

NOMAD

RESIDENCES
WYNWOOD







An artful new way of life

www.miamiconduityinvestments.com

*Welcome to the
first-ever
NoMad Residences,
now at home in
Miami's vibrant
Wynwood*

www.miamicondohomes.com



doinvestments.com

649

BANK OF ITALY BUILDING





NOMAD RESIDENCES WYNWOOD

Globally renowned for its refined, evocative sensibility. Defined by character and comfort. Immersed in art and storytelling. NoMad Wynwood is an iconic blend of exceptional design and creative energy, developed by NoMad's talented minds in architecture, design, curation and cuisine.

As rich, imaginative and inspired as NoMad's most coveted hotels, each residence is furnished and finished with an unmistakable mix of irreverence and charm, warmth and surprise, New York City-born legacy and sunlit Miami vibes—created for living a full and fascinating life.

*For connoisseurs
of creativity*









WYNWOOD'S DISTINCTIVE ARTISTRY

Ever-evolving and rapidly transforming, the coveted Wynwood district takes inspiration from multiple worlds. Steeped in history and reinvigorated by new and next generations, Wynwood reveals an inspired balance of rich heritage and in-the-now vision. Art embraces the neighborhood—in its walls, its style and its community.

A COVETED DESTINATION

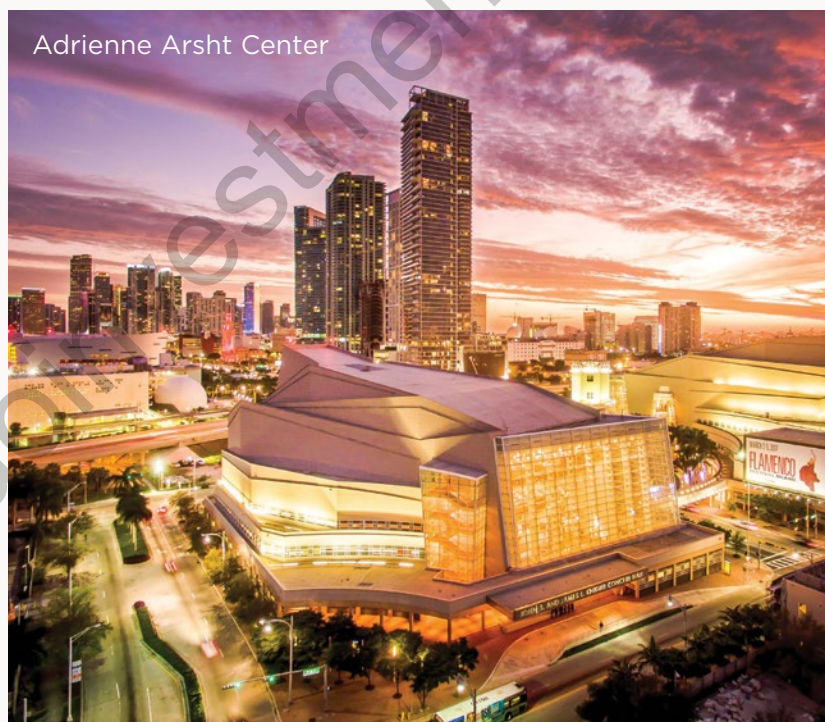
NoMad Residences Wynwood is close to over 70 galleries, luxury brands, 5-star restaurants and one of the largest street-art installations in the world. Wynwood's annual series of art fairs has played an integral role in elevating Miami to a top-caliber contributor in the art world.

THE ART OF LOCATION

Set in Miami's cultural capital: the endlessly walkable Wynwood district—full of energy and creativity. Just south of the Miami Design District, a few miles from the airport and minutes from Miami Beach, Wynwood offers a singular opportunity to live in the center of it all, surrounded by arts and culture.

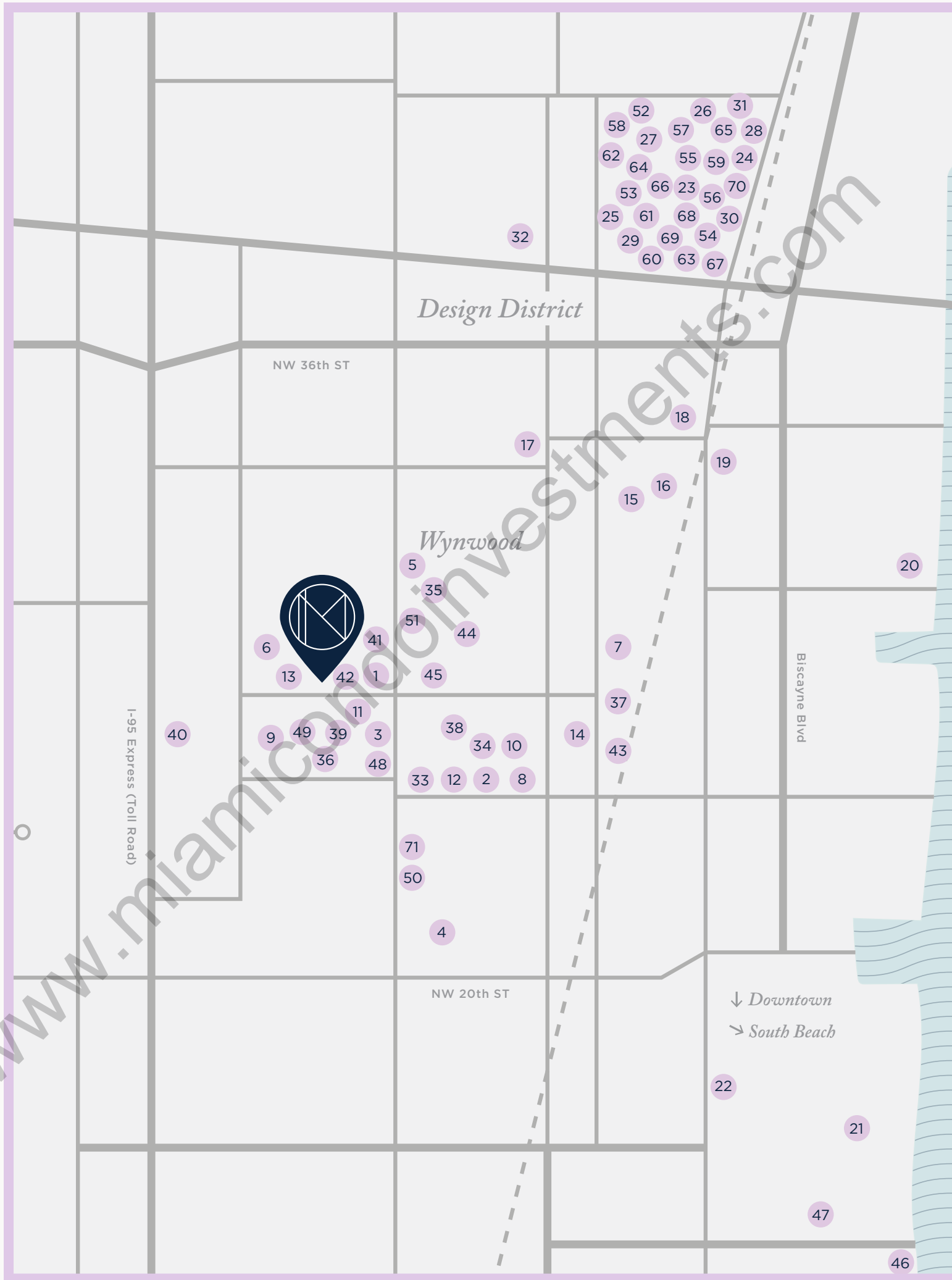


Design



n District





www.miamiconlineinvestments.com

Design District

NW 36th ST

Wynwood

I-95 Express (Toll Road)

Biscayne Blvd

NW 20th ST

↓ *Downtown*
→ *South Beach*



IN GOOD COMPANY

DINE

1. Kyu
2. 1-800-Lucky
3. Coyo Taco
4. Astra
5. Bakan
6. Momosan Wynwood
7. Doma
8. Mayami Mexicantina
9. Doya
10. Three & No. 3 Social
11. Uchi
12. Butcher Shop Beer Garden
13. Hiden
14. Back Door Monkey
15. Negroni Bistro & Sushi Bar
16. Sugarcane Raw Bar Grill
17. Prohibition Restaurant and Speakeasy
18. Tap 42 Craft Kitchen & Bar
19. Lagniappe
20. Amara at Paraiso
21. Pura Vida Edgewater
22. Mignonette Downtown
23. Baccarat Boutique Bbar & Lounge
24. Cote
25. Swan
26. Okami
27. Michael's Genuine
28. L'Atelier de Joel Robuchon
29. Pura Vida Design District
30. MIA Market
31. Mandolin Aegean Bistro
32. Harry's Pizzeria

DRINK

33. El Patio Wynwood
34. Racket
35. Brick
36. SHOTS
37. Cervceria La Tropical
38. The Dirty Rabbit Wynwood
39. Le Coqtail by Le Chick
40. Wynwood Brewing Company

DISCOVER

41. Wynwood Walls
42. Museum of Graffiti
43. Oasis Wynwood
44. Scooteria Wynwood
45. Miami Selfie Museum
46. Pérez Art Museum Miami
47. Adrienne Arsht Center

SHOP

48. Scotch & Soda
49. Boho Hunter Wynwood
50. Base
51. Le Labo
52. Bottega Veneta
53. Burberry
54. Bvlgari
55. Cartier
56. Dior
57. Fendi
58. Gucci
59. Hermes
60. Hublot
61. Louis Vuitton
62. Prada
63. Officine Panerai
64. Rolex
65. Salvatore Ferragamo
66. Tom Ford
67. Vacheron Constantin
68. Valentino
69. Van Cleef & Arpels
70. Versace
71. Aviator Nation

Biscayne Bay

www.micoinvestments.com

NOMAD
RESIDENCES
WYNWOOD

www.miamicoinvestments.com



*Refreshing,
unexpected
and endlessly
inventive*



Artist's conceptual rendering; surrounding buildings and landmarks modified or omitted.



Casa Tua
♡
Quinoa

Designed for living artfully





THE NOMAD BRAND

NoMad Hotels are celebrated across the globe and consistently ranked among the best in the world—their design ethos inspired by the homes of well-traveled global citizens.

Born in New York City, NoMad transformed a bargain wholesale district into the rich and vibrant epicenter of midtown Manhattan. With hotels in London, Los Angeles and Las Vegas, their intuitive approach embraces and absorbs the energy and individuality of each location. The premiere NoMad Residences Wynwood takes the brand's unique approach and brings it to life through interiors that reflect Wynwood's colorful character and creative enterprise.

Every NoMad experience is rooted in a culinary vision that brings together the collective spirit of both the community and the location: thoughtful, imaginative and welcoming to all.

The soul of NoMad is in its extraordinary artwork, commissioned and curated from the world's finest museums, galleries and collectors, pieces that evoke, elevate and endure.

*Individual
character,
a world
of comfort*





W.ri
ndoinves

LIFE AT NOMAD RESIDENCES WYNWOOD

NoMad Wynwood's bespoke residences capture an elevated balance of old-school glamour, industrial edge and enduring design, inflected with the neighborhood's colorful palette and creative drive. Amenities are distinctive and customized, intended to distinguish and animate as well as provide 24/7 access to the brand's exacting service and genuine warmth.

NoMad Wynwood also features the renowned NoMad Restaurant and Bar as well as Casa Tua Cucina. On the rooftop, a full-service pool, sun deck and private cabanas, a buzzing social scene and lively signature bar and restaurant, all with panoramic views of Miami's dynamic cityscape. Indoors, an extensive library, thoughtful co-working space and state-of-the-art fitness and wellness center.

Designed with each of NoMad's most iconic luxuries, NoMad Wynwood brings all the elements of a well-traveled, artfully lived life to a home created for yours.









Casa Tua



Cucina

On the ground floor of NoMad Residences Wynwood stands Casa Tua Cucina, a sublime Italian eatery with an expansive open kitchen and lively, joyful scene. Imagined as an extension of Founder Miky Grendene's own home, Casa Tua Cucina creates a genuine sense of conviviality, inviting shared experiences and lingering conversation over an abundant menu of Italian cuisine, ethically sourced both locally and internationally.

The kitchen features panini and charcuterie, crudos and grilled selections, classic and creative pizzas, an extensive menu of sweets, teas and Napoli-imported coffees, as well as 100 labels of Italian wines. An intuitive gathering space with a drop-in-anytime vibe, Casa Tua Cucina is familiar and inspired, communal and individually expressive—la dolce vita in every way. And for NoMad Wynwood residents, it's right downstairs.







NoMad Residences

Wynwood gives owners the freedom and flexibility to live globally

FLEXIBLE OWNERSHIP, NO RENTAL RESTRICTIONS

Facts & Figures

- **448+ MILLION PEOPLE WORLDWIDE** are actively engaging in home-sharing.
- **\$88 BILLION TOTAL REVENUE** is projected from vacation rentals in the United States by 2023.
- **1 IN 4 AMERICANS ENGAGE** with short-term rental platforms.
- **MILLENNIALS CHOOSE RENTALS OVER HOTELS** Millennials, one of the largest growing age groups across the globe, opt for short-term rentals instead of hotels.

Flexible Ownership in Miami

- **MIAMI SEARCHES UP 200%** Searches for Miami stays during the spring season soared 200% over last year.
- **SHORT-TERM RENTAL AVERAGE: \$8,024** The average price for a short-term rental in Miami is \$8,024, making it one of the most profitable host cities in the world.
- **TOP 5 MOST-SEARCHED** destination in the United States, alongside Los Angeles, San Diego, New York and the South Florida Gulf Coast.
- **TOP 10 MOST-BOOKED** destination in the United States, with some of the highest bookings nationwide in the first seven days of a new listing.

PROPERTY OVERVIEW

- Created by NoMad's creative minds in architecture, design and art curation
- Located in the heart of Wynwood, Miami's cultural and creative capital
- Flexible ownership, no rental restrictions
- Humanistic, modern architecture from the designers of Mandarin Oriental Hotels & Residences, Brickell City Centre, St. Regis Hotels and more
- Vibrant, walkable neighborhood
- 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, museum-quality artwork
- Effortless access, with dual entrances and elevator banks
- Ultra high-speed Wifi
- Located near the offices of multiple industry leaders, including Spotify, Founders Fund, Industrious, WeWork, Atomic, Live Nation, Slalom, Spaces, Field Trip, Blockchain.com and Schonfeld
- Electric car charging stations
- A short walk from the city-proposed, pedestrian-friendly promenade on 27th Terrace and Tri-Rail Station

BUILDING AMENITIES

- 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
- 24-hour valet parking and in-building garage
- Two expansive lobbies and numerous retail spaces
- Top-tier fitness and wellness center, with dedicated outdoor fitness lawns
- Grilling area and outdoor cinema
- Extensive library and co-working spaces
- Bicycle storage
- Swift, wireless check-in
- Privately controlled elevator access
- Smart climate control
- Private storage on residential floors
- Pet-friendly



*Immersed in art, design
and colorful narrative*



www.mianicondoinvestments.com



RESIDENCES

Available as studio, one- and two-bedroom homes, each featuring private balconies and interiors fully furnished and curated by the creative talent behind NoMad and DesignAgency.

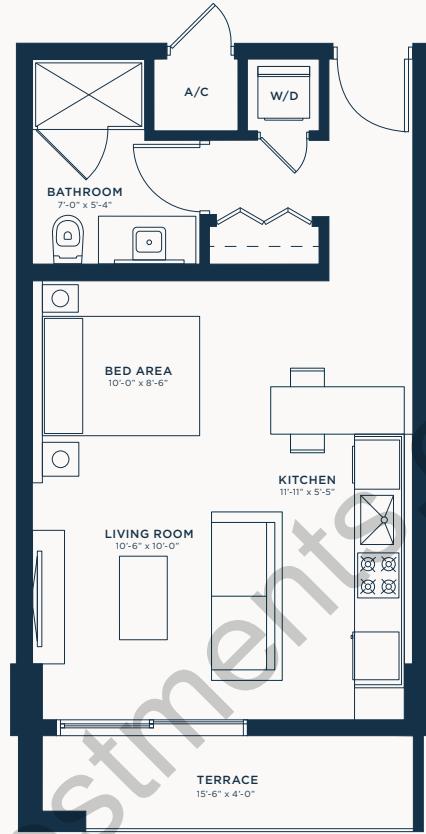
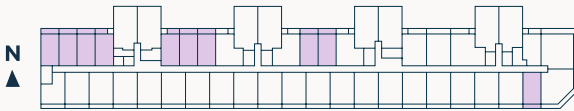
RESIDENCE FEATURES

- Floor-to-ceiling sliding glass doors
- Private balconies in all residences
- Spacious walk-in closets in most residences
- Streamlined modern kitchens outfitted with Bosch appliances
- 9+ foot ceilings
- 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

STUDIO TYPE A

Studio | 1 Bath

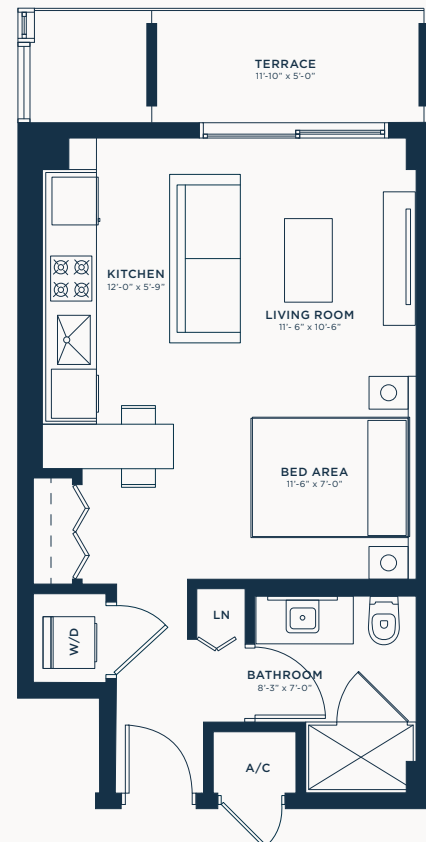
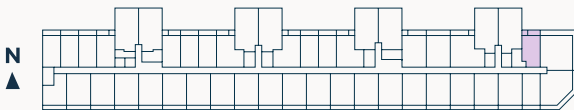
INTERIOR 479 SF / 45 M²
TERRACE 62 SF / 6 M²
TOTAL 541 SF / 50 M²



STUDIO TYPE A2

Studio | 1 Bath

INTERIOR 464 SF / 43 M²
TERRACE 55 SF / 5 M²
TOTAL 519 SF / 48 M²



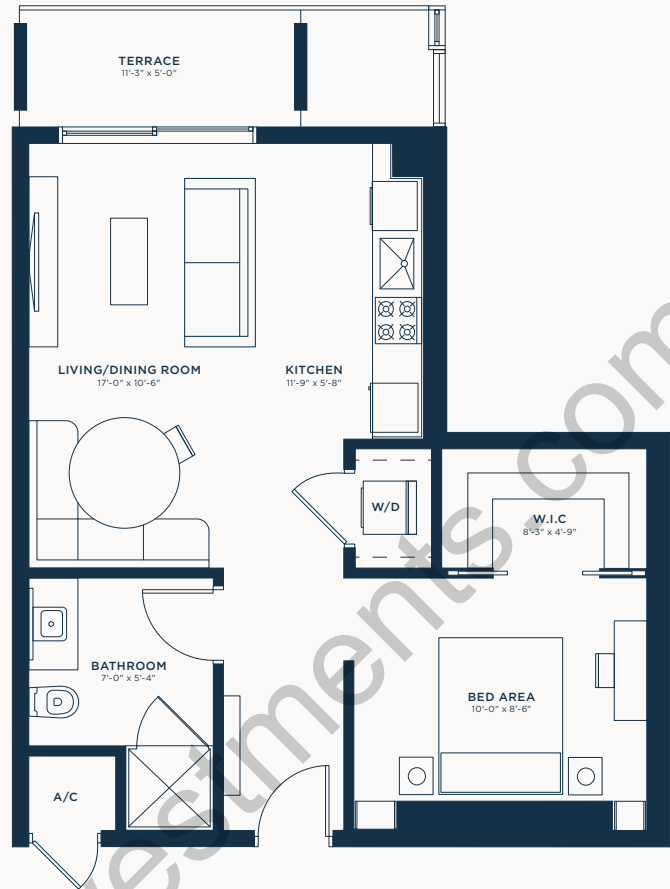
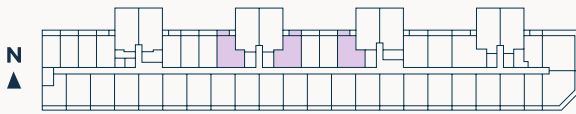
The dimensions stated for this unit floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without 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, PRH 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.



STUDIO TYPE B

Studio | 1 Bath

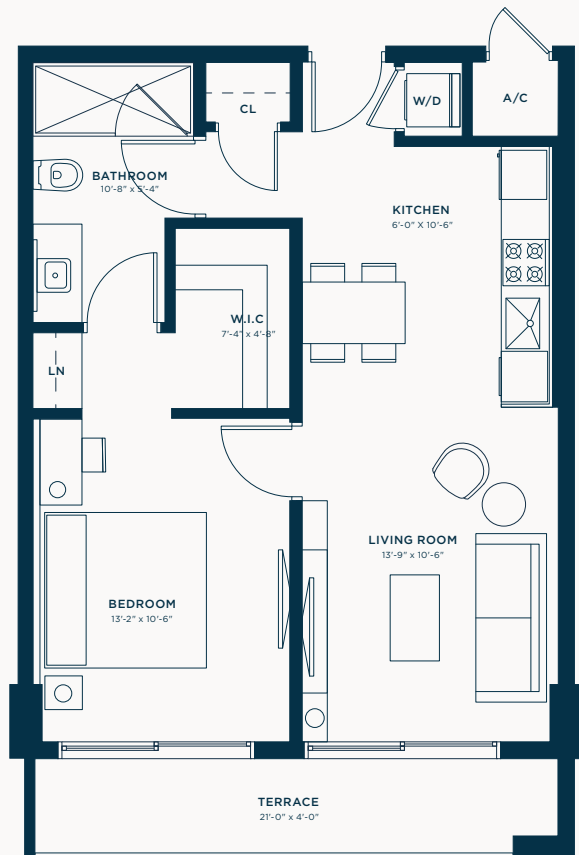
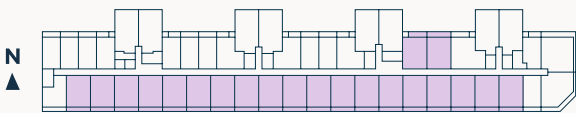
INTERIOR 624 SF / 58 M²
TERRACE 54 SF / 6 M²
TOTAL 678 SF / 63 M²



ONE BEDROOM TYPE A

1 Bed | 1 Bath

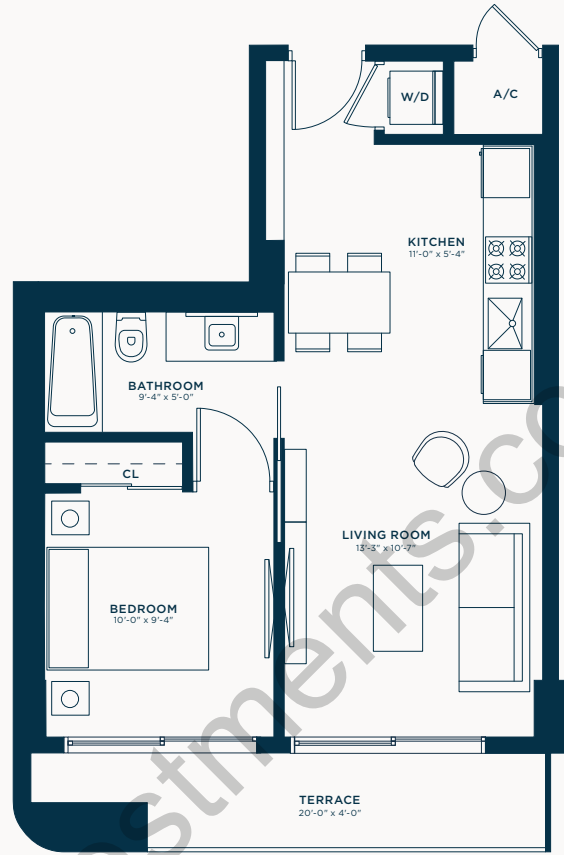
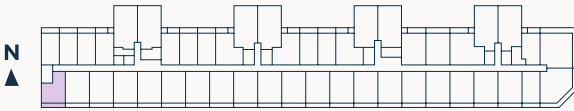
INTERIOR 638 SF / 59 M²
TERRACE 82 SF / 8 M²
TOTAL 720 SF / 67 M²



ONE BEDROOM TYPE B

1 Bed | 1 Bath

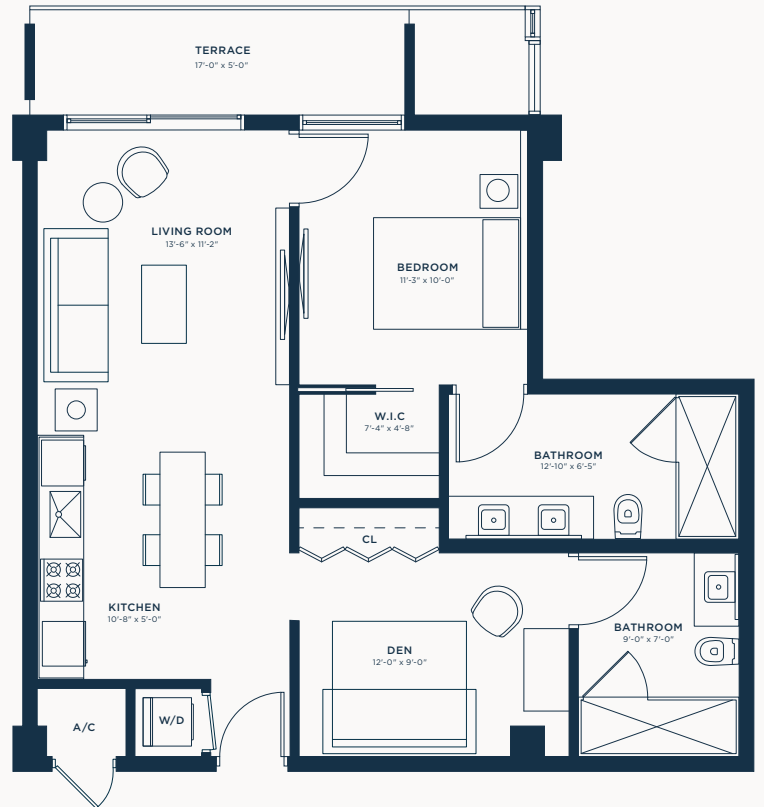
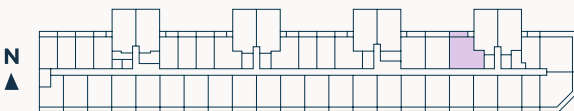
INTERIOR 528 SF / 49 M²
TERRACE 75 SF / 7 M²
TOTAL 603 SF / 56 M²



ONE BEDROOM TYPE C

1 Bed | 2 Bath + Den

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



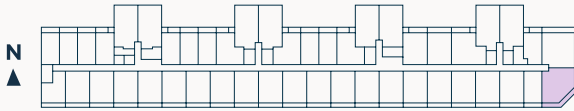
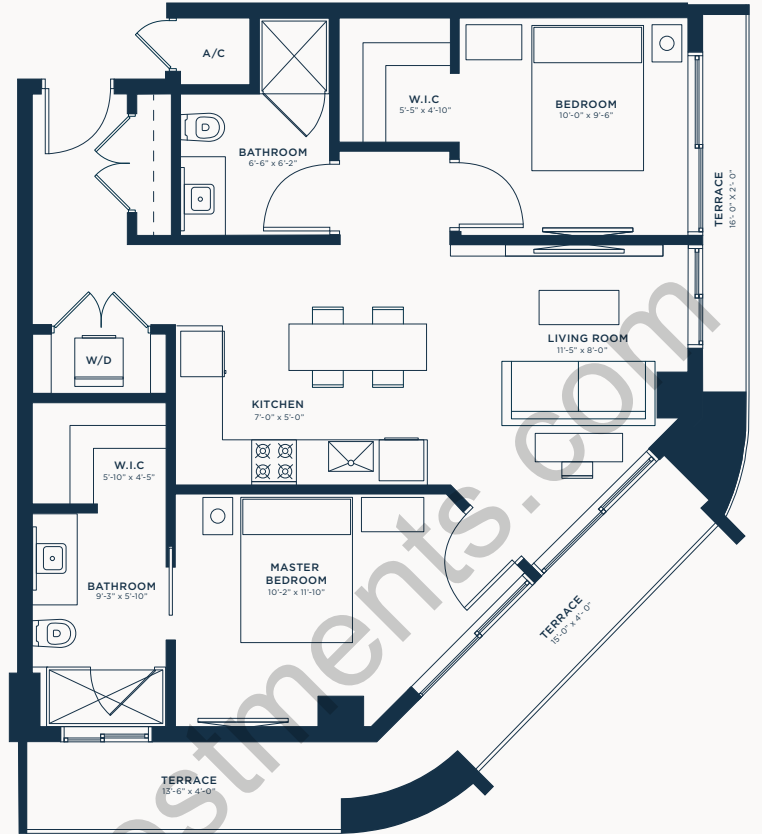
The dimensions stated for this unit floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without 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, PRH 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.



TWO BEDROOM TYPE A

2 Bed | 2 Bath

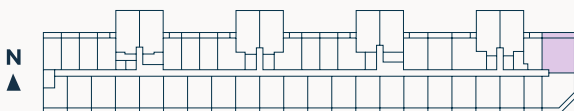
INTERIOR 830 SF / 77 M²
TERRACE 161 SF / 15 M²
TOTAL 991 SF / 92 M²



TWO BEDROOM TYPE B

2 Bed | 2 Bath

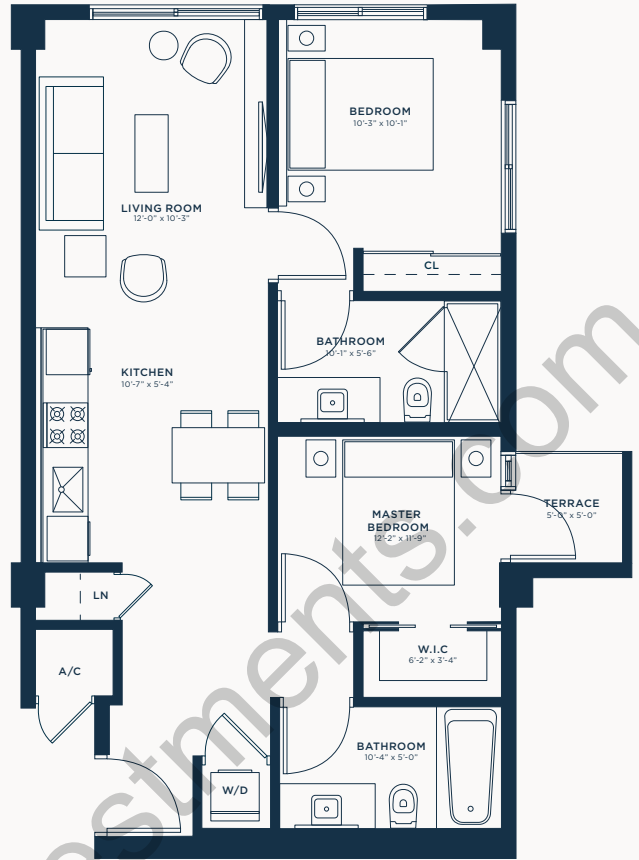
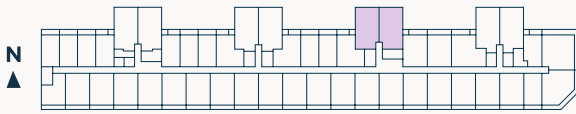
INTERIOR 931 SF / 86 M²
TERRACE 195 SF / 18 M²
TOTAL 1,126 SF / 105 M²



TWO BEDROOM TYPE C

2 Bed | 2 Bath

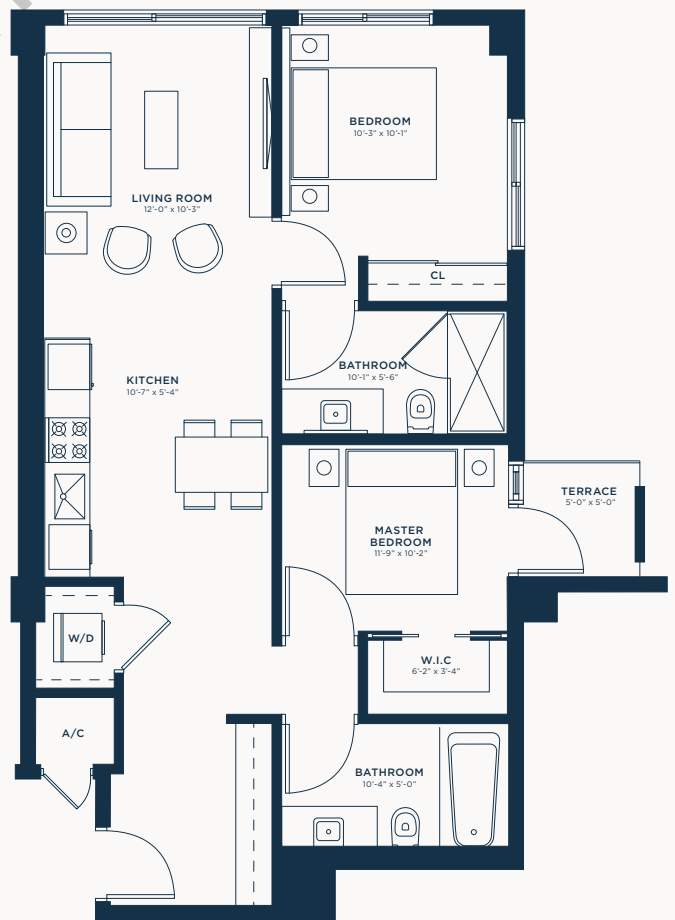
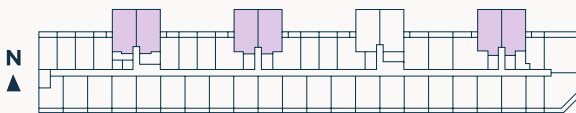
INTERIOR 804 SF / 75 M²
TERRACE 25 SF / 2 M²
TOTAL 829 SF / 77 M²



TWO BEDROOM TYPE C2

2 Bed | 2 Bath

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



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 demising 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, PRH 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.



www.mianicondoinvestm

DEVELOPMENT TEAM



Related Group

Since 1979, Related Group has enhanced skylines with iconic developments characterized by innovative design, enduring quality and inclusive living. Through groundbreaking partnerships with world-renowned architects, designers and artists, Related redefines urban environments on a global scale, fostering distinctive, dynamic communities and symbolic landmarks that have become sources of local pride.



Tricap

Tricap is a private equity real estate investor and developer with over three decades of success identifying and cultivating early-stage investment opportunities and opportunistic real estate transactions within the country's most sought-after markets. The company has built a portfolio in excess of 3 million square feet, managing in excess of \$3 billion of high-profile and prominent assets across major metropolitan US markets.



Sydell Group

Founded by Andrew Zabler, Sydell Group is the creator of unique hotels rooted in their location and architecture. Sydell's core expertise is in bringing together emerging and established talent from the worlds of design, food & beverage, art and hospitality to create hotels and restaurants that offer inspiration, comfort, graciousness of spirit and a deep sense of place.



DESIGN TEAM



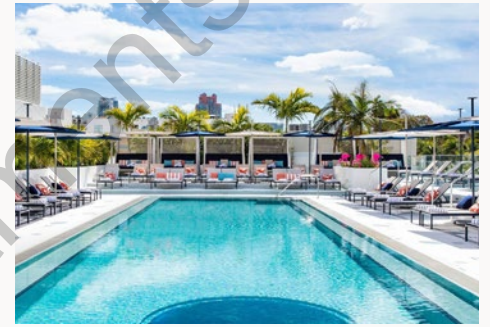
Arquitectonica

Led by Principals Bernardo Fort-Brescia and Laurinda Spear, Arquitectonica continues to push the limits of design with its innovative use of materials, geometry, pattern and color to introduce a new brand of humanistic modern design to the world. With offices in Miami, New York, Los Angeles, Paris, Hong Kong, Shanghai, Manila, Lima and Sao Paulo, Arquitectonica occupies a major presence on the international stage.



DesignAgency

DesignAgency is an award-winning international design studio that draws on over two decades of experience in interior design, architectural and landscape concepting, strategic branding and visual communications. With studios in Toronto, Washington, D.C., Los Angeles and Barcelona, DesignAgency has developed a global reputation for creating exceptional environments that people experience fully and deeply.



Naturalficial

Naturalficial is a Miami-based landscape architecture and design practice, dedicated to the production of man-made built environments that reconnect us with nature, provide a setting for human activities and lift the human spirit. Its portfolio is comprised of various project types and scales including urban interventions, hotels and high-end multi-family and single-family residences.







Artist's conceptual rendering; surrounding buildings and landmarks modified or omitted.



NOMAD

RESIDENCES
WYNWOOD

SALES GALLERY

280 NW 27TH ST MIAMI, FL 33127

PH +1 786 437 3360

NOMADWYNWOOD.COM

FORTUNE
DEVELOPMENT
— SALES —



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

The NoMad Residences (the "Condominium") is developed by PRH G40 Property Owner, LLC ("Developer") and you should rely only on the Developer's written representations set forth in the Developer's Prospectus. The illustrations and images are conceptual and may vary from concept to actual construction. The floor plan, unit layout, locations of windows, doors, closets, plumbing, mechanical, appliances, architectural design elements, and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture plan and the uses of space illustrated are suggested uses only and not intended to guaranty or represent any specific use of space. Furnishings, design features, and décor illustrated are not included with purchase of a Unit. Consult only the Developer's Prospectus for the Condominium to learn terms, conditions, specifications, estimated costs, and to learn what is included with a Unit purchase and how to calculate the Unit size. Pursuant to a license agreement, Developer has the right to use the trade names, marks, images, and logos of The Related Group and of Nomad Marks, LLC for so long as such license agreements are not terminated or otherwise lapse. Developer is not incorporated in, located in, nor a resident of, New York and this is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units in New York or to residents of New York, or residents of any other jurisdiction were prohibited by law. Reproduction for any use is not authorized. ©2022 PRH G40 Property Owner, LLC.





NO MAD

RESIDENCES
WYNWOOD

2700 NW 2ND AVENUE
MIAMI, FL 33127

