# TwentySixth&2nd

WYNWOOD RESIDENCES

FACT SHEET

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

# 26 &2

## The first luxury condo residences with deeded office suites partnered with Airbnb*

*Hosting is subject to rules and local laws. The ability to host 365 days a year is subject to the City of Miami's (the "City") Determination No. 2019-01 (the "Determination"). Any change in the Determination or the City's interpretation of the Determination may cause the ability to host 365 days a year to be limited and/or restricted as mandated by the City. Office suites may not be listed on Airbnb independently. Any listing of an office suite on Airbnb must include the associated residential unit and cannot be listed separately from their corresponding residence.

Deeded offices available for select residences.



# Where balance is *home*

Welcome to Twenty Sixth & 2nd Wynwood Residences, where your home becomes an extension of your aspirations. Nestled in the heart of Miami's cultural hub, this boutique property places you at the center of creative energy and elevated living. Every aspect of this residence is carefully crafted to foster luxury, balance, and fulfillment, creating an environment where both your personal and professional well-being can thrive. Designed for those who move differently, live fully, and stay inspired.


SEE LEGAL DISCLOSURES ON BACK



Conceptual ID and rendering by ARX Creative





# Your Home + Your Office. Host on Airbnb*

As a first-of-its-kind offering, Twenty Sixth & 2nd Wynwood Residences will grant owners the ability to host their home and office on Airbnb*

Full-service, on-site management provides a unique blend of ownership autonomy and peace of mind through the convenience of hospitality level service for seamless home and office-sharing. Each fully furnished residence and office suite offers an opportunity to effortlessly host on Airbnb*

**Office Suites**

Office suites at Twenty Sixth & 2nd redefine life balance through ultimate convenience. Complete with access to well-appointed conference rooms and lounge area, the office suites at Twenty Sixth & 2nd provides an idyllic setting to excel, while nurturing moments of creativity and inspiration.

- Receptionist
- Glass encased design
- Lockable entry
- Desk with chair
- Pre-wired for TVs
- Kitchen and lounge areas

airbnb

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Deeded offices available for select residences.

# Team

Developers: Property Markets Group (PMG)

LNDMRK Development

Architecture: Cube 3

# Building Overview

- 8-story boutique residential building located in Wynwood
- 233 luxury residences
- Each residence is thoughtfully designed with a dedicated office space — host your home + your office 365 days on Airbnb
  - Studios and Junior Suites offer access to elegantly appointed shared workspaces
- Short-term rental flexibility with the availability to host 365 days on Airbnb. Hosting is subject to local laws and other restrictions.
- Views capturing the dynamic energy of Wynwood and the Miami skyline
- Steps away from Wynwood's world-renowned art galleries, dining, and entertainment
- 32,000 SF of wellness-inspired amenities:
  - Meditation glass house and thermal circuit
  - Elevated resort-style rooftop pool and lounge
- Curated collection of custom art installations
- Features the latest smart building technology







Conceptual ID and rendering by ARX Creative

ARTIST CONCEPTUAL RENDERING





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# Your Dream Destinations, All in *One Place*

Escape the ordinary, and fill your day with elements that cultivate your aspirations. Escape to your very own sanctuary, where you can unwind in a serene garden oasis perfect for peaceful meditations and sun salutations, or elevate your experience on a curated rooftop with a full suite of amenities—including a sun-kissed resort-style pool and a contemporary outdoor bar with sleek lounge seating, all designed to live fully and stay inspired.

**Wellness Sanctuary**

- Tranquil gardens and glass-house designed for meditation, yoga, and intimate social events
- Holistic wellness retreat with therapeutic steam, sauna, and cold plunge
- Outdoor infrared sauna, revitalizing rain showers, and spa
- State-of-the-art fitness studio equipped with the latest workout technology

**Sky Swim Lounge**

- Elevated resort-style rooftop pool, complete with cabanas and lush landscaping
- Inviting outdoor bar and lounge
- Private alcoves featuring stylish banquet



SEE LEGAL DISCLOSURES ON BACK


Garden Glass House
Conceptual ID and rendering by ARX Creative

# Every Moment Moves with *You*

Designed for the rhythm of modern living, each residence seamlessly blends local artistry with natural motifs, fostering an atmosphere of tranquility and harmony. The design reflects the balance of nature and modernity, crafting a space that flows effortlessly with your day. From early morning meetings to evening relaxation, this home evolves with you, offering refined luxury and style at every turn.

**Residential Overview**

- Fully finished and furnished residences
- Spacious dens in select residences
- Fully built-out closets in primary bedrooms featuring all shelving and drawers pre-installed for absolute convenience
- Top-of-the-line appliance package includes microwave, dishwasher, built-in oven and refrigerator
- Custom Italian bathroom cabinetry designed by Italkraft
- WaterWorks bathroom fixtures, features, and accessories
- Built-in top-of-the-line washer and dryer
- All residences come equipped with a contemporary lighting package







Conceptual ID and rendering by ARX Creative



Conceptual ID and rendering by ARX Creative


The World
is your *Canvas*

# Wynwood & *beyond*

Pulsing with boundless creative energy, Wynwood emerges as a haven where visionary boutiques, avant-garde galleries, and mesmerizing street art converge with trendy rooftop lounges, world-class entertainment, and Michelin-starred dining. Welcome to Miami at its most artistic and vibrant.
















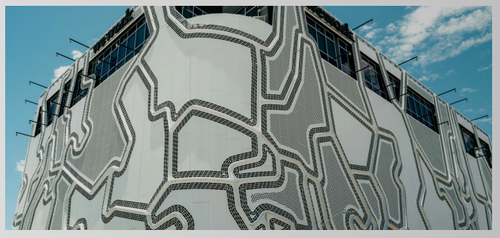





# Bringing the world to *you*

Perfectly positioned as a creative and cultural hub, Wynwood offers access to Miami's most sought-after destinations. Explore the area's raw dynamism and sparkle as you walk between modern bakeries, outdoor parks, eclectic markets, and some of the top cuisine destinations in the neighborhood and beyond.

### DINING

1. The White Elephant Cocktail Bar
2. Bartaco
3. Salt&Straw
4. Booze Garden
5. 1-800-Lucky
6. Pastis Miami
7. Manta Wynwood
8. Coyo Taco
9. Joe's Pizza NYC
10. Panther Coffee
11. Otto e Pepe
12. Uchi Miami
13. Zak the Baker
14. Skinny Louie
15. Rosemary's
16. Maman
17. Cerveceria La Tropical
18. COTE Miami
19. Elastika
20. Piegari Ristorante
21. Sparrow Italia

### LIFESTYLE

22. Mimi Yoga
23. Puttery
24. Legacy
25. Wynwood Padel Club
26. Trader Joe's
27. Biscayne Park
28. Margaret Pace Park
29. Miami Worldcenter
30. Miami Central Brightline Station

### CULTURE

31. Wynwood Walls
32. Mana Wynwood Convention Center
33. Gary Nader Art Centre
34. Rubell Museum
35. Superblue Miami
36. PAMM and Frost Science Museum
37. Kaseya Center
38. FPL Solar Amphitheater at Bayfront Park

### BEYOND

Miami International Airport ..... **15 min**

Brickell City Center..... **15 min**

Art Basel and Design Miami..... **20 min**

Miami Beach ..... **25 min**

### COMING SOON

Amazon to open 50,000 SF office in Wynwood







TwentySixth&2nd

WYNWOOD RESIDENCES

RESIDENTIAL

LNDMRK

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This project has been filed in the State of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. Prices, square footage and availability are subject to change at any time without notice. This is a limited time offer. Developer may withdraw offering at any time. Equal Housing Opportunity. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. THESE DRAWINGS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES. UNITS SHOWN ARE EXAMPLES OF UNIT TYPES AND MAY NOT DEPICT ACTUAL UNITS. STATED SQUARE FOOTAGES ARE RANGES FOR A PARTICULAR UNIT TYPE AND ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT ARE LARGER THAN THE AREA THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION OF CONDOMINIUM (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AN EXCLUDES INTERIOR STRUCTURAL COMPONENTS). THE AREA OF THE UNIT AS DEFINED IN THE DECLARATION IS LESS THAN THE SQUARE FOOTAGE REFLECTED HERE. ALL DEPICTIONS OF APPLIANCES, PLUMBING FIXTURES, EQUIPMENT, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. THE FURNISHINGS AND DÉCOR ILLUSTRATED OR DEPICTED ARE NOT INCLUDED WITH THE PURCHASE OF THE UNIT. CONSULT YOUR PURCHASE AGREEMENT AND ANY ADDENDA THERETO FOR THE ITEMS INCLUDED WITH THE UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE, WILL VARY WITH SPECIFIC UNIT TYPE AND MAY VARY WITH ACTUAL CONSTRUCTION. ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY FLOOR PLAN ARE NOMINAL AND GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. UNIT ORIENTATION AND WINDOWS (INCLUDING NUMBER, SIZE, ORIENTATION AND AWNINGS), BALCONY/LANAIS (INCLUDING CONFIGURATION, SIZE AND RAILING/BALUSTRADE), STRUCTURE AND MECHANICAL CHASES MAY VARY. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT NOTICE. ALL DRAWINGS ARE CONCEPTUAL RENDERINGS AND THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS. ACTUAL VIEWS MAY VARY AND CANNOT BE GUARANTEED. VIEWS SHOWN CANNOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY PARTICULAR UNIT WITHIN THE CONDOMINIUM. IMPROVEMENTS, LANDSCAPING AND AMENITIES DEPICTED MAY NOT EXIST. PRICES, PLANS, ARCHITECTURAL INTERPRETATIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION PRESENTED WITHIN THIS DOCUMENT IS CONCEPTUAL. THE IMAGES AND FEATURES CONTAINED HEREIN ARE NOT TO BE RELIED UPON OR USED AS A REFERENCE FOR SPECIFICATIONS. THE FOREGOING MATTERS ARE FURTHER ADDRESSED IN THE PURCHASE AGREEMENT AND ANY ADDENDA THERETO AND THE CONDOMINIUM DOCUMENTS. NOTWITHSTANDING ANY REFERENCE TO HOTELS, RESIDENCES OR UNITS CONTAINED HEREIN, THE OCCUPANCY AND RENTING OF THE CONDOMINIUM UNITS SHALL BE SUBJECT IN ALL RESPECTS TO ANY AND ALL APPLICABLE LAWS, REGULATIONS AND ORDINANCES. THE ABILITY TO HOST GUESTS WITHIN OR PERMANENTLY OCCUPY A UNIT IS SUBJECT TO ALL APPLICABLE LAWS. ANY CHANGE IN THE APPLICABLE LAWS, REGULATIONS AND ORDINANCES GOVERNING THE CONDOMINIUM MAY CAUSE THE ABILITY HOST GUESTS WITHIN OR PERMANENTLY OCCUPY A UNIT TO BE LIMITED AND/OR RESTRICTED, AS MANDATED BY ANY APPLICABLE GOVERNMENTAL AUTHORITY WITH JURISDICTION OVER THE CONDOMINIUM.