THE NEW WAY TO OWN

NATIIVO MIAMI, POWERED BY AIRBNB, THE FIRST PURPOSEFULLY DESIGNED, BUILT AND LICENSED BUILDING FOR HOME SHARING.

THE DESTINATION
THE MIAMI ADVANTAGE

MIA AIRPORT /
22M ARRIVALS / YEAR

BAYSIDE MARKETPLACE /
15M VISITORS / YEAR

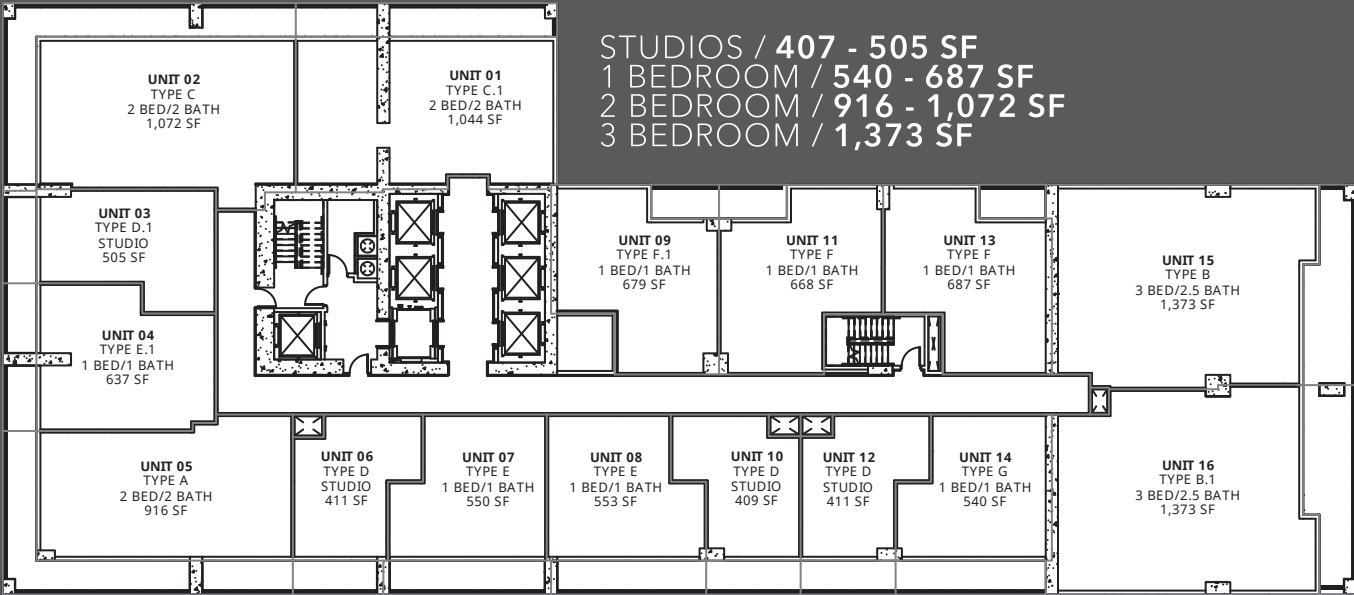**MIAMI CRUISE PORT /**
6M+ PASSENGERS / YEAR

VIRGIN TRAINS USA /
10M+ PROJ. VISITORS / YEAR

MIAMI DADE COLLEGE /
30,000 STUDENTS

KEY PLAN

STUDIOS / **407 - 505 SF**
1 BEDROOM / **540 - 687 SF**
2 BEDROOM / **916 - 1,072 SF**
3 BEDROOM / **1,373 SF**

UNIT 02
TYPE C
2 BED/2 BATH
1,072 SF

UNIT 01
TYPE C.1
2 BED/2 BATH
1,044 SF

UNIT 03
TYPE D.1
STUDIO
505 SF

UNIT 04
TYPE E.1
1 BED/1 BATH
637 SF

UNIT 05
TYPE A
2 BED/2 BATH
916 SF

UNIT 06
TYPE D
STUDIO
411 SF

UNIT 07
TYPE E
1 BED/1 BATH
550 SF

UNIT 08
TYPE E
1 BED/1 BATH
553 SF

UNIT 09
TYPE F.1
1 BED/1 BATH
679 SF

UNIT 10
TYPE D
STUDIO
409 SF

UNIT 11
TYPE F
1 BED/1 BATH
668 SF

UNIT 12
TYPE D
STUDIO
411 SF

UNIT 13
TYPE F
1 BED/1 BATH
687 SF

UNIT 14
TYPE G
1 BED/1 BATH
540 SF

UNIT 15
TYPE B
3 BED/2.5 BATH
1,373 SF

UNIT 16
TYPE B.1
3 BED/2.5 BATH
1,373 SF

WATER VIEW

ANOTHER PROJECT BY
Newgard

ARCHITECT
ARQUITECTONICA

INTERIOR & LANDSCAPE DESIGN
URBAN ROBOT ASSOCIATES

NATIIVO™ / MIAMI
powered by Airbnb

ARTISTS CONCEPT

FLEXIBLE OWNERSHIP

SHORT TERM RENTAL /
Short-term rentals powered by Airbnb.

LONG TERM RENTAL /
Long-term tenants are welcome. Whether it's for a few months or one year, you are free to rent your unit to a long-term tenant on your terms.

NO PLACE LIKE HOME /
Live like a native because you are one. For full-time residents, there is no better place to call home than Natiivo Miami.

THE AIRBNB ADVANTAGE

6+ MILLION LISTINGS WORLDWIDE

100K+ CITIES

191+ COUNTRIES AND REGIONS

BUILDING FEATURES

/ 51-story landmark building designed by internationally acclaimed architecture firm, Arquitectonica
/ Prime downtown location by Miami World Center
/ Approved for short-term rentals
/ Spectacular panoramic ocean, Biscayne Bay and Miami skyline views
/ Double-height lobby with floor to ceiling windows
/ 24-hour welcome desk with MasterHost

THE NATIIVO MANAGED OPTION
A TURNKEY SOLUTION /

Natiivo Miami, powered by Airbnb, offers innovative benefits, which make ownership truly unique.

✓	🏠 MASTERHOST
✓	🛎 HOUSEKEEPING
✓	☆ VIP AMENITIES
✓	🍴 FOOD AND BEVERAGE
✓	📱 NATIIVO APP

/ 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 with access control
/ On-site hospitality management
/ Curated street-front restaurant with outdoor dining terrace

FULLY-FINISHED AND FURNISHED RESIDENCES FROM THE MID-$300s

BUILDING & AMENITIES INSPIRATION
URBAN LUXURY INSPIRED INTERIORS BY URBAN ROBOT

65,000 SF OF BUILDING AMENITIES INCLUDING:
/ Exotic resort pool with pool-side cabanas
/ Bar and lounge on pool level
/ Pool level restaurant with indoor and outdoor seating
/ 24/7 co-working lounge
/ Private meeting rooms and event room
/ Fully-equipped, state-of-the-art fitness center with HD TVs and wireless audio
/ Peloton studio
/ Yoga lounge and terrace
/ Kids' play room
/ Steam room and sauna
/ Spa with massage treatment rooms
/ Gym locker rooms for men and women with showers and changing areas
/ Game lounge