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Development Team



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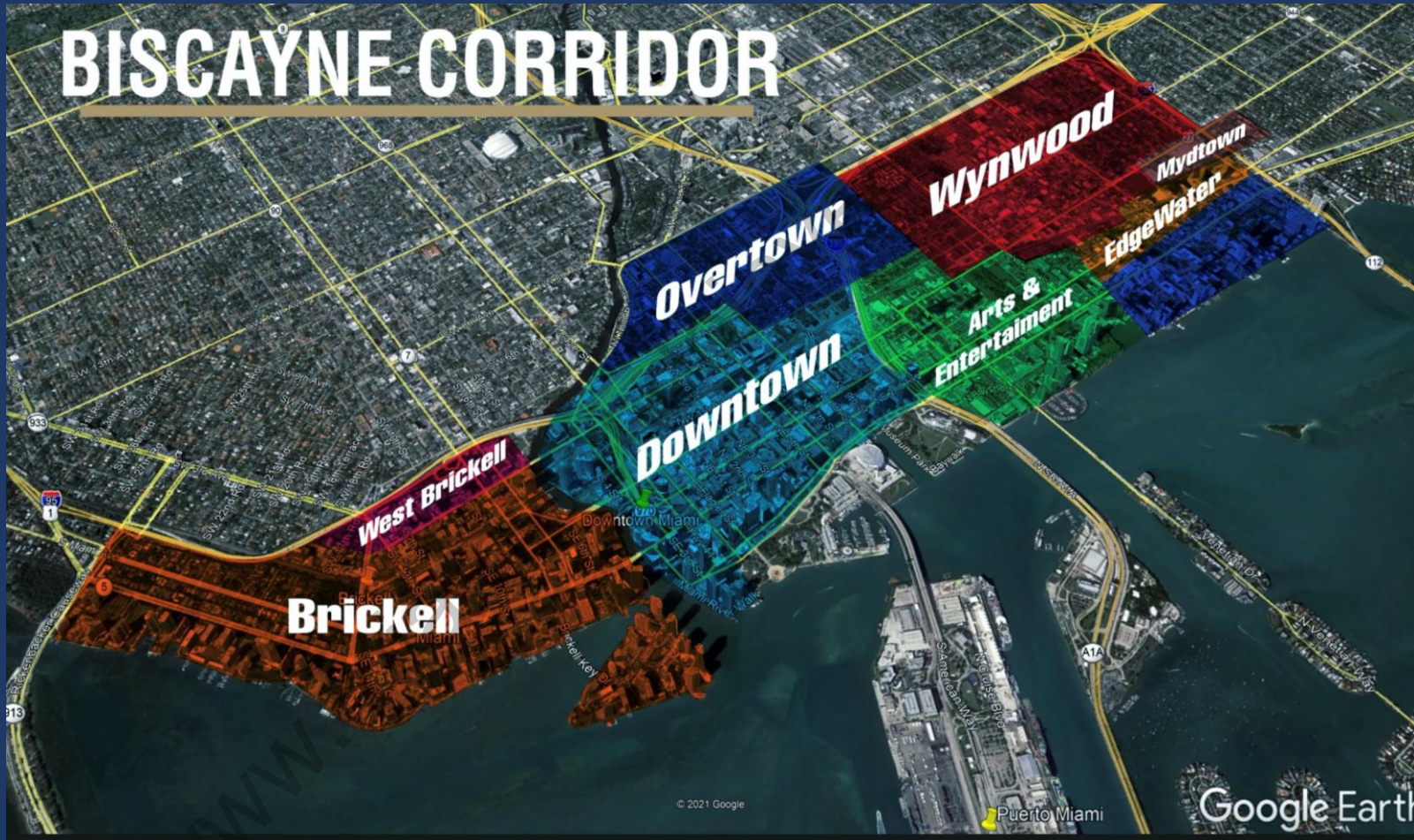


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Neighborhood



- Vibrant, walkable neighborhood
- Located in the heart of Wynwood, Miami's cultural and creative capital
- [Right nearby, the offices of multiple industry leaders, including Spotify, Founders Fund, Industrious, WeWork, Atomic, Live Nation, Slalom, Spaces, Field Trip, Blockchain.com and Schonfeld](#)
- City-proposed pedestrian-friendly promenade on 27th Terrace, with the proposed Tri-Rail Station a short walk from home



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Floors

Floor -1 Basement (Garage)
Floor 0 Ground Floor (Retail, Paseo & Lobbies)
Mezzanine Garage
Floors 2-8 Residences
Floor 9 Pool Deck, Amenities & Restaurant





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PROPERTY OVERVIEW

- Created by NoMad's creative minds in architecture, design and art curation
- Flexible ownership, no rental restrictions
- Humanistic, modern architecture from the designers of Mandarin Oriental Hotels & Residences, Brickell City Centre, St. Regis Hotels and more

Ultra High- speed Wifi

Electric Car –charging Stations





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PROPERTY OVERVIEW

- Artful cuisine: world-renowned, 13,000 SF [Casa Tua Cucina](#) on ground floor
- Rich, evocative interiors from the award-winning talent behind Soho House, The Ritz-Carlton, Four Seasons and more
- Meticulously curated, museumquality artwork
- Effortless access, with dual entrances and elevator banks





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Fully furnished and creatively curated by NoMad

- Floor-to-ceiling sliding glass doors
- Private balconies in all residences
- Spacious walk-in closets in most residences
- 9+ foot ceilings
- Streamlined modern kitchens outfitted with Bosch appliances
- Imported Italian-designed cabinetry and woodwork
- Adaptable, open layouts
- Exquisite stone countertops
- Brass fixtures in bathrooms
- Expansive spa showers
- Top-tier, in-residence washer and dryer

Residence Features





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- Globally-acclaimed [NoMad curation and design](#)
- Rooftop NoMad Restaurant and Bar with separate elevator
- Inspired, impeccable landscaping
- Full-service rooftop pool, sun deck and cabanas
- 24-hour concierge and building security
- Two expansive lobbies and retail spaces
- 24/7 valet parking and in-building garage
- Top-tier fitness and wellness center, with dedicated outdoor fitness lawns
- Grilling area and outdoor cinema
- Extensive library and co-working Spaces

Building Amenities





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Floors Plans

479 sqf	70	Studio A
464 Sqf	7	Studio A2
624 Sqf	21	Studio B
638 Sqf	147	1BR A
528 Sqf	7	1BR B
806 Sqf	7	1BR C
830 Sqf	7	2BR A
931 Sqf	7	2BR B
804 Sqf	14	2BR C
840 Sqf	42	2 BR C2



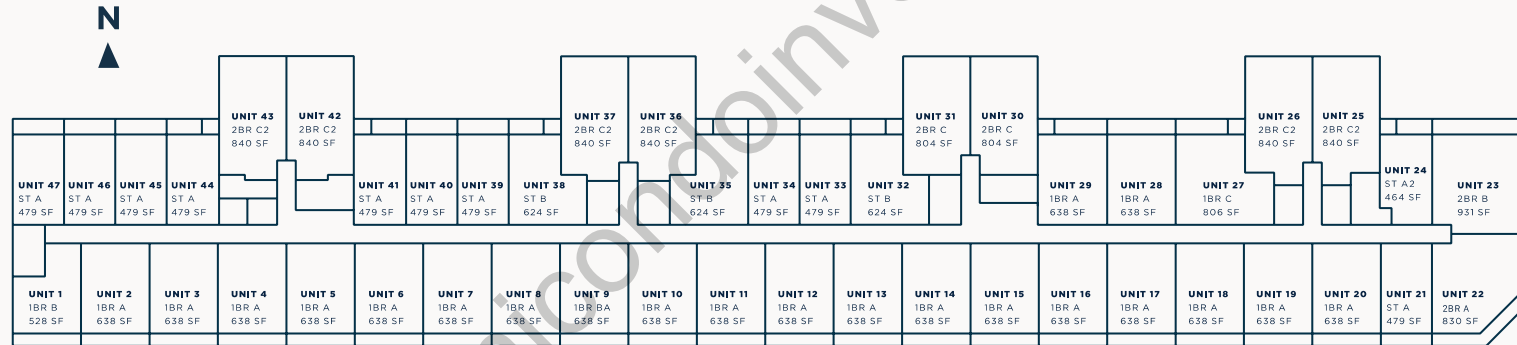


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SITE AREA

1.25 Acres

FLOORS

- Floor -1** Basement (Garage)
- Floor 0** Ground Floor (Retail, Paseo & Lobbies)
- Floor 1-5** Mezzanine (Garage)
- Floors 2-8** Residences
- Floor 9** Pool Deck, Amenities & Restaurant

EXCLUSIVE SALES AND MARKETING BY RELATED REALTY IN COLLABORATION WITH FORTUNE DEVELOPMENT SALES

The dimensions stated for this unit floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior-dominant walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer, PMA G40 Property Owner, LLC, in Developer's prospectus and the method set forth in the Developer's prospectus may result in a square footage calculation less than the method used here. Consult the Developer's prospectus for information on what is offered with the Unit and the calculation of the Unit square footage and dimensions.

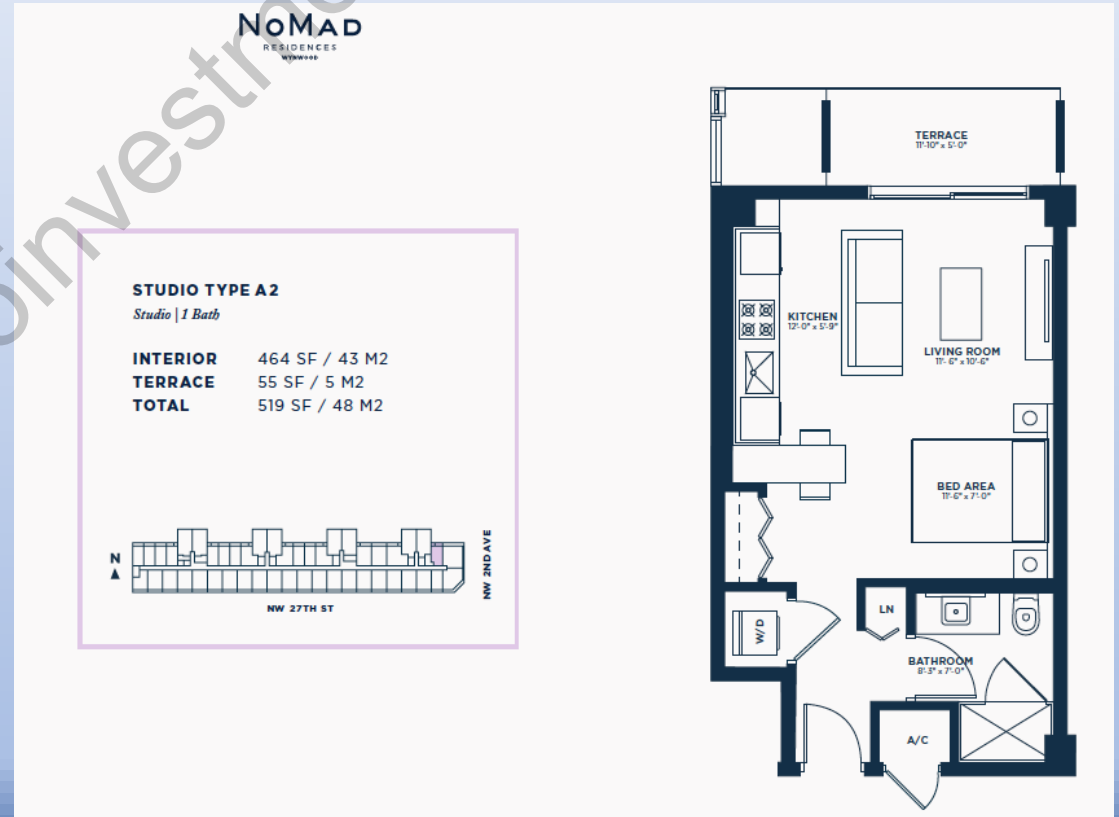
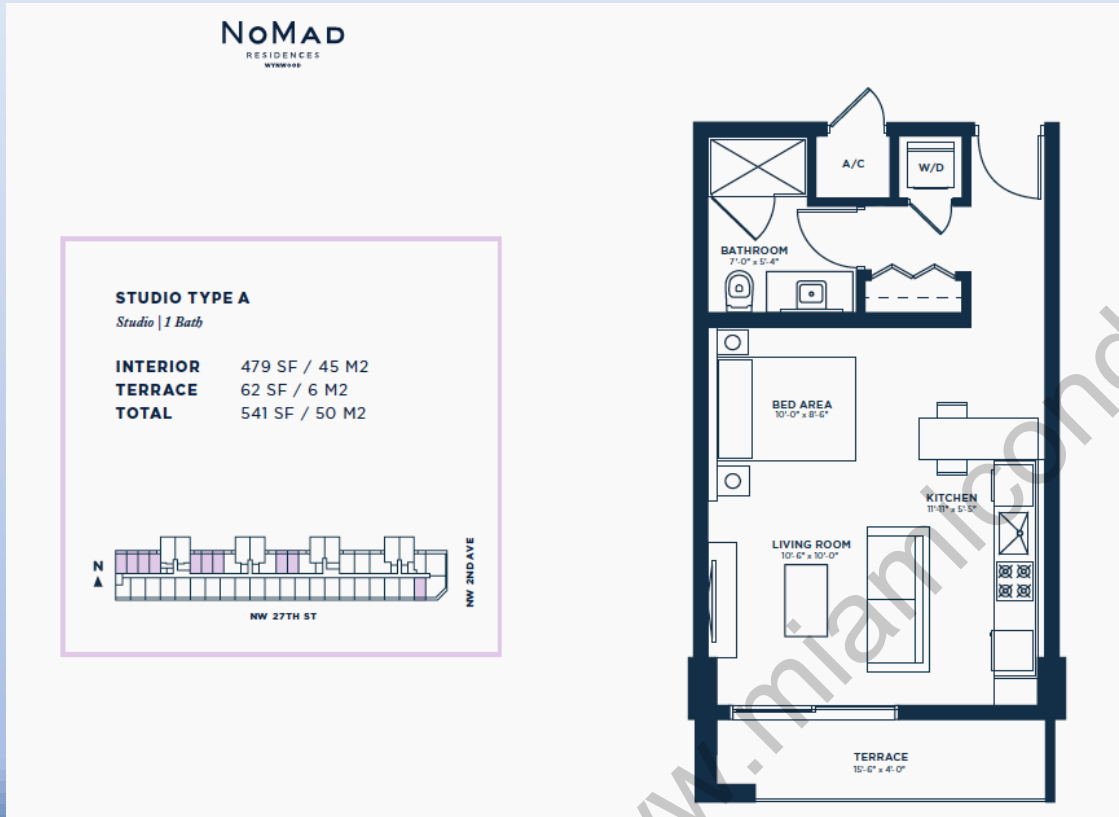




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Floors Plans





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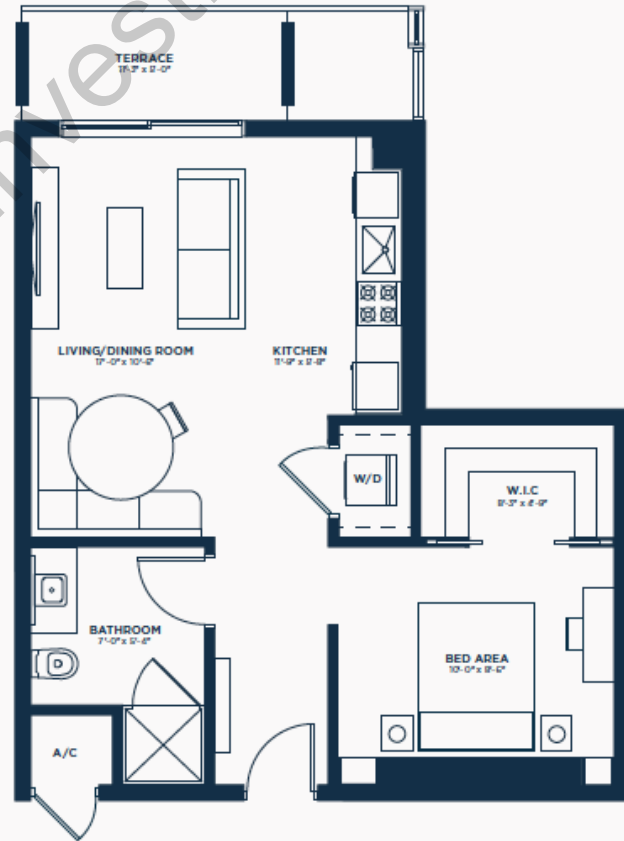
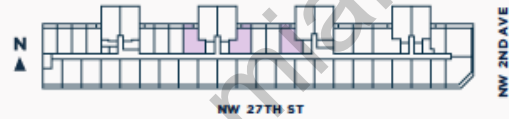
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STUDIO TYPE B

Studio | 1 Bath

INTERIOR	624 SF / 58 M2
TERRACE	54 SF / 6 M2
TOTAL	678 SF / 63 M2





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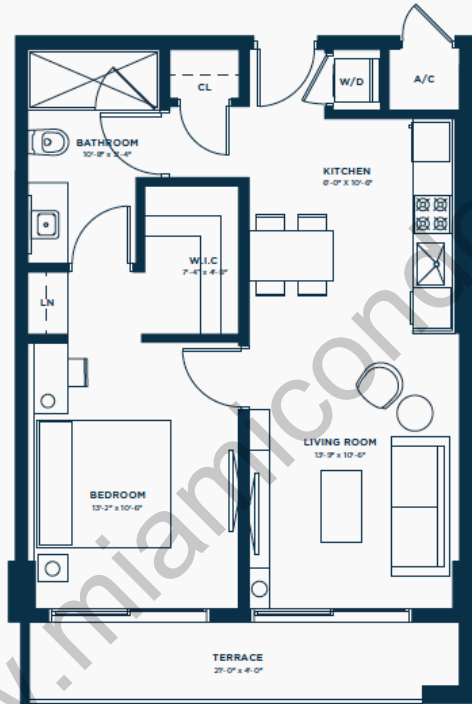
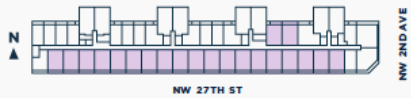
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ONE BEDROOM TYPE A

1 Bed | 1 Bath

INTERIOR	638 SF / 59 M2
TERRACE	82 SF / 8 M2
TOTAL	720 SF / 67 M2

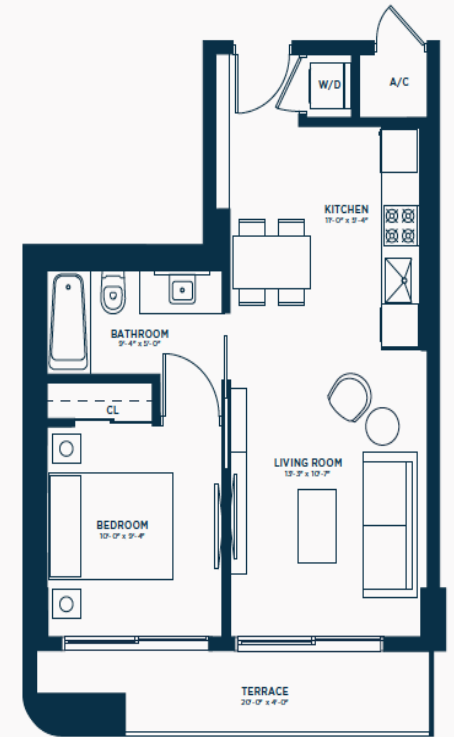
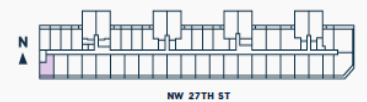


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ONE BEDROOM TYPE B

1 Bed | 1 Bath

INTERIOR	528 SF / 49 M2
TERRACE	75 SF / 7 M2
TOTAL	603 SF / 56 M2





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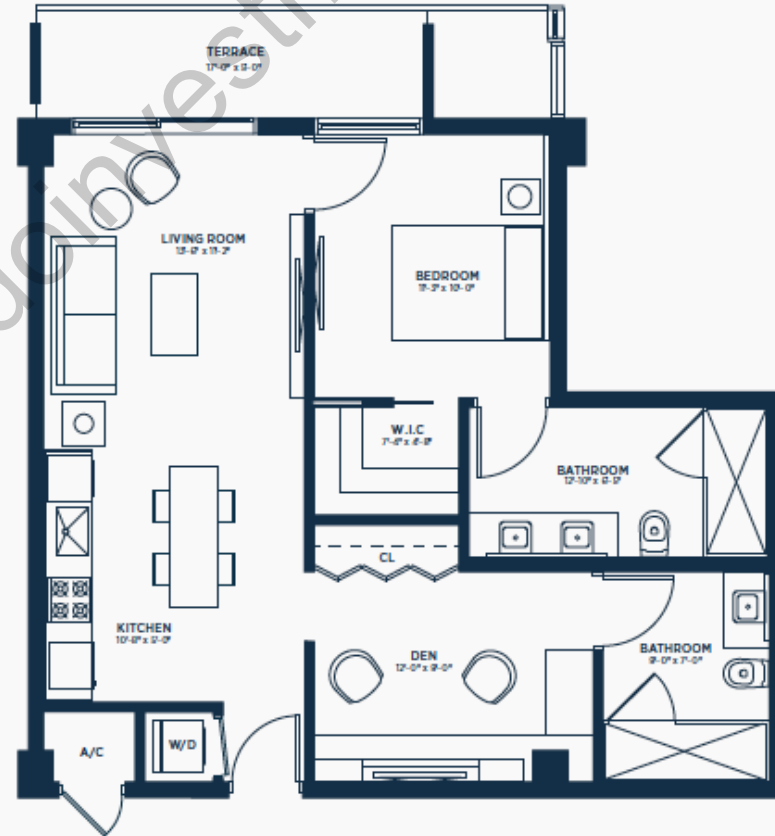
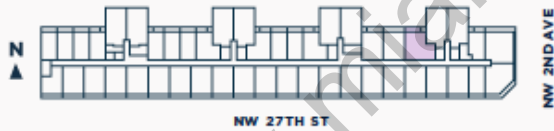
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ONE BEDROOM TYPE C

1 Bed | 2 Bath

INTERIOR	806 SF / 75 M2
TERRACE	81 SF / 8 M2
TOTAL	887 SF / 82 M2





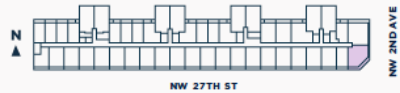
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TWO BEDROOM TYPE A 2 Bed | 2 Bath

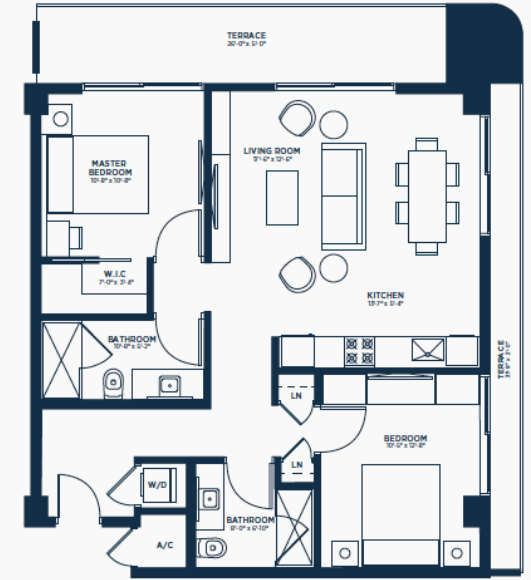
INTERIOR 830 SF / 77 M2
TERRACE 161 SF / 15 M2
TOTAL 991 SF / 92 M2



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TWO BEDROOM TYPE B 2 Bed | 2 Bath

INTERIOR 931 SF / 86 M2
TERRACE 195 SF / 18 M2
TOTAL 1,126 SF / 105 M2



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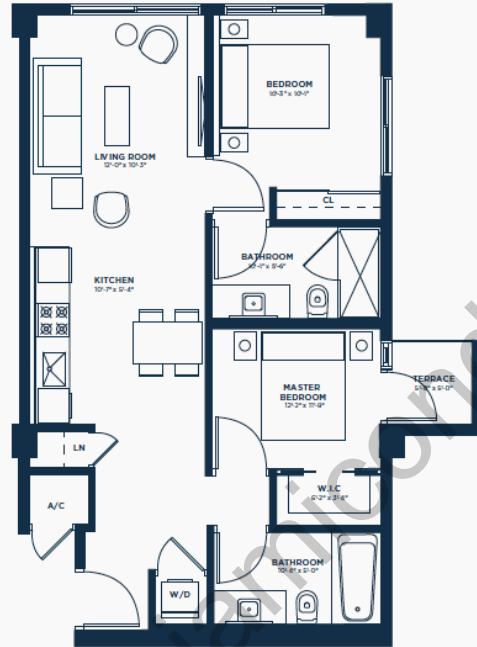
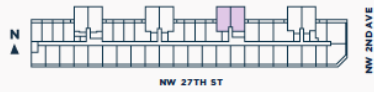
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TWO BEDROOM TYPE C

2 Bed | 2 Bath

INTERIOR 804 SF / 75 M2
TERRACE 25 SF / 2 M2
TOTAL 829 SF / 77 M2

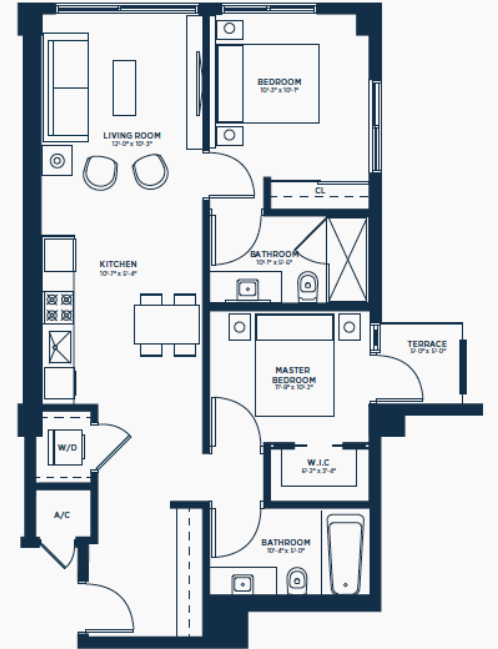
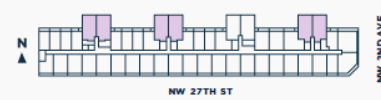


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TWO BEDROOM TYPE C2

2 Bed | 2 Bath

INTERIOR 840 SF / 78 M2
TERRACE 25 SF / 2 M2
TOTAL 865 SF / 80 M2





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Deposit Structure

10% at Reservation
10% 60 days after Contract
10% at Groundbreaking
10% at Top-off
60% at Closing

