

NOMAD

RESIDENCES
WYNWOOD





An artful new way of life

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



DEVELOPMENT TEAM



Related Group



Tricap



Sydell Group

DESIGN TEAM



Arquitectonica



Design Agency



Naturalficial



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.



*For connoisseurs of
Creativity*





Wynwood Walls

A COVETED DESTINATION

Close to over 70 galleries, luxury brands, 5-star restaurants and one of the largest street-art installations in the world.



Adrienne Arsht Center

THE ART OF LOCATION

Set in Miami's cultural capital: the endlessly walkable Wynwood District is just south of the Miami Design District, a few miles from the airport and minutes from Miami Beach.



Design District



Pérez Art Museum Miami



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.

Residence Features





NoMad Residences Wynwood gives owners the freedom and flexibility to live globally

FLEXIBLE OWNERSHIP, NO RENTAL RESTRICTIONS

STATISTICS

- 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.

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** instead of hotels.



THE RESIDENCES

329 studio, 1 and 2-bedroom residences

Flexible ownership, no rental restrictions

Fully furnished and creatively curated by NoMad and the award-winning Design Agency

9+ foot ceilings and floor-to-ceiling glass doors

Private balconies in all residences

Spacious walk-in closets in most residences

Streamlined modern kitchens outfitted with Bosch appliances

Imported Italian-designed cabinetry and woodwork

Smart climate control

Exquisite stone countertops

Brass fixtures in bathrooms

Expansive spa showers

Top-tier, in-residence washer and dryer



NoM

BUILDING AMENITIES AND SERVICES

Rooftop NoMad Restaurant and Bar with separate elevator

Full-service rooftop pool, sun deck and cabanas with an inspired, impeccable landscaping

Expansive library and co-working spaces

Top-tier fitness and wellness center, with dedicated outdoor fitness lawns

Two expansive lobbies and numerous retail spaces

24-hour concierge and building security

24-hour valet parking and in-building garage

Grilling area and outdoor cinema

Bicycle storage and private storage on residential floors

Swift, wire-less check-in

Privately controlled elevator access

Pet-friendly



*Individual character,
A world of comfort*





NOMAD RESIDENCES WYNWOOD, AN UNPARALLELED LIFESTYLE

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.





Casa Tua ♥ Cucina

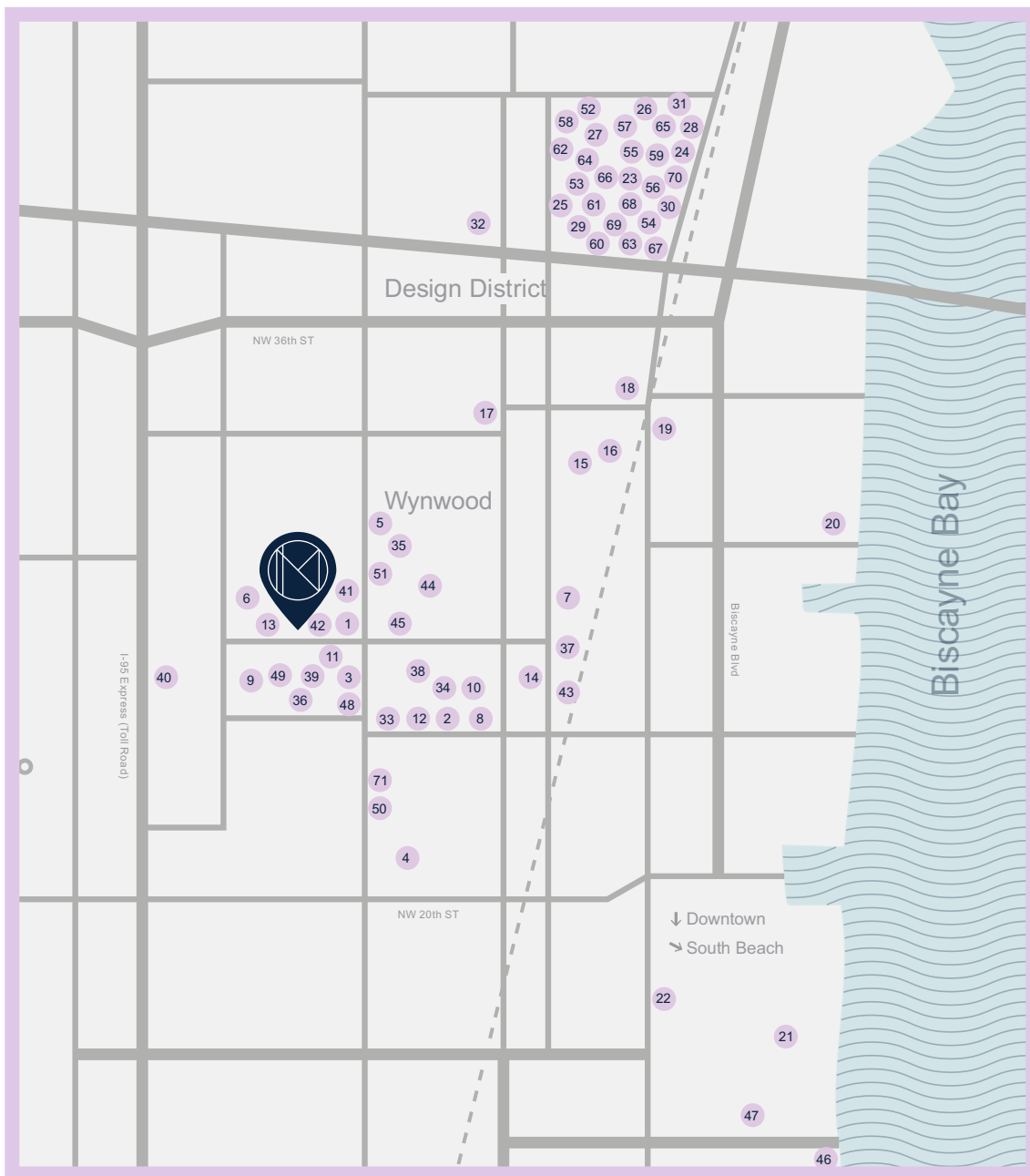


On the ground floor of NoMad Residences Wynwood stands Casa Tua Cucina, a sublime Italian eatery with an expansive open kitchen and lively, joyful scene. An intuitive gathering space. La Dolce Vita in every way. And for NoMad Wynwood, residents, it's right downstairs.



NOMAD

Casa Tua
Quina



IN GOOD COMPANY

RESTAURANTS

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

BARS

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

ART

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

BOUTIQUES

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



SITE AREA

1.25 Acres

DEPOSIT STRUCTURE

10% - at Reservation

10% - 60 Days after Contract

10% - at Groundbreaking

10% - at Top-Off

60% - at Closing

PRICE RANGE

Unit	Floor	Size	Price
Studio	4	464 sf - 624 sf	From \$594,900
1H / 1B	6	528 sf- 806 sf	From \$688,900
2H / 2B	8	804 sf - 931 sf	From \$948,900



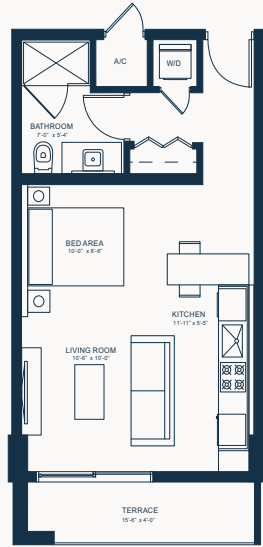
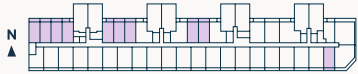
*Residence Types
and Floorplans*



STUDIO TYPE A

Studio | 1 Bath

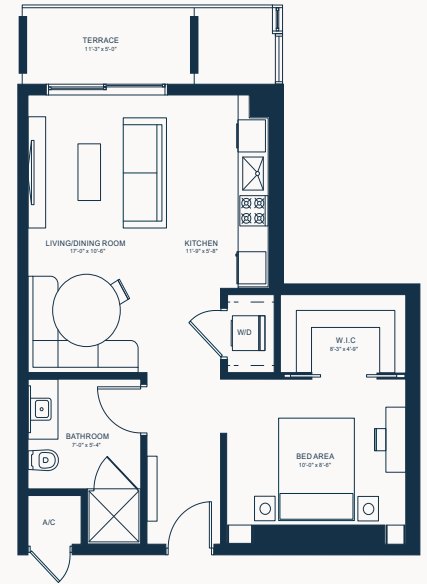
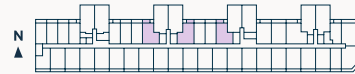
INTERIOR	479 SF / 45 M ²
TERRACE	62 SF / 6 M ²
TOTAL	541 SF / 50 M ²



STUDIO TYPE B

Studio | 1 Bath

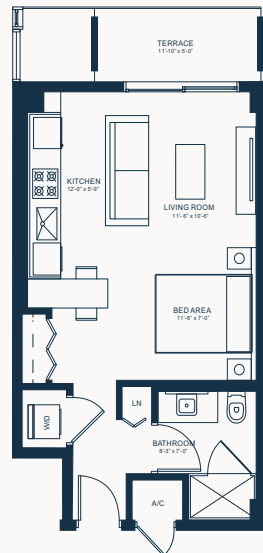
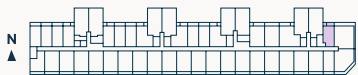
INTERIOR	624 SF / 58 M ²
TERRACE	54 SF / 6 M ²
TOTAL	678 SF / 63 M ²



STUDIO TYPE A2

Studio | 1 Bath

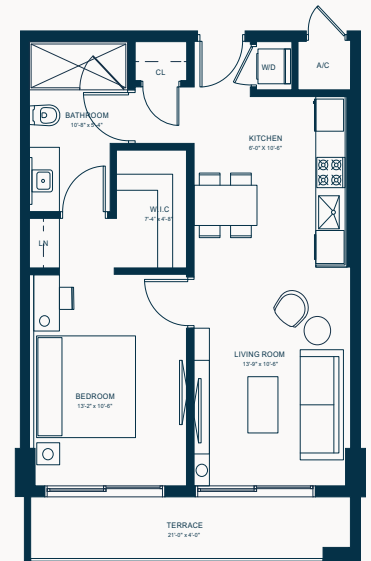
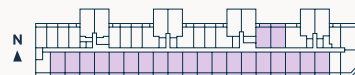
INTERIOR	464 SF / 43 M ²
TERRACE	55 SF / 5 M ²
TOTAL	519 SF / 48 M ²



ONE BEDROOM TYPE A

1 Bed | 1 Bath

INTERIOR	638 SF / 59 M ²
TERRACE	82 SF / 8 M ²
TOTAL	720 SF / 67 M ²



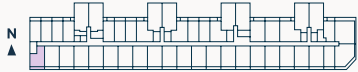
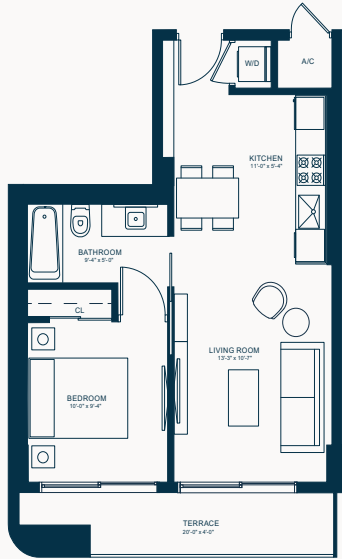
The dimensions stated for this unit floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without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



ONE BEDROOM TYPE B

1 Bed | 1 Bath

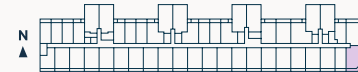
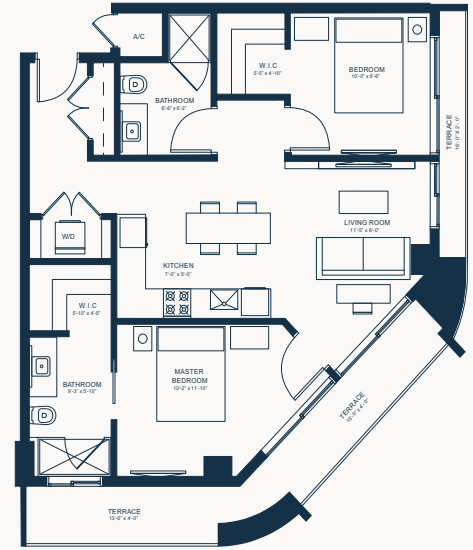
INTERIOR	528 SF / 49 M ²
TERRACE	75 SF / 7 M ²
TOTAL	603 SF / 56 M ²



TWO BEDROOM TYPE A

2 Bed | 2 Bath

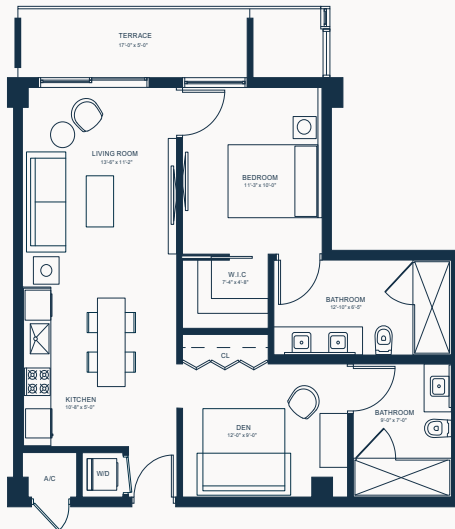
INTERIOR	830 SF / 77 M ²
TERRACE	161 SF / 15 M ²
TOTAL	991 SF / 92 M ²



ONE BEDROOM TYPE C

1 Bed | 2 Bath + Den

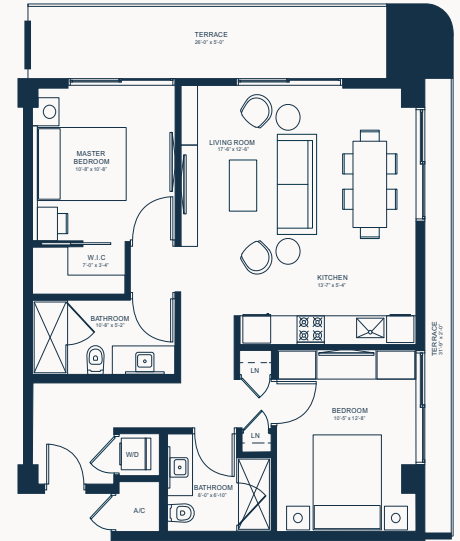
INTERIOR	806 SF / 75 M ²
TERRACE	81 SF / 8 M ²
TOTAL	887 SF / 82 M ²



TWO BEDROOM TYPE B

2 Bed | 2 Bath

INTERIOR	931 SF / 86 M ²
TERRACE	195 SF / 18 M ²
TOTAL	1,126 SF / 105 M ²

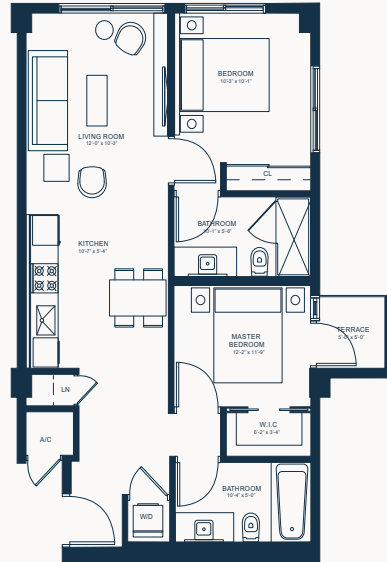
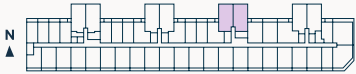


The dimensions stated for this unit floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without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

2 Bed | 2 Bath

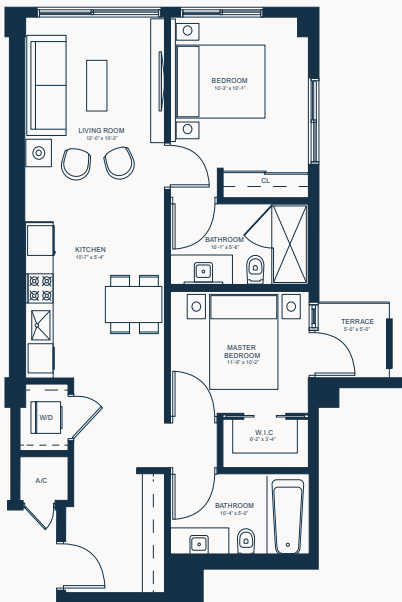
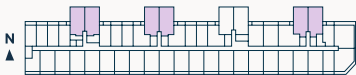
INTERIOR	804 SF / 75 M ²
TERRACE	25 SF / 2 M ²
TOTAL	829 SF / 77 M ²



TWO BEDROOM TYPE C2

2 Bed | 2 Bath

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



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.



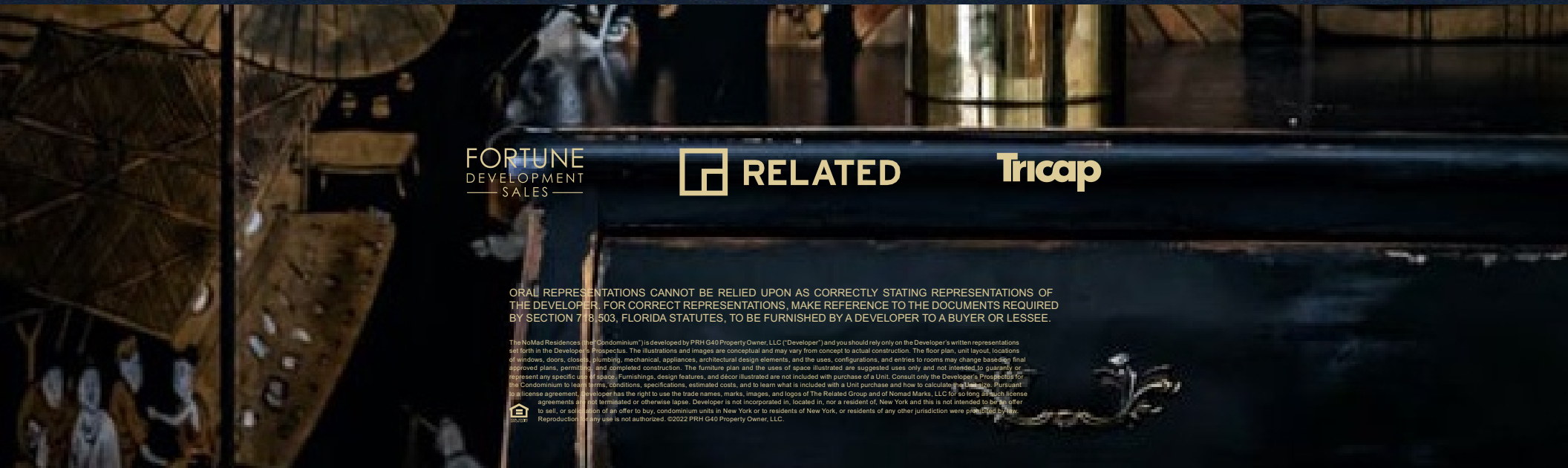




NOMAD

RESIDENCES
WYNWOOD

2700 NW 2ND AVENUE
MIAMI, FL 33127



FORTUNE
DEVELOPMENT
SALES

 RELATED

Tricap

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 charge. 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 or any use is not authorized. ©2022 PRH G40 Property Owner, LLC.