





# NATIIVO FORT LAUDERDALE IS THE FIRST TURNKEY RESORT CONDOMINIUM PROPERTY IN FORT LAUDERDALE

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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	590 - 795 SF	(55 M <sup>2</sup> - 73 M <sup>2</sup> )
1 Bedroom / 1 Bath + Den	800 SF	(74 M <sup>2</sup> )
2 Bedroom / 1 Bathroom	915 SF	(85 M <sup>2</sup> )
2 Bedroom / 1.5 Bathroom	880 SF	(82 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

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40-STORY TOWER

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384 TURNKEY RESIDENCES





RESIDENCE BALCONY / 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, & 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



THE SPLASH POOL LOUNGE / ARTISTS CONCEPTUAL RENDERING





THE SOCIAL / ARTISTS CONCEPTUAL RENDERING



THE WORK / ARTISTS CONCEPTUAL RENDERING



THE FIT / ARTISTS CONCEPTUAL RENDERING

# AMENITIES & SERVICES /

## HOSPITALITY SERVICES

- / Housekeeping, towel and laundry service, grocery delivery, airport & car services
- / Flexible Hotel 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

## 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
- / LG front-load washer and dryer
- / 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 Italkraft cabinetry
- / Designer quartz stone countertops and backsplashes
- / Full European-style appliance package featuring custom panel Bosch appliances

## PRIMARY BATHROOMS

- / Imported European-style Italkraft cabinets
- / 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



RESIDENCE BEDROOM / ARTISTS CONCEPTUAL RENDERING



RESIDENCE LIVING AREA / ARTISTS CONCEPTUAL RENDERING





# THE NATIIVO MANAGED OPTION /

## A TURN KEY SOLUTION

Natiivo Fort Lauderdale offers a one-of-a-kind ownership experience with the luxuries, services, and amenities of a hotel – with the added flexibility to list on any rental platform as desired to monetize your residence. This rental advantage is fully supported by Natiivo Fort Lauderdale's MasterHost who will facilitate the guest stay. Just a few rental platforms to feature Natiivo Fort Lauderdale: Airbnb, HomeAway, VRBO.com, Expedia, Travelocity, Hotels.com, Booking.com, Kayak, Priceline, and more.

FREEDOM IS YOURS –  
ANYTIME. ANYWHERE.



MASTERHOST



HOUSEKEEPING



VIP AMENITIES



FOOD AND BEVERAGE



NATIIVO APP





# NATIIVO® / FORT LAUDERDALE



THE SPLASH / ARTISTS CONCEPTUAL RENDERING

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[NATIIVOFORTLAUDERDALE.COM](http://NATIIVOFORTLAUDERDALE.COM)

SALES LOUNGE /

606 E Broward Blvd.

Fort Lauderdale, Florida 33301

SITE ADDRESS /

200 West Broward Blvd.

Fort Lauderdale, Florida 33311

Another Development by

**Newgard**

Architecture by

**ARQUITECTONICA**

Interior Design by

**ididi**

Sales & Marketing by

ONE **Sotheby's**  
INTERNATIONAL REALTY

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