

NATIVO® / FORT LAUDERDALE

THE  
SMART/ER  
WAY  
TO OWN

PROPERTY FACT SHEET

ARTISTS CONCEPTUAL RENDERING



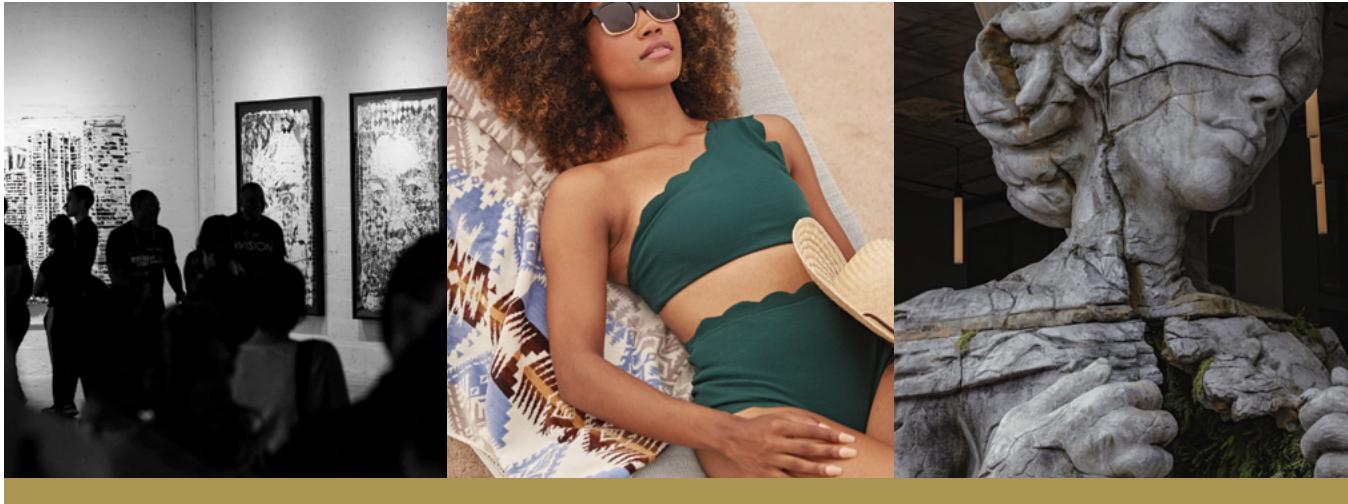
# PROPERTY FACTS

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, Natiivo offers a homeshare opportunity that allows residents a smart way to own.

#### RESIDENCES AVAILABLE

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

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

40-STORY TOWER

384 TURNKEY RESIDENCES



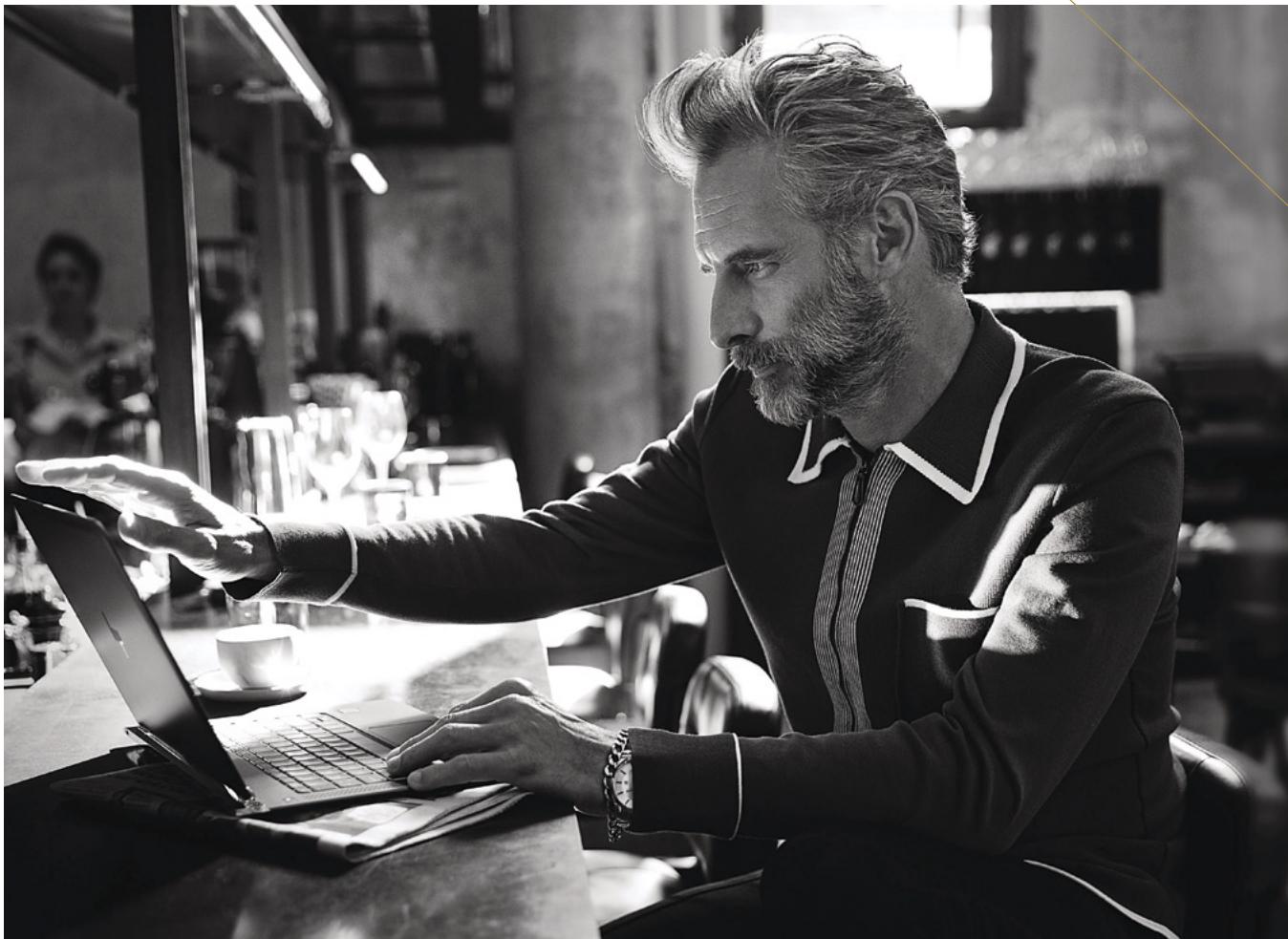


ARTISTS CONCEPTUAL RENDERING

# PROPERTY & BUILDING /

## NATIVO 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
- / Nativo 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 /

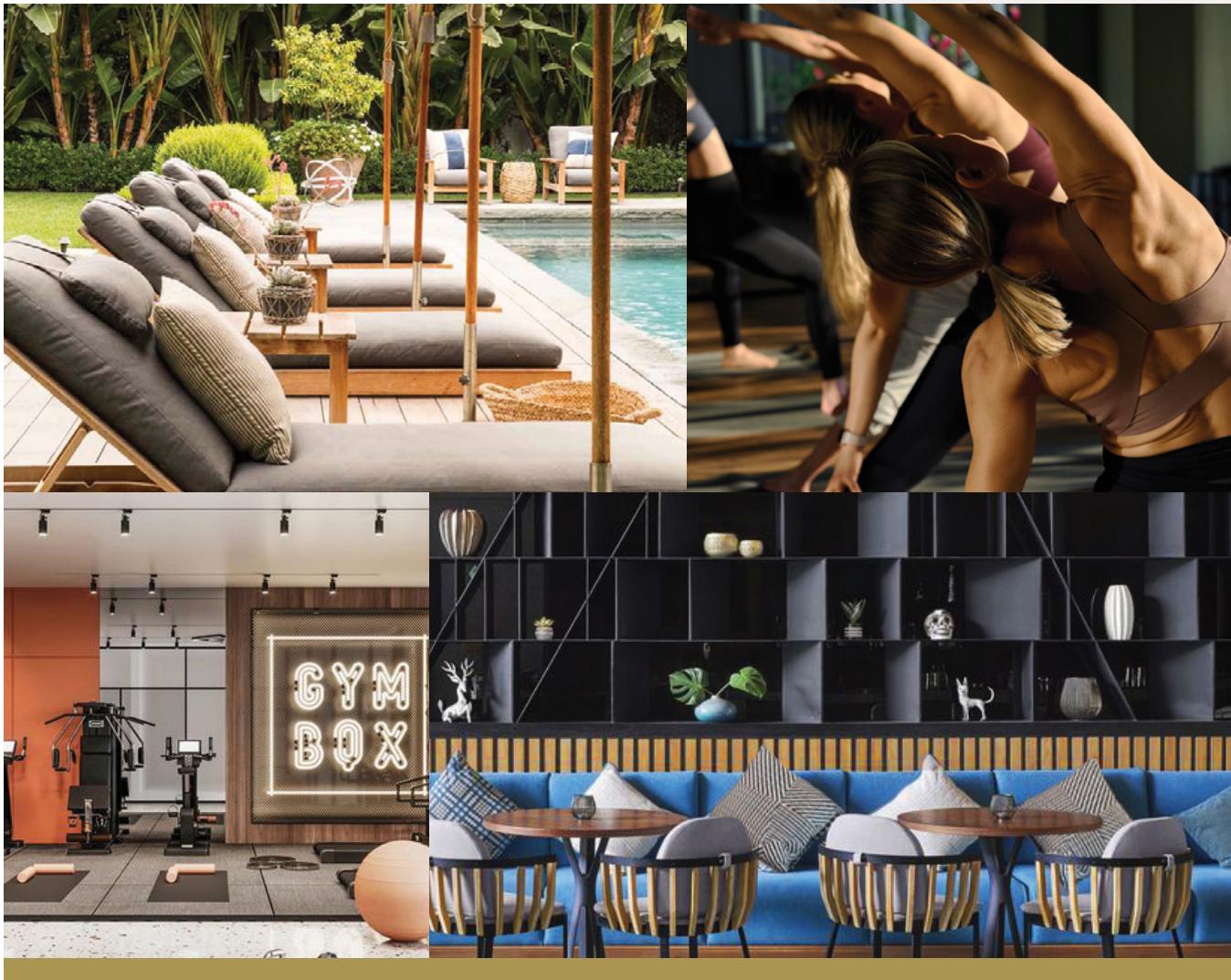
## HOSPITALITY SERVICES

- / 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 NATIIVO 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 AUSTIN  
Austin, Texas



NATIIVO MIAMI  
Downtown Miami, Florida

# 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.

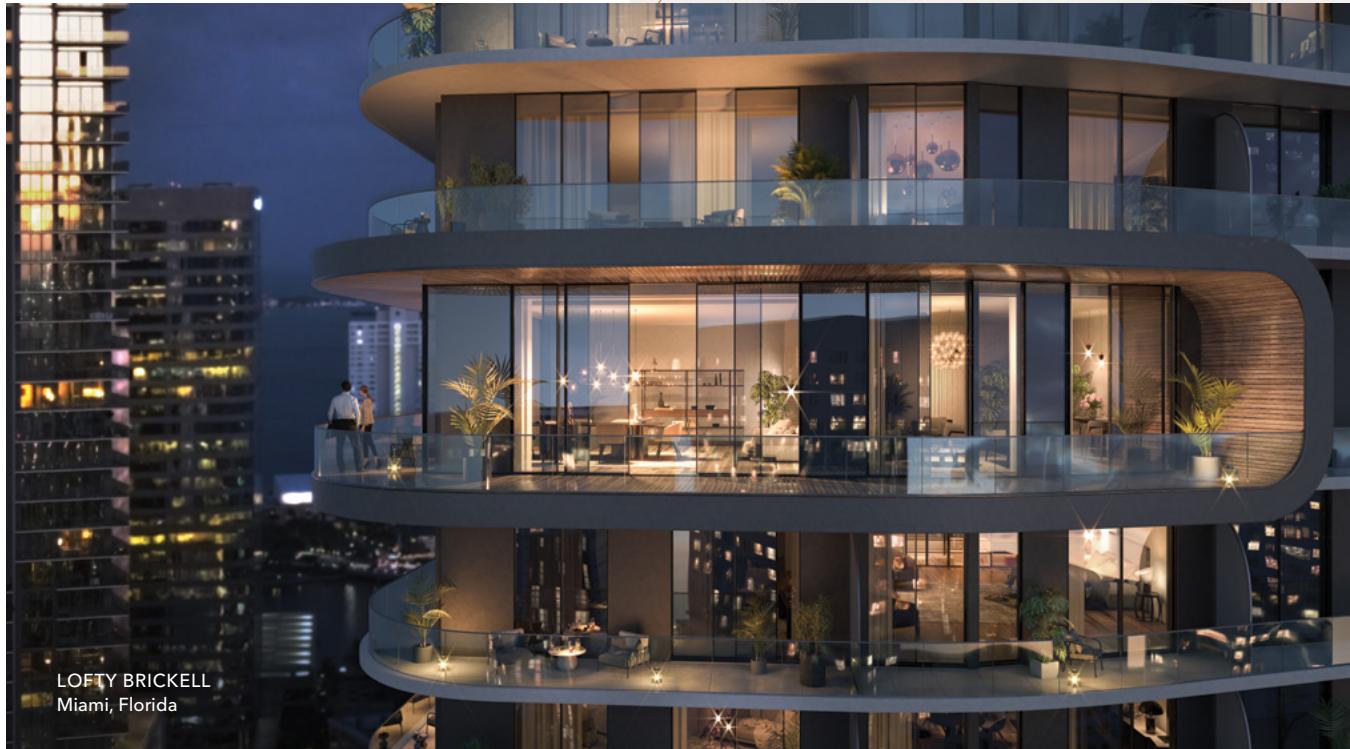
## THE ULTIMATE GUEST EXPERIENCE

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



NATIVO 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](http://www.newgardgroup.com).

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**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.

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**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.

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**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



INQUIRE / (954) 210.4400

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[NATIIVO.FORTLAUDERDALE.COM](http://NATIIVO.FORTLAUDERDALE.COM)

VISIT SALES LOUNGE /

606 E Broward Blvd.

Fort Lauderdale, Florida 33301

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.

This project is being developed by 200 West Property Owner LLC (the "Developer"), which was formed solely for such purpose. Any other parties described herein are not the Developer of this project. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, softs, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing.