

NATIIVO™ / MIAMI



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PROJECT FACTS:

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| ARCHITECT: | ARQUITECTONICA |
| INTERIOR DESIGN: | URBAN ROBOT |
| LANDSCAPE ARCHITECT: | URBAN ROBOT |
| DEVELOPED BY: | SIXTH STREET MIAMI PARTNERS LLC |
| SALES & MARKETING: | CERVERA REAL ESTATE |
| ESTIMATED COMPLETION: | FALL 2022 |

OVERVIEW:

STUDIO, 1-, 2-, 3-, 4-BEDROOM UNITS / 410SF – 2,200SF
FROM THE MID \$300s TO \$1.2M



LOBBY - ARTISTS CONCEPT



NATIIVO SOCIAL:

A PRIVATE SOCIAL CLUB FOR NATIIVO OWNERS & GUESTS, CREATIVE HQ OWNERS & TENANTS, AND MEMBERS.
FEATURING THREE FLOORS WITH 70,000 SF OF EXCLUSIVE AMENITIES.



POOL - ARTISTS CONCEPT

THE WORK:

- / Co-Working Spaces
- / Private Offices
- / Flexible Office Arrangements
- / Video Capable Conference Rooms
- / Quiet Rooms
- / Phone Booths
- / Cutting Edge Technology & Connectivity
- / Office Host
- / Coffee & Juice Bar
- / Amphitheater
- / Meeting / Presentation Rooms

THE FIT:

- / Juice Bar
- / Yoga / Pilates Studio
- / Boxing Ring with Punching Bags
- / Peloton Equipment
- / Weight Station
- / Cross-Training / Crossfit
- / Spa / Treatment Rooms
- / Sauna / Steam Rooms
- / Locker Rooms
- / Outdoor Terrace / Training
- / The Fit Boutique

THE SPLASH:

- / Resort-Style Pool
- / Pool Cabanas
- / Sun Deck
- / Poolside Food and Beverage Service
- / Native Tropical Landscaping
- / Cabana Bar
- / Pool Towel Service

THE SOCIAL:

- / Specialty Restaurant & Bar
- / Dining Terrace
- / Social Area with Full-Service Cafe & Cocktail Bar
- / Drink. Dine. Work. Lounge Areas
- / Media Lounge
- / Live show & Events Lounge
- / The Porch
- / Speakeasy
- / DJ & Live Performances
- / Programed Events

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 throughout common areas
- / Exclusive Natiivo app
- / Cutting-edge green building technology
- / Six high-speed passenger elevators with access control
- / On-site hospitality management
- / Curated street-front restaurant with outdoor dining terrace



PORTE COCHERE - ARTISTS CONCEPT



SHORT TERM, LONG TERM— YOUR TERMS



BATHROOM - ARTISTS CONCEPT

KITCHEN:

- / Imported European-cabinets with premium hardware and drawer pulls
- / European style appliance package including refrigerator, oven, cook-top, microwave, dishwasher and sink disposal
- / Elegant imported stone countertops and backsplashes
- / Contemporary stainless steel under-mounted sink
- / Gourmet faucet with integral sprayer

MASTER BATHROOM:

- / Imported European cabinets with premium hardware and drawer pulls
- / Elegant imported stone countertops and backsplashes
- / Rectangular trough porcelain sinks with dual faucets
- / Custom-finished floors and walls in wet areas
- / Frameless glass shower enclosures
- / Premium European-style fixtures and accessories

RESIDENCE FEATURES:

- / Urban luxury residences with modern open layouts from 410 to 2,200 SF
- / Studio, one-, two-, three-, and four-bedroom units
- / All residences are delivered fully-finished and furnished with fixtures and furniture curated by Urban Robot
- / Panoramic ocean, Biscayne Bay, and Miami skyline views
- / Private balconies
- / Ceiling heights ranging from 9-10 ft
- / Owner's closet in every residence
- / Floor-to-ceiling sliding glass doors and impact-resistant glass throughout
- / Advanced technology Smart Building wiring for HD TV, multiple telephone / data lines and ultra high-speed internet access
- / Individually controlled energy-efficient central air conditioning and heating system



KITCHEN - ARTISTS CONCEPT



THE TEAM

IT
TAKES
A
VISION



ENTRY - ARTISTS CONCEPT

SIXTH STREET MIAMI PARTNERS LLC

DEVELOPMENT GROUP

Sixth Street Miami Partners LLC is a Delaware Limited Liability Company, headquartered in Miami, FL and owned by Galbut Family Office members. The Galbut Family Office was founded by Russell Galbut, Senior Principal-Owner of Crescent Heights and Chairman of Norwegian Cruise Line Holdings Ltd., and Co-Presidents, Keith Menin, Hospitality Entrepreneur and Principal of Menin Hospitality, and Marisa Galbut, Director of Galbut Family Office LLC's Commercial Portfolio. The Office is a private wealth management firm with a focus on real estate development and investment, hospitality operations, private financings of real estate and other capital market securities. For more information, please visit: GalbutFamilyOffice.com



SALES & MARKETING

Cervera Real Estate is a Miami-based, family-owned and operated, international real estate company with the largest portfolio of successful sellouts in South Florida. The firm has played a role in every Miami real estate cycle since Alicia Cervera Sr. founded the company in 1969. Since then, the Cervera name has sold more than 115 luxury high-rise condo buildings across the region, helping revitalize areas including Brickell, Miami Beach's South of Fifth neighborhood, downtown Miami and Edgewater. The company was the first to market extensively in several international markets, including Latin America, Europe, and the Middle East. Today, under the leadership of Veronica Cervera Goeseke, CEO, and Alicia Cervera Lamadrid, Managing Partner, Cervera continues to broaden those relationships while expanding its global reach across five continents, and in major cities from Manhattan to Beijing. For more information, visit: cervera.com

ARQUITECTONICA

ARCHITECT

Based in Miami and with offices in New York, Los Angeles, Paris, Hong Kong, Shanghai, Manila, Lima and Sao Paulo, Arquitectonica is a major presence on the world architectural stage. Founded in 1977, the firm received critical and popular attention and acclaim almost from its inception, thanks to a bold modernism that was immediately identified with a renaissance in Miami's urban landscape. Principals Bernardo Fort-Brescia and Laurinda Spear have continued exploring and pushing the limits of their innovative use of geometry, pattern, and color to introduce a new brand of humanistic modern design to the world. Today their practice spans the globe, with projects in 59 countries on five continents. Over the years, Arquitectonica has received hundreds of design awards, and the firm's groundbreaking work has been the subject of exhibitions at numerous museums and institutions.



URBAN ROBOT ASSOCIATES

INTERIOR & LANDSCAPE DESIGN

Urban Robot Associates (UR) is a design collective located in Miami Beach, specializing in architecture, interior design, landscape architecture and urban planning. UR's team works collaboratively to develop a multidisciplinary approach to all projects to bring about a unique vision and create experiences that are meaningful, memorable, and functional. Whether a luxury single-family residence, dynamic restaurant, historical hotel, precious natural resource, brand identity, or city policy—UR strives to elevate the human experience from the quotidian to the cinematographic. The firm draws upon its team's diverse design backgrounds to bring about singular narratives that are true to concept and tailored to each project.

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