

NATIIVO® / FORT
LAUDERDALE

THE SMART/ER WAY TO OWN

PROPERTY FACT SHEET



ARTISTS CONCEPTUAL RENDERING

PROPERTY FACTS /

DEVELOPER Newgard Development
ARCHITECT Arquitectonica
INTERIOR DESIGN IDDI
LANDSCAPE Witkin Hults + Partners
SALES & MARKETING Cervera Real Estate

SALES LOUNGE
606 E Broward Blvd.
Fort Lauderdale, Florida 33301

BUILDING LOCATION
200 West Broward Blvd.
Fort Lauderdale, Florida 33311





NATIVO FORT LAUDERDALE IS THE FIRST TURNKEY RESORT CONDOMINIUM PROPERTY IN FORT LAUDERDALE.

Purposefully designed, built, and licensed for short term rentals, Nativo offers a homeshare opportunity that allows residents a smart way to own.

RESIDENCES AVAILABLE

Studio / 1 Bathroom	515 SF	(48 M ²)
1 Bedroom / 1 Bathroom	610 - 755 SF	(57 M ² - 70 M ²)
1 Bedroom / 1 Bath + Den	800 SF	(74 M ²)
2 Bedroom / 1 Bathroom	930 SF	(86 M ²)
2 Bedroom / 1.5 Bathroom	885 SF	(79 M ²)
2 Bedroom / 2 Bath + Den	1095 - 1110 SF	(102 M ² - 103 M ²)
3 Bedroom / 2 Bathroom	1150 SF	(107M ²)

STUDIO TO 3-BEDROOM FULLY FINISHED & FURNISHED RESIDENCES DESIGNED FOR SHORT TERM RENTALS

40-STORY TOWER

384 TURNKEY RESIDENCES



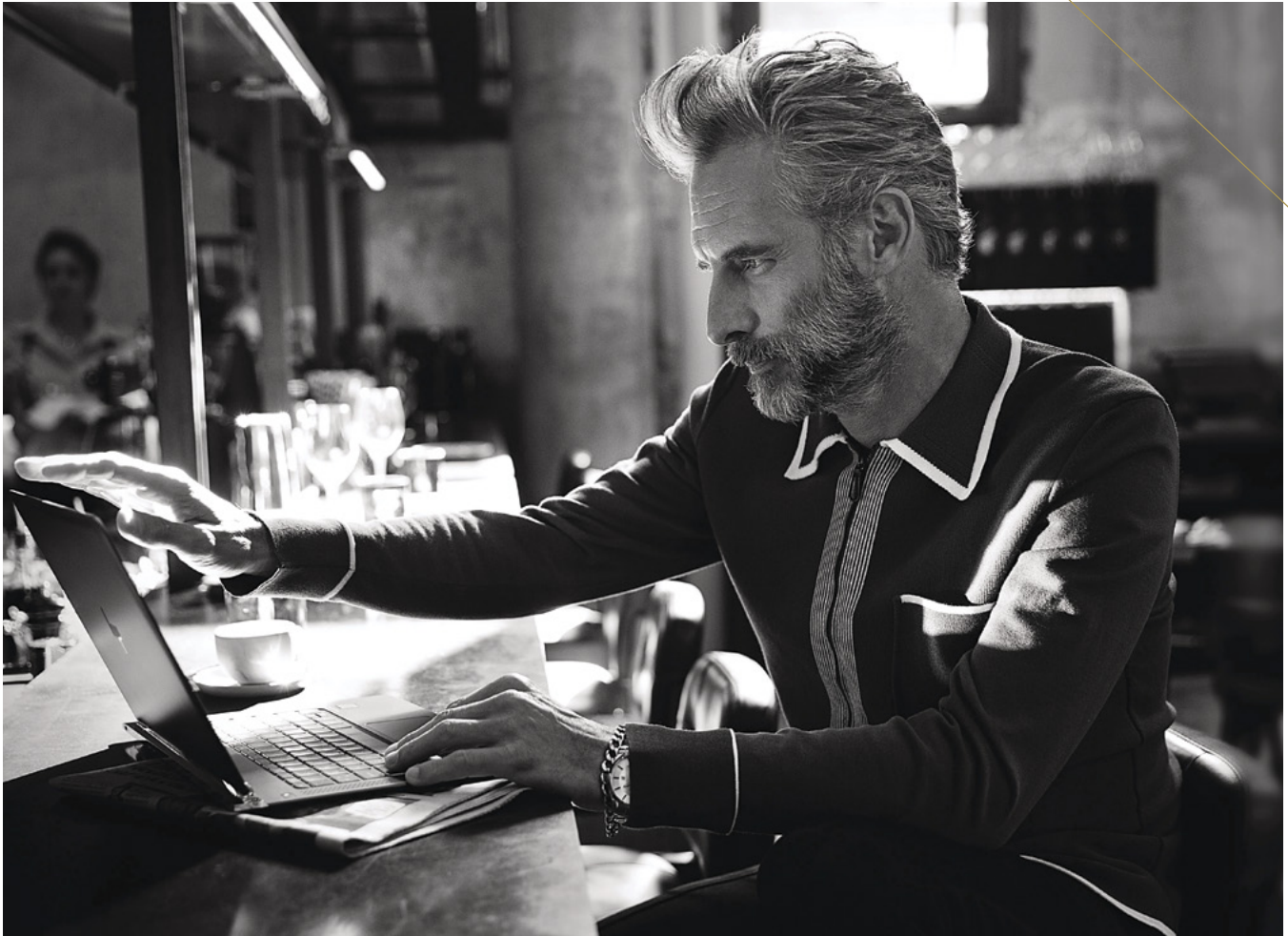


ARTISTS CONCEPTUAL RENDERING

PROPERTY & BUILDING /

NATIIVO PROPERTY FEATURES

- / Designed, built and licensed for short-term rentals
- / Residences are fully finished and furnished
- / 24-hour welcome desk and valet parking
- / Premium concierge service
- / Natiivo house car
- / In-building engineering services and housekeeping
- / Smart building technology, high-capacity communications technology, and green innovations
- / Integrated high-speed Wi-fi throughout common areas
- / Keyless/digital access control systems
- / Active and vibrant lobby with imported designer finishes
- / Dedicated electric vehicle charging stations
- / Convenient access to Brightline train, FLL International Airport, and Port Everglades
- / Perfectly situated between Miami and Palm Beach
- / Minutes from the iconic Fort Lauderdale Beach
- / Walkable downtown location near all cultural, dining, and entertainment venues



RESIDENCE SERVICES /

HOSPITALITY SERVICES

- / Housekeeping, towel and laundry service, grocery delivery, airport & car services
- / Flexible Rental Management Program by Natiivo Hospitality available to Natiivo Owners
- / Access to Natiivo App
- / Hands-free maintenance for mechanical, electrical systems, and appliances
- / Natiivo Privileges / Rewards
- / Preferred Rates
- / Priority Reservations
- / Early Check-In/Late Checkout (When Available)



BUILDING AMENITIES /

- / Signature Restaurant by First-Class operator
- / Over 45,000 SF of curated amenities
- / Exclusive Natiivo Social available to Natiivo Owners and Guests





NATIIVO SOCIAL /

Natiivo Social is an exclusive club for Natiivo owners and guests with over 45,000 SF of unparalleled indoor and outdoor amenities. A highly curated mix of lifestyle features and spaces are detailed to provide moments of pure relaxation, community, co-working, creative ideation, endless nights, and inspired days. Discover the world of Natiivo Social.

THE SPLASH /

- / Resort Style pool deck with stunning views of Downtown and New River
 - / Outdoor Bar with Gourmet Summer Kitchen within a serene sun deck
-

THE WORK /

- / Innovative co-working space with presentation rooms
-

THE FIT /

- / State-of-the-art fitness and movement studio for training and wellness center with treatment rooms, his/hers sauna and steam room
-

THE DINE /

- / Signature Restaurant with seasonally inspired fare and mixology
-

THE SOCIAL /

- / Social and entertainment lounge

FULLY FINISHED & FURNISHED TURNKEY RESIDENCES DESIGNED FOR SHORT TERM RENTALS

THE NATIVO RESIDENCES

- / Studio to 3 bedroom residences
- / Residences are fully finished and furnished
- / Tastefully curated IDDI furniture package included
- / Breathtaking views of Downtown Fort Lauderdale and the New River
- / Expansive windows with sliding impact glass doors
- / Private terraces with panoramic views
- / Outdoor furniture included
- / Advanced technology Smart Building capabilities
- / Wi-Fi Included
- / TV Sets Included in every unit
- / Full OSE package included

KITCHEN

- / IDDI Curated finishes and kitchen details
- / European Chef-inspired kitchen with imported custom cabinetry
- / Designer quartz stone countertops and backsplashes
- / Full European style appliance packages

PRIMARY BATHROOMS

- / Imported European-style cabinets with premium hardware and drawer pulls
- / Elegant, imported stone countertops and backsplashes
- / Full size lit vanity mirrors
- / Rectangular porcelain under-mounted sinks
- / Custom-finished floors and walls in wet areas
- / Frameless glass shower enclosures
- / Spacious, extra-depth soaking tubs in selected floorplans





NATIIVO HOSPITALITY /

Natiivo has revolutionized ownership with sold-out properties in Downtown Miami and Austin, Texas. The brand now has its sights set on Dallas, Denver, and Nashville after Fort Lauderdale. A blend of flexible use in condo residences, the ease of hotel management, and advantages of short-term rental, has made it an ideal purchase for the modern real estate buyer.

A brand that embodies its location, encouraging owners and guests to own and stay like a native, to fully inhabit the culture, environment, and re-imagined idea of home away from home, with the flexibility to live life on their terms using innovative services, world-class design, expansive amenities, and taking advantage of the ability to rent their property with the ultimate flexibility permitting short or long-term stays.

INNOVATIVE OWNERSHIP

Transforming short-term rentals with meticulous design, expert construction, and full licensing for flexibility and innovation in hospitality.

EMPOWERING PROPERTY OWNERS

Natiivo empowers property owners by optimizing real estate through embracing short-term rentals.

THE ULTIMATE GUEST EXPERIENCE

We believe in crafting meaningful and unforgettable experiences for our guests. We're dedicated to providing the comforts of home while ensuring top-tier hotel service, security, and reliability.



THE VISIONARY TEAM /

A SELECTION OF NEWGARD DEVELOPED PROPERTIES



LOFTY BRICKELL
Miami, Florida



NATIIVO MIAMI
Downtown Miami, Florida



GALE RESIDENCES
Fort Lauderdale, Florida

DEVELOPER

NEWGARD DEVELOPMENT GROUP

Founded by Harvey Hernandez, Newgard Development Group has a 25-year track record of forward-thinking development, design, marketing, construction, and innovation. Newgard delivers trendsetting luxury residential buildings with cutting-edge amenities in highly desirable, pedestrian-oriented, and centrally located neighborhoods across the U.S. Newgard pioneered the flexible ownership category and continues to refine it in each new lifestyle development. Its building designs reflect a commitment to relevant architectural detailing and a keen understanding of resident behaviors and needs. Newgard's commitment to quality extends to its professional construction team, ensuring superior attention to detail, exceptional finishes, and timely completion. Representative projects include Lofty Brickell, Natiivo Austin, Natiivo Miami, Gale Residences Fort Lauderdale Beach, Gale Hotel, BrickellHouse, Centro and One Flagler - among others. The company is based in downtown Miami, Florida.

For more information, please visit www.newgardgroup.com.

ARCHITECT

ARQUITECTONICA

Founded in 1977, Arquitectonica is a full-service architecture, interior design, and landscape architecture firm based in Miami. Led by Bernardo Fort-Brescia and Laurinda Spear the firm has evolved into a global practice. With offices in Miami, Palm Beach, New York, Los Angeles, Paris, Dubai, Hong Kong, Shanghai, Manila, Lima and São Paulo, the firm has a major presence globally. Arquitectonica's practice includes mixed-use developments, luxury residential towers, hotels, resorts and casinos, retail, office buildings and academia. The firm's most notable projects include Brickell City Centre and Virgin Voyages Terminal V in Miami, The Bronx Museum of the Arts in New York, Microsoft Europe Headquarters in Paris, Mount Parker Residences in Hong Kong, International Finance Center in Seoul, and the Agricultural Bank of China, Mandarin Oriental Hotel and Residences in Shanghai.

INTERIOR DESIGNER

IDDI

ID & Design International is a world-class diversified team of over 72 design and branding professionals with extensive experience specializing in commercial mixed-use, retail, hospitality, lifestyle, and entertainment projects, worldwide. As Founder and President of IDDI, Sherif Ayad's passion for iconic design combined with a unique business approach to all design solutions has been the cornerstone of the company with recognition around the world in a multitude of trade publications, books, and awards through-out the years, contributing to his recognition as one of the leaders in the design industry since 1979. Headquartered in Pompano Beach, Florida, IDDI's unique team offers a vast global experience with projects throughout the United States, Asia, and South America.

SALES & MARKETING

CERVERA REAL ESTATE

Cervera Real Estate is a Miami-based, family-owned and operated, full-service international real estate brokerage. Founded in 1969 as the first agency to exclusively represent developers in the sales and marketing of their projects, Cervera created a specialized field within the brokerage industry; and was the first to market extensively in international markets. Since then, Cervera has played a role in every Miami real estate cycle and closed more than \$22 billion in sales. The Cervera name has represented over 120 luxury high-rise condominium towers across South Florida and played an integral role in the revitalization of neighborhoods, including Brickell, Miami Beach's South of Fifth, Downtown Miami, Coconut Grove, and Edgewater. Today, Cervera continues to broaden its international relationships, while expanding its global reach. In 2021, the firm was selected for membership in Leading Real Estate Companies of the World™ and Luxury Portfolio International™.



OWN WHATS NEXT



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SITE ADDRESS /
200 West Broward Blvd.
Fort Lauderdale, Florida 33311

Another Development By

Newgard

Sales & Marketing By

CERVERA®
REAL ESTATE • 1969

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

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