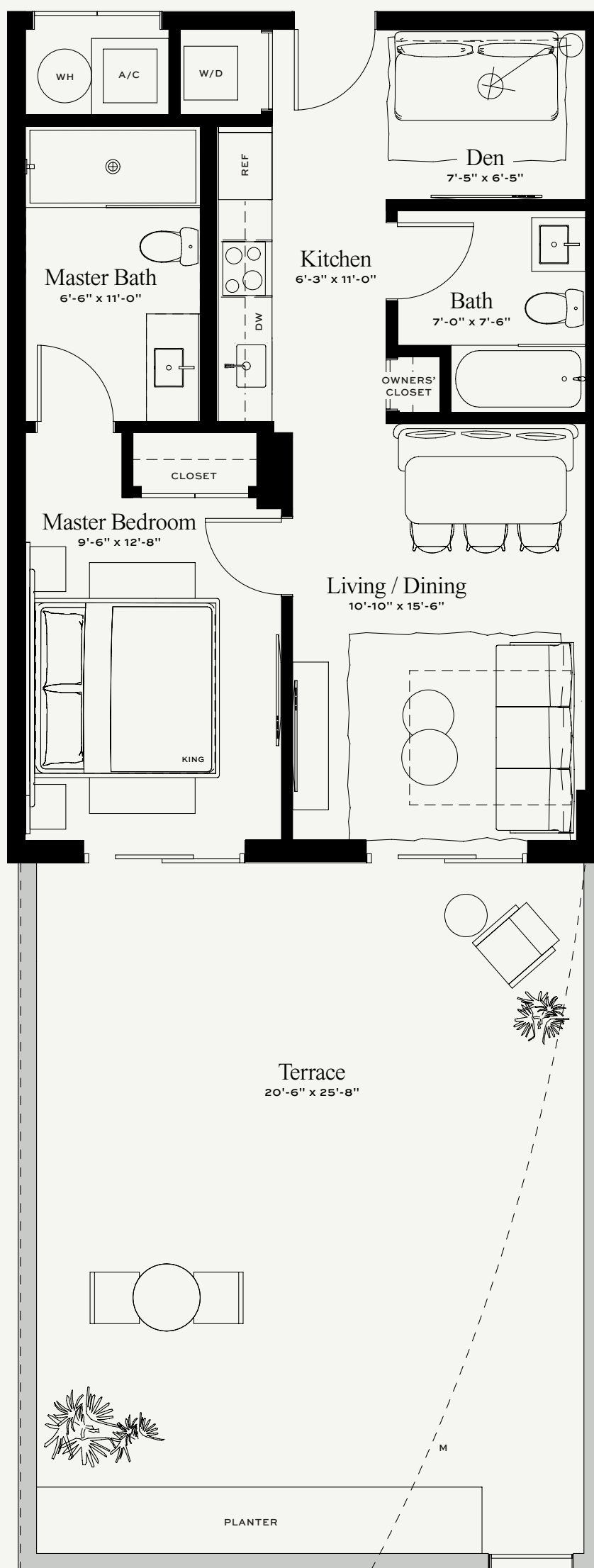


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Lanai Suite M

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**

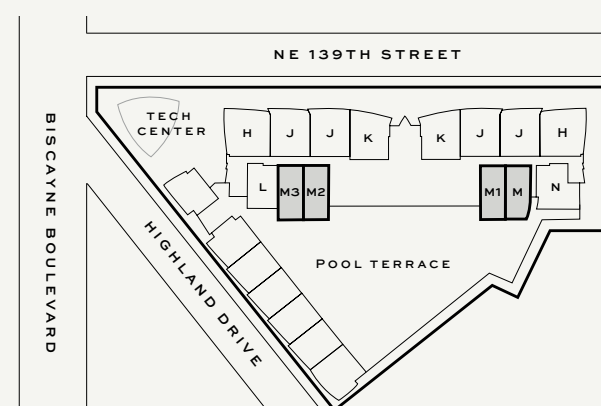
M2 & M3: 681 SQ. FT. + 576 SQ. FT. TERRACE / **1,257 SQ. FT. TOTAL**
63 SQ. M. + 54 SQ. M. TERRACE / **117 SQ. M. TOTAL**

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LEVEL 5



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Lanai Suite N

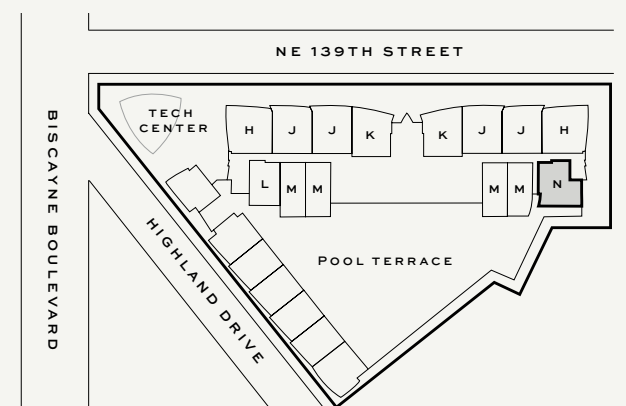
ONE BEDROOM + DEN / TWO BATHROOMS

883 SQ. FT. + 470 SQ. FT. TERRACE / 1,353 SQ. FT. TOTAL
82 SQ. M. + 44 SQ. M. TERRACE / 126 SQ. M. TOTAL

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LEVEL 5



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