

Novello

— *Nashville*

Welcome to Novello

Introducing Nashville's first luxury hotel townhome new development, where owners will have the ultimate flexibility to rent for any length of time to generate income or enjoy their homes as year-round residences..

Spacious four-bedroom townhomes and three-bedroom condominiums feature skyline views of downtown Nashville and are conveniently located minutes from Nashville International Airport, Nissan Stadium, the Nashville Convention Center, and Broadway. Priced from the \$800s.



RESIDENCE FEATURES



- 63 spacious four-bedroom townhome residences with one, three and four-bedroom configurations
- 3 three-bedroom condominium residences
- Attached indoor 1 or 2 car parking garages
- Additional outdoor parking spaces

- Kitchens equipped with GE stainless steel appliances
- Bathrooms outfitted with Delta plumbing fixtures and Kohler sinks
- Spacious rooftop terraces with hot tubs and incredible skyline views
- Optional furniture packages that create a turnkey investment opportunity









AMENITIES



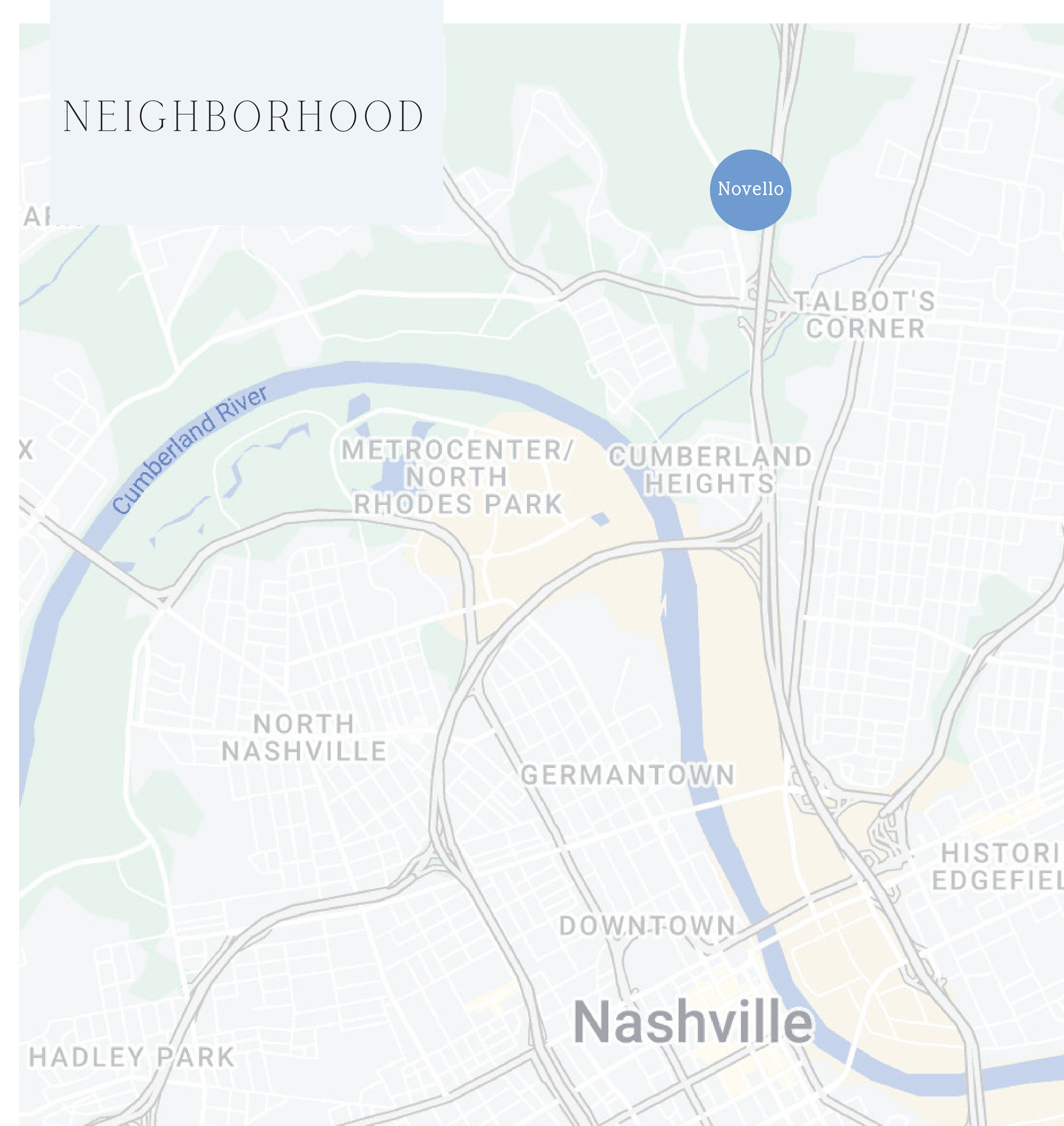
Residents and guests will enjoy exclusive access to a spacious clubhouse, a state-of-the-art-fitness center, game room, chef's kitchen, and outdoor pickleball court.



PRICE RANGE
SUMMARY

Residence Type	Square Footage	Price Range
3 Bedroom Condominium	1,801 - 1,809	\$879,000 - \$889,000
4 Bedroom Townhome	1,890 - 2,016	\$899,000 - \$909,000

NEIGHBORHOOD



A New Nashville Luxury Townhome Hotel Concept

Less than 10 minutes from downtown, River District is a neighborhood steeped in rich history that is poised for growth. With Oracle's headquarters bringing 8,500 jobs and a billion-dollar boost, alongside Rock Nashville, an innovative entertainment campus, Nashville is abuzz with fresh opportunities

A short drive from the Nashville International Airport, Convention Center, Bridgestone Arena, Nissan Stadium, and Broadway, Novello is ideally situated for owners and guests alike.



1. ORACLE HEADQUARTERS

65-acre campus with multiple office buildings and community campus. *(7 minute drive)*

2. EAST BANK DEVELOPMENT

Six million square feet of mixed-use districts, parks, and a new stadium. *(10 minute drive)*

3. NEW NISSAN STADIUM

Hosts Titans and TSU games, aiming for major events like Super Bowls. *(10 minute drive)*

4. THE RIVER NORTH DEVELOPMENT

Urban waterfront district with 12 million square feet of mixed-use spaces. *(10 minute drive)*

5. BOUNTY CLUB GOLF RESORT

Exclusive 18-hole golf course by 8AM Golf and Justin Timberlake. *(7 minute drive)*

6. ROCK NASHVILLE CAMPUS

515,000 sq. ft. of sound stages, creative offices, and production facilities. *(7 minute drive)*

A Premier Investment Opportunity in a Dynamic Nashville Market

#1 Real Estate Market to Watch in 2024
(Source: ULI Nashville Real Estate Outlook)

\$28.9B Direct Visitor Spending
(Source: Tennessee Department of Tourism)

141M Visitors Annually
(Source: Tennessee Department of Tourism)

11th In the nation for travel spending &
the fastest-growing state in the
top 40 since 2018
(Source: Tennessee Department of Tourism)



The Team



Established in 2020, Ardent Development is an active owner and operator of award-winning real estate, their property development company is primarily focused on for sale products in the multifamily industry. Ardent Development is proud to be a trusted advisor and partner to their clients as they perform a range of third-party services, including development, construction, architecture, property management and brokerage. With a track record of success in quality development and strong relationships built on decades of trust amongst its individual operators, Ardent plays a vital role in Nashville's future smart growth plans.

COMPASS
DEVELOPMENT
MARKETING
GROUP

Compass Development Marketing Group (“CDMG”) is the purpose-built new development marketing and sales/leasing division of Compass, exclusively representing developers and capital partners of new-to-market residential properties. CDMG is comprised of experienced real estate professionals specializing in 4 main pillars: Research & Analysis; Planning & Design; Marketing & Branding; Sales & Operations. CDMG is recognized for their in-depth and unmatched predevelopment architectural and design consulting as well as strategic marketing, project positioning and seamless sales execution singly focused on providing superior service to the client. CDMG has sold over \$23B in new developments: over 21,500 residences in over 100 developments.



rootARCH, PLLC is an accomplished architectural design firm offering comprehensive services in new construction, renovation, historic preservation, sustainability, interior design, urban design, and construction management. Their team has completed a diverse array of projects, ranging from several hundred to over a million square feet, across residential, multi-family, healthcare, higher education, industrial, commercial, and retail sectors.



Anderson Design Studio was founded by Kathy Anderson, IIDA, in 1988. Overlooking the Cumberland River & the Tennessee Titans stadium, the design studio is located in downtown Nashville on historic 2nd avenue. The firm enjoys a wide variety of project types, which include hospitality, educational, institutional, retail, corporate, residential, and restaurants. Each client is approached with a special sensitivity to their unique project needs.

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