



THE
DESTINATION
THE MIAMI ADVANTAGE



MIA AIRPORT /
22M ARRIVALS / YEAR



BAYSIDE MARKETPLACE /
15M VISITORS / YEAR



MIAMI CRUISE PORT /
6M+ PASSENGERS / YEAR

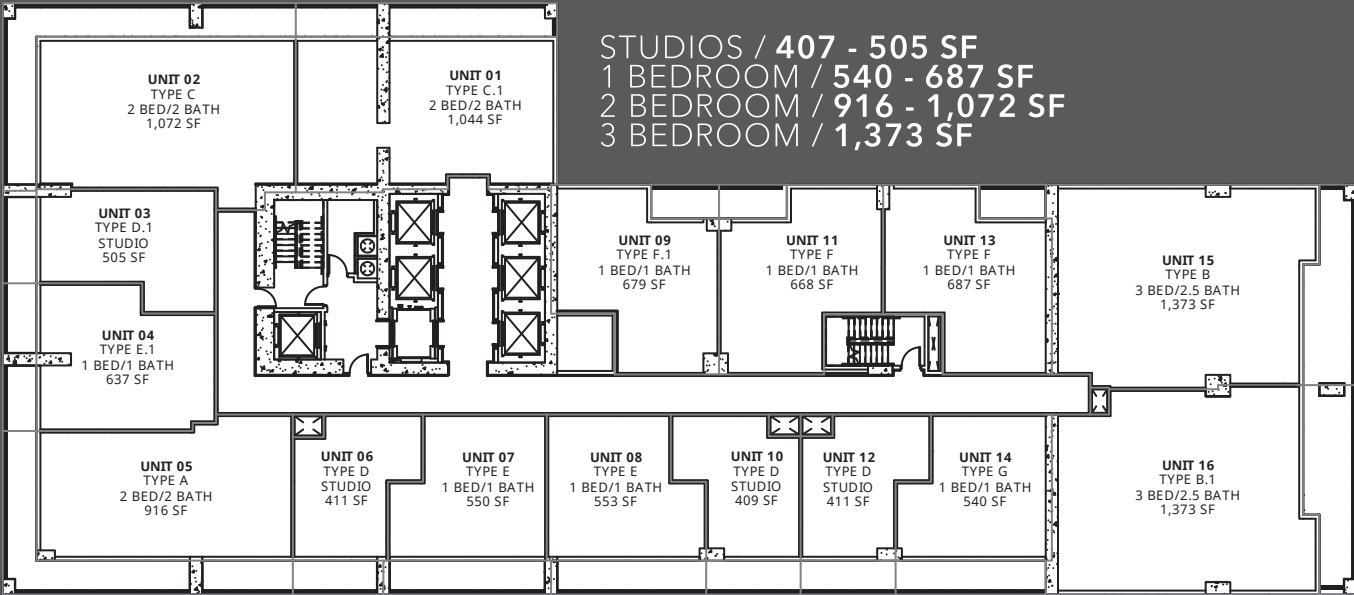


VIRGIN TRAINS USA /
10M+ PROJ. VISITORS / YEAR



MIAMI DADE COLLEGE /
30,000 STUDENTS

KEY PLAN



ANOTHER PROJECT BY

Newgard

ARCHITECT

ARQUITECTONICA

INTERIOR & LANDSCAPE DESIGN

URBAN ROBOT ASSOCIATES

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. THESE MATERIALS ARE NOT INTENDED TO BE AN OFFER TO SELL, OR SOLICITATION TO BUY A UNIT IN THE CONDOMINIUM. SUCH AN OFFERING SHALL ONLY BE MADE PURSUANT TO THE PROSPECTUS (OFFERING CIRCULAR) FOR THE CONDOMINIUM AND NO STATEMENTS SHOULD BE RELIED UPON UNLESS MADE IN THE PROSPECTUS OR IN THE APPLICABLE PURCHASE AGREEMENT. IN NO EVENT SHALL ANY SOLICITATION, OFFER OR SALE OF A UNIT IN THE CONDOMINIUM BE MADE IN, OR TO RESIDENTS OF, ANY STATE OR COUNTRY IN WHICH SUCH ACTIVITY WOULD BE UNLAWFUL. THE PURCHASE OF REAL ESTATE IS A SIGNIFICANT DECISION. DEVELOPER MAKES NO REPRESENTATIONS CONCERNING ANY POTENTIAL FOR FUTURE PROFIT, ANY FUTURE APPRECIATION IN VALUE, ANY INCOME POTENTIAL, TAX ADVANTAGES, DEPRECIATION OR INVESTMENT POTENTIAL REGARDING ACQUIRING A UNIT, NOR ANY MONETARY OR FINANCIAL ADVANTAGES RELATED TO SAME. NO STATEMENTS OR REPRESENTATIONS ARE MADE REGARDING THE ECONOMIC OR TAX BENEFITS TO BE DERIVED, IF ANY, BY BUYER FROM ACQUIRING AND/OR OWNING A UNIT. ALL IMAGES AND DESIGNS DEPICTED HEREIN ARE ARTIST'S CONCEPTUAL RENDERINGS, WHICH ARE BASED UPON PRELIMINARY DEVELOPMENT PLANS, AND ARE SUBJECT TO CHANGE WITHOUT NOTICE IN THE MANNER PROVIDED IN THE OFFERING DOCUMENTS. ALL SUCH MATERIALS ARE NOT TO SCALE AND ARE SHOWN SOLELY FOR ILLUSTRATIVE PURPOSES. THIS PROJECT IS BEING DEVELOPED BY SIXTH STREET MIAMI PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("DEVELOPER"), WHICH WAS FORMED SOLELY FOR SUCH PURPOSE. NEWGARD IS AFFILIATED WITH THIS ENTITY, BUT IS NOT THE DEVELOPER OF THIS PROJECT. PURCHASERS SHALL LOOK SOLELY TO DEVELOPER (AND NOT TO NEWGARD AND/OR ANY OF ITS AFFILIATES OTHER THAN DEVELOPER) WITH RESPECT TO ANY AND ALL MATTERS RELATING TO THE MARKETING AND/OR DEVELOPMENT OF THE CONDOMINIUM AND WITH RESPECT TO THE SALES OF UNITS IN THE CONDOMINIUM.

THE
NEW
WAY
TO
OWN

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

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 NATIIVO MANAGED OPTION

A TURNKEY SOLUTION /

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

<input checked="" type="checkbox"/>		MASTERHOST
<input checked="" type="checkbox"/>		HOUSEKEEPING
<input checked="" type="checkbox"/>		VIP AMENITIES
<input checked="" type="checkbox"/>		FOOD AND BEVERAGE
<input checked="" type="checkbox"/>		NATIIVO APP



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

- / 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-\$3000s

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

