

NATIIVO

FORT LAUDERDALE

A SMART/ER WAY TO OWN

Newgard Development Group, a leader in lifestyle residential developments across the Southeast, is poised to expand its successful Natiivo brand to Fort Lauderdale. The trendsetting developer's Natiivo Fort Lauderdale is the city's first turnkey resort condominium purposely designed, built and licensed for short-term rentals. Newgard's plan: to redefine the landscape of flexible ownership and short-term rentals in Fort Lauderdale.

Natiivo, a distinctive brand inspired by the concept of owning and traveling like a native, introduces a novel approach to ownership. Notably, Newgard's track record includes pioneering Natiivo-branded projects that were the nation's first intentionally designed and licensed for short-term rental use.

Located at 200 W. Broward Blvd. in downtown Fort Lauderdale, the 40-story Natiivo Fort Lauderdale features 384 studio to three-bedroom residences delivered fully furnished and finished with modern, open-concept floor plans. Other unit features include floor-to-ceiling doors and windows with impact-resistant glass, spacious balconies, lockable owners' closets, walk-in closets, full-size washer and dryer, smart home technology, European-style kitchen cabinets with contemporary hardware, elegant quartz countertops in kitchens and bathrooms and keyless entry locks. It represents a new way to own real estate, giving owners the flexibility to monetize their units when not being used.



"Our successful vision for Natiivo in Miami and Austin resonated with buyers, and we are thrilled to bring this concept to Fort Lauderdale," said Newgard's visionary founder and CEO Harvey Hernandez. "With Natiivo, we present a smarter way to own real estate."

Natiivo Fort Lauderdale's amenities include a signature restaurant, fitness center with spa area, club room and pool. The centrally located project site is just steps

away from a Brightline station, the Fort Lauderdale Riverwalk, and unique dining, entertainment and cultural offerings. The iconic Las Olas shopping district and Fort Lauderdale Beach are minutes away by car.

Arquitectonica serves as the project architect, while IDDI contributes urban luxury-inspired interior design. Prices start at \$600,000. Call **954.210.4400** for more information or visit **NatiivoFortLauderdale.com**.