

TwentySixth&2nd

WYNWOOD RESIDENCES





Donde el equilibrio es el *hogar*

Bienvenido a Twenty Sixth & 2nd Wynwood Residences, donde su hogar se convierte en una extensión de sus sueños. Ubicada en el corazón del centro cultural de Miami, esta propiedad estilo boutique lo posiciona en el centro de la energía creativa y la vida elevada. Cada detalle de esta residencia está cuidadosamente diseñado para fomentar el lujo, el equilibrio y la plenitud, creando un entorno donde tanto su bienestar personal como profesional pueden prosperar.

Diseñado para aquellos que se mueven de forma diferente, viven plenamente y se mantienen inspirados.

Los *primeros* condominios de lujo con oficinas privadas en asociación con Airbnb*

*Hosting is subject to rules and local laws. Any listing of an office suite on Airbnb must include the associated residential unit and cannot be rented separately from their corresponding residence.

Deeded offices available for select residences.



VISIÓN DEL PROYECTO

Resumen del Edificio

- Edificio residencial boutique de 8 plantas, situado en Wynwood
- 233 residencias de lujo, diseñadas para una vida elevada
- Cada residencia esta cuidadosamente diseñada con una oficina privada. Anuncia tu hogar y oficina en Airbnb durante todo el año
 - Los estudios y las Junior Suites ofrecen acceso a espacios de trabajo compartidos elegantemente decorados.
- Flexibilidad para alquileres de corta duración, con la posibilidad de anunciar tu alojamiento en Airbnb durante todo el año. El alojamiento está sujeto a las leyes locales y a otras restricciones aplicables.
- Vistas que capturan la energía dinámica de Wynwood y el imponente horizonte de Miami.
- A solo unos pasos de las galerías de arte, restaurantes y opciones de entretenimiento más emblemáticas de Wynwood.
- 32.000 pies cuadrados de instalaciones diseñadas para el bienestar:
 - Casa de cristal para meditación y circuito termal
 - Piscina y salón estilo resort, elevados en la azotea
- Colección de arte cuidadosamente seleccionada.
- Equipado con lo último en tecnología en para edificios inteligentes.





ARTIST CONCEPTUAL RENDERING
Conceptual ID and rendering by ARX Creative



OFICINAS

Tu Hogar + Tu Oficina. Anunciala en Airbnb.

Twenty Sixth & 2nd Wynwood Residences, es la primera propiedad de su clase que ofrece a los propietarios la flexibilidad de anunciar su hogar y su oficina en Airbnb.*



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Las Oficinas

Las suites de oficina de Twenty Sixth & 2nd redefinen el equilibrio a través de la máxima conveniencia.

Con acceso a salas de conferencias perfectamente equipadas y zona de estar, las suites de oficina de Twenty Sixth & 2nd ofrecen un entorno idílico para prosperar, a la vez que fomentan momentos de creatividad e inspiración.

- Diseño revestido de cristal
- Entrada con cerradura
- Escritorio con silla
- Preinstalación para TV
- Cocina y salón



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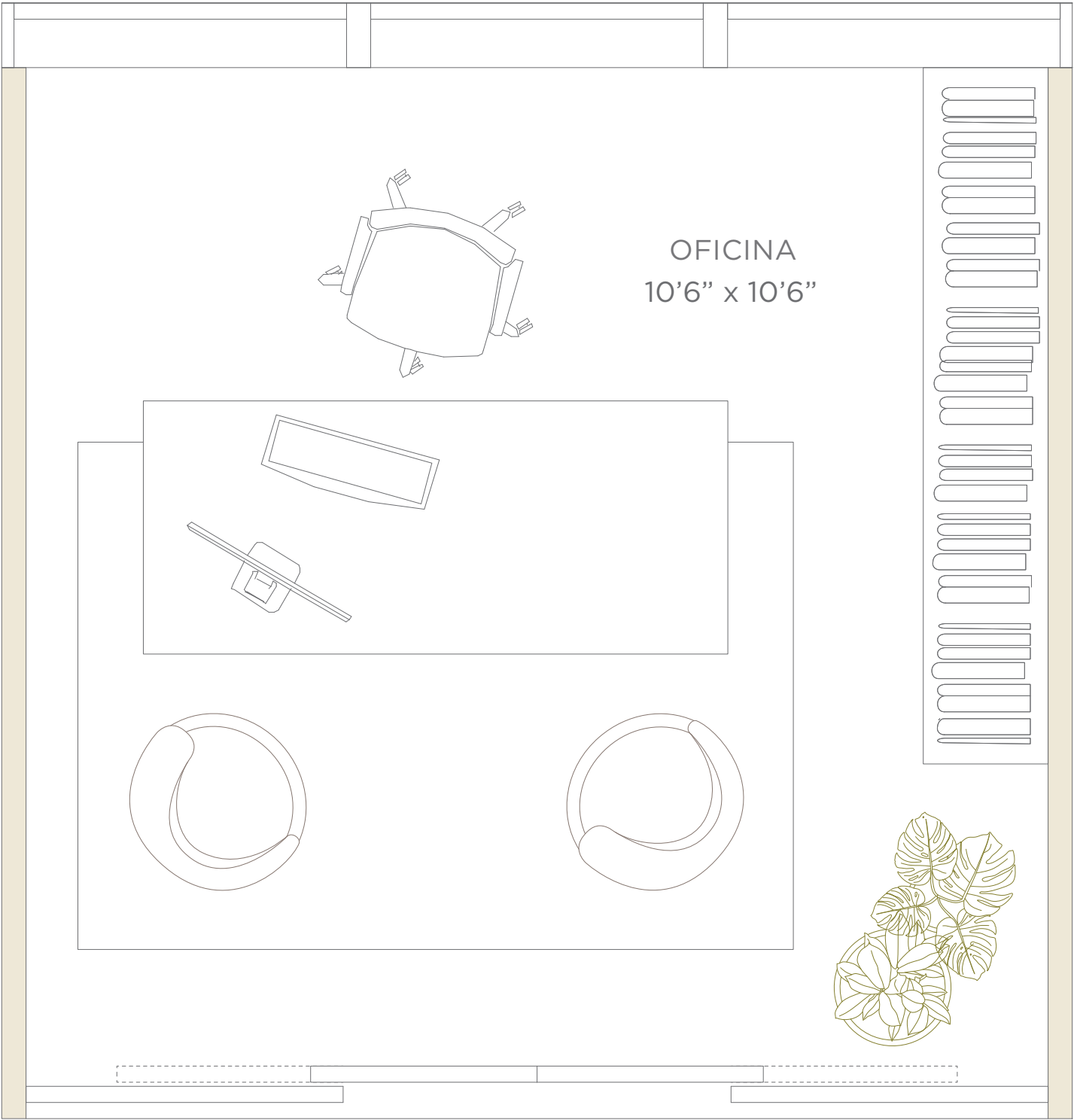
Dedeed offices available for select residences.

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Oficina A21

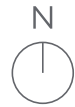
NIVEL 3
EXPOSICIÓN NORTE

ÁREA DE OFICINA 110.25 SF 10.24 M²



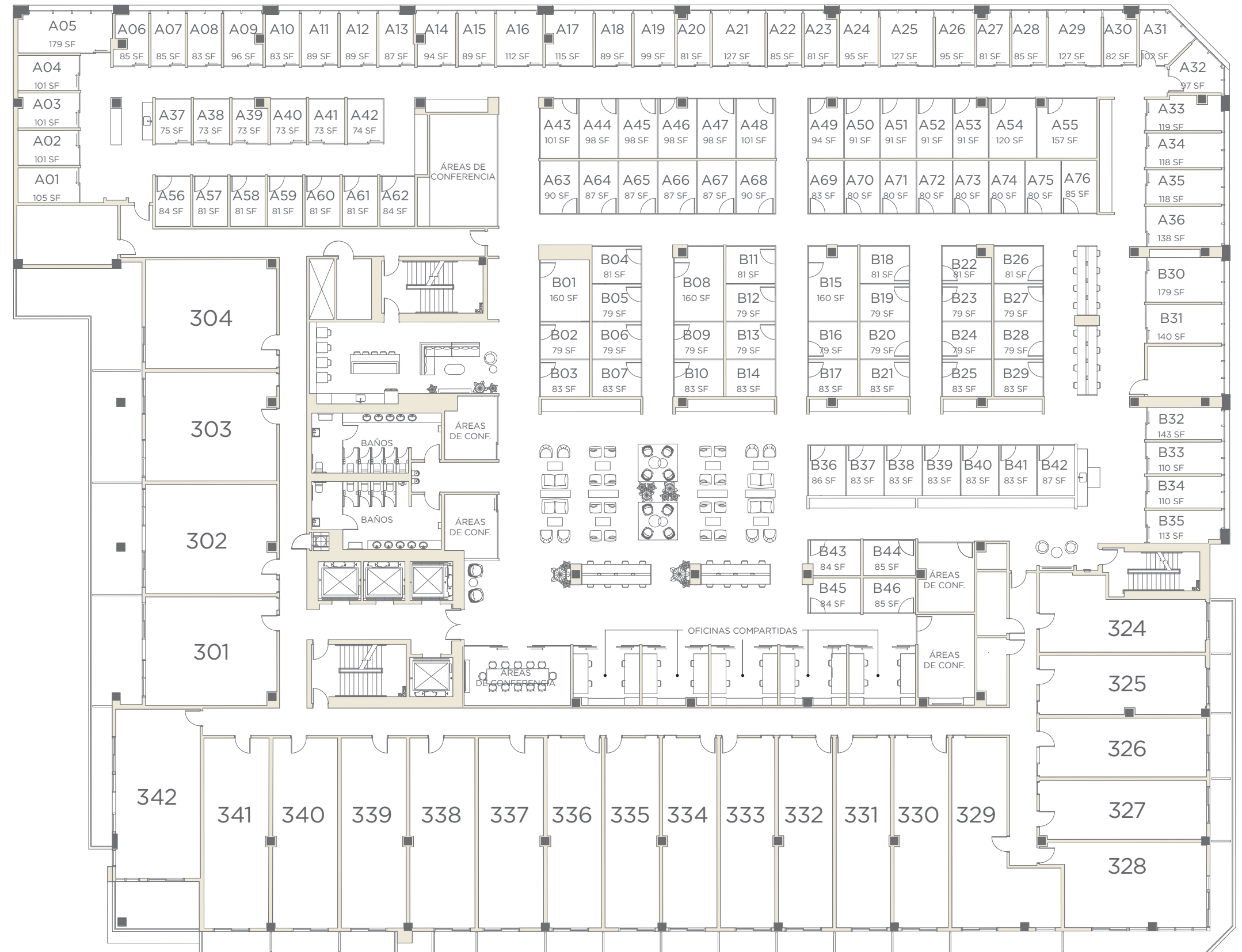
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OFICINAS NIVEL 3



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↓ PAREDES DE WYNWOOD

26TH ST



RESIDENCIAS

Resumen Residencial

- Viviendas totalmente terminadas y amuebladas
- Estudios amplios en algunas viviendas
- Armarios totalmente equipados en los dormitorios principales, con estanterías y cajones preinstalados para mayor comodidad
- Paquete de electrodomésticos que incluye microondas, lavavajillas, horno empotrado y frigorífico
- Muebles de baño italianos a medida, diseñados por Italkraft
- Grifería, elementos y accesorios de baño de la marca WaterWorks
- Lavadora y secadora integradas de alta gama
- Todas las viviendas están equipadas con un paquete de iluminación





ARTIST CONCEPTUAL RENDERING
Conceptual ID and rendering by ARX Creative



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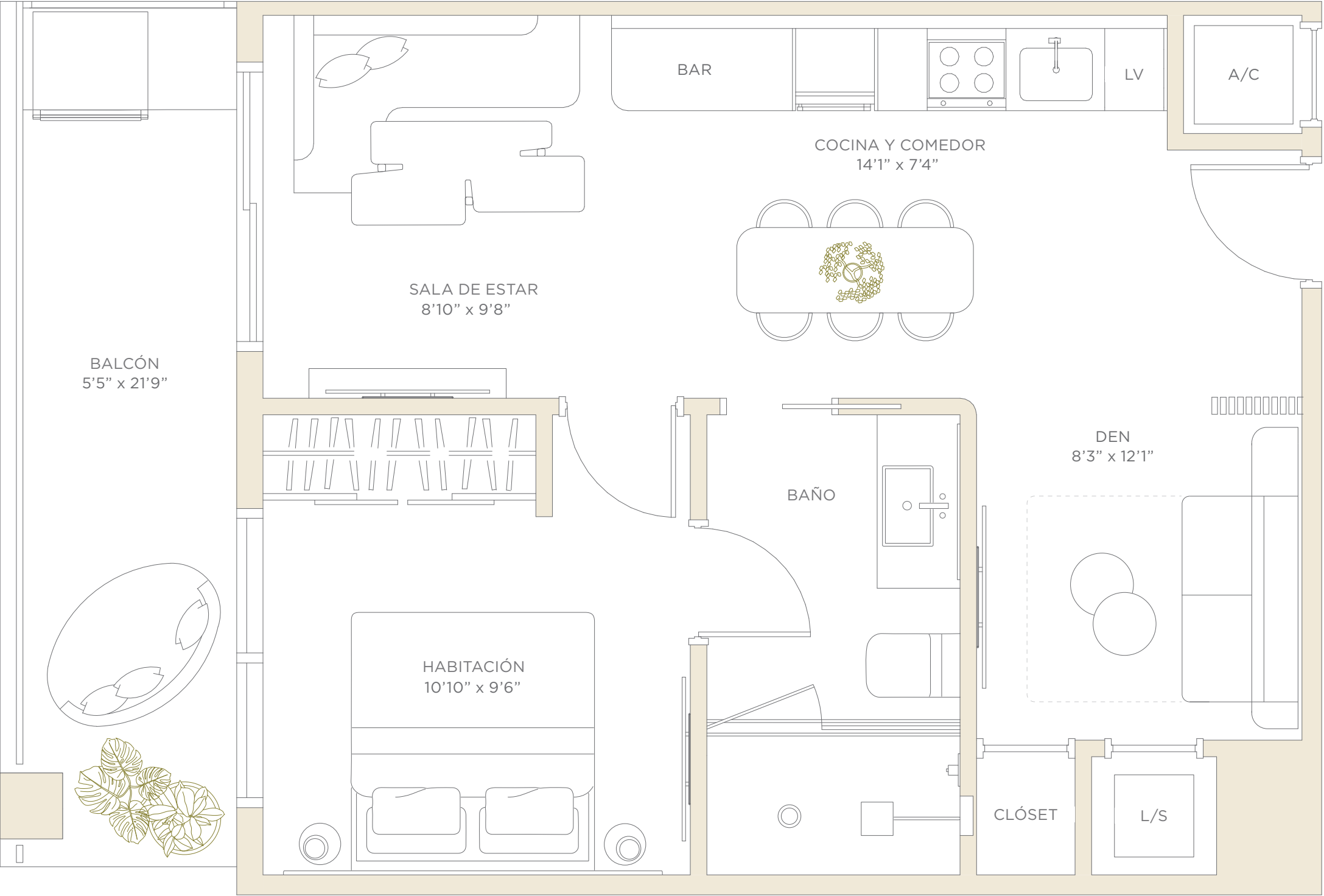
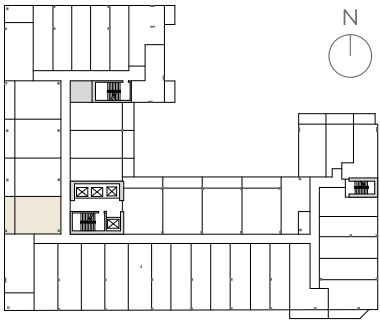
PLANOS

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&2

Residencia 01

NIVELES 4-8
1 HABITACIÓN + DEN • 1 BAÑO
EXPOSICIÓN AL OESTE

AREA DE ESTAR	621 SF	57.7 M ²
BALCÓN	132 SF	12.3 M ²
TOTAL	753 SF	70.0 M ²



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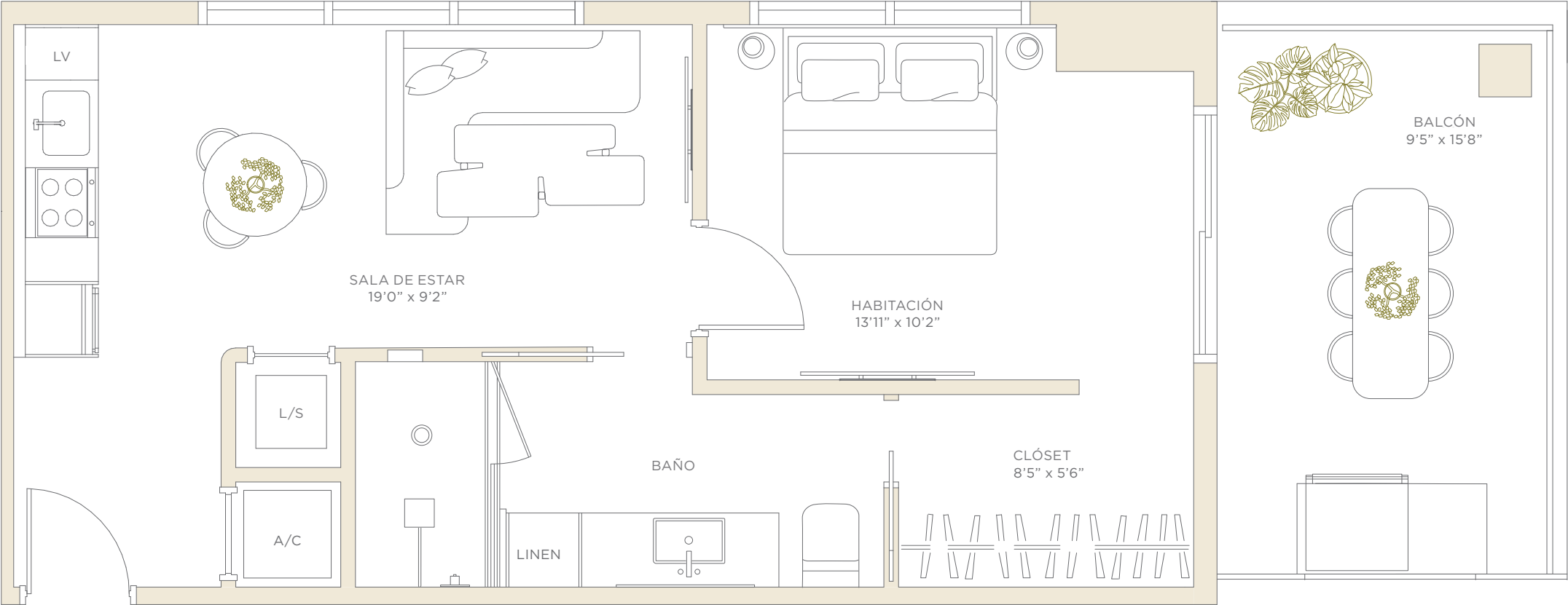
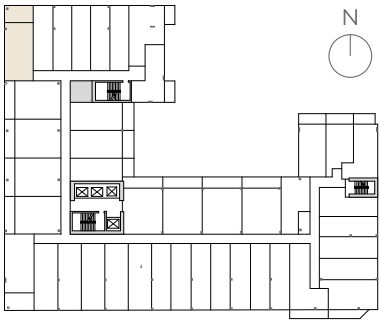
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Residencia 05

NIVELES 5-8
1 HABITACIÓN • 1 BAÑO
EXPOSICIÓN AL NORESTE

AREA DE ESTAR	597 SF	55.5 M ²
BALCÓN	165 SF	15.3 M ²
TOTAL	762 SF	70.8 M ²



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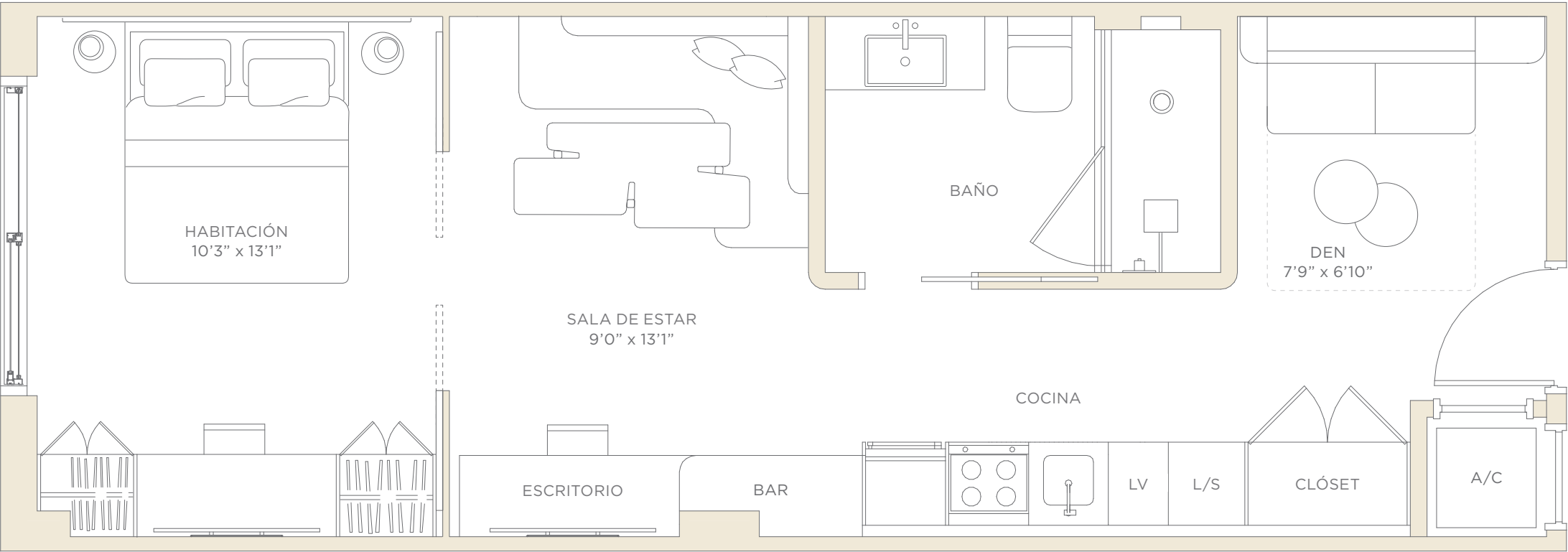
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Residencia 41

NIVELES 4-8
JR SUITE + DEN * 1 BAÑO
EXPOSICIÓN AL SUR

AREA DE ESTAR 546 SF 50.7 M²



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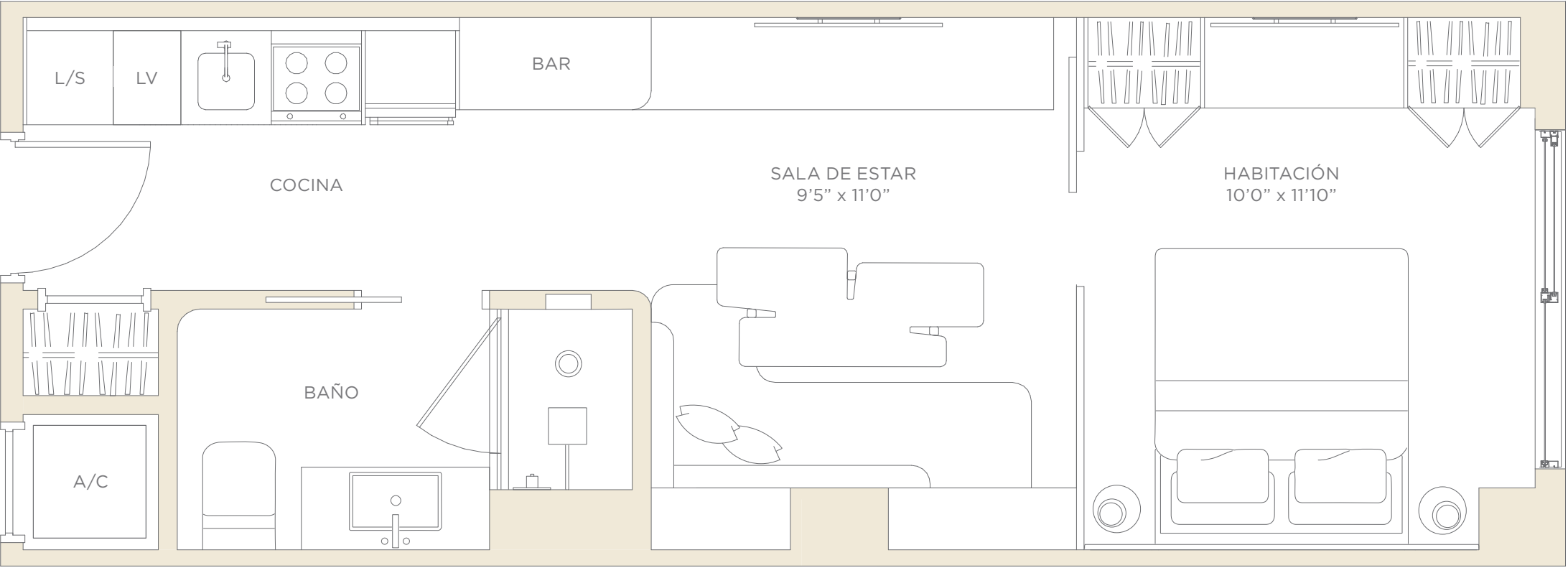
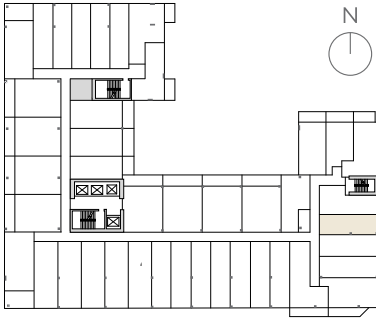
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Residencia 25

NIVELES 4-8
JR SUITE 1 • BAÑO
EXPOSICIÓN AL ESTE

AREA DE ESTAR 433 SF 40.2 M²



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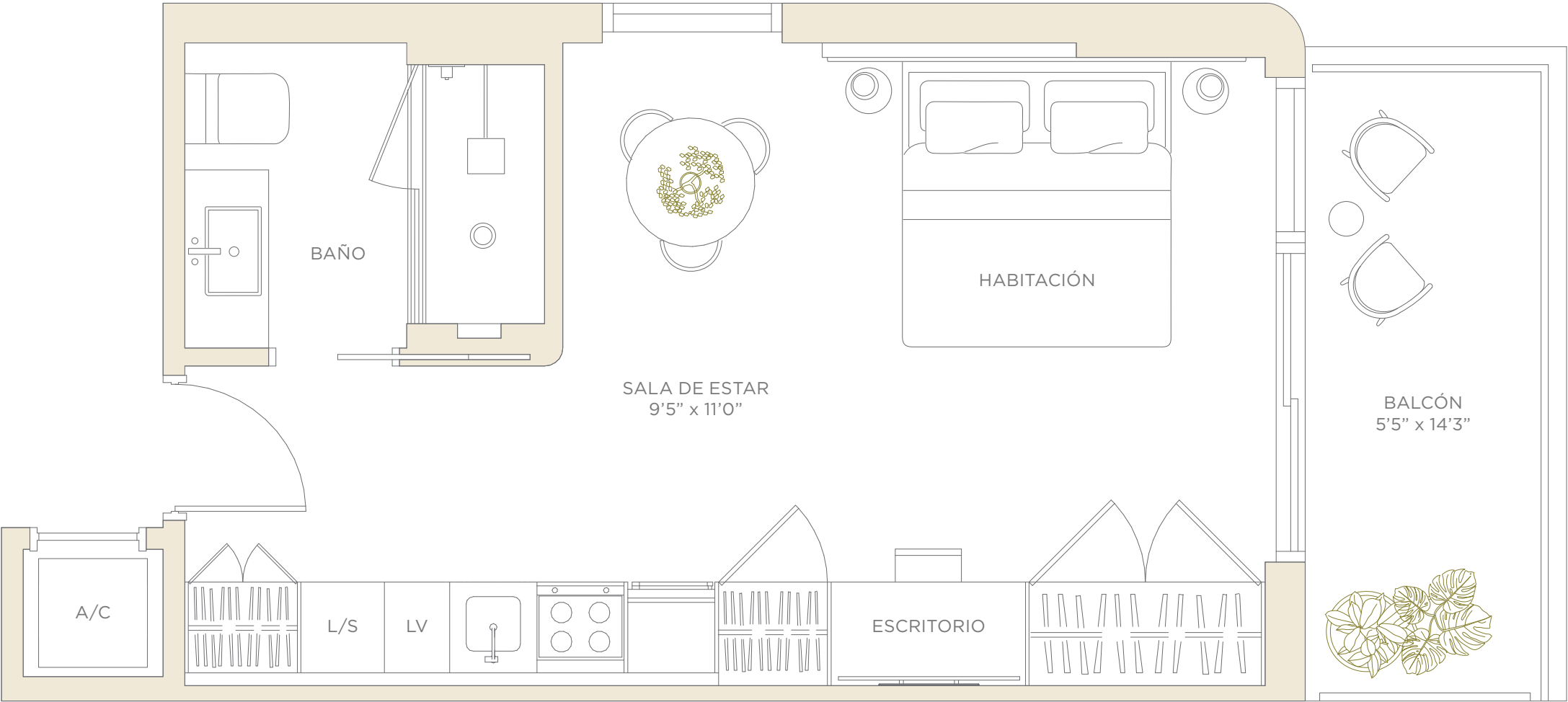
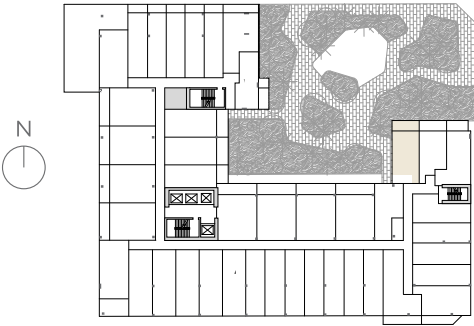
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Residencia 21

NIVEL 4
ESTUDIO • 1 BAÑO
EXPOSICIÓN AL NORTE

AREA DE ESTAR	434 SF	46.5 M ²
BALCÓN	90 SF	8.4 M ²
TOTAL	524 SF	58.7 M ²

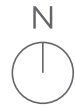


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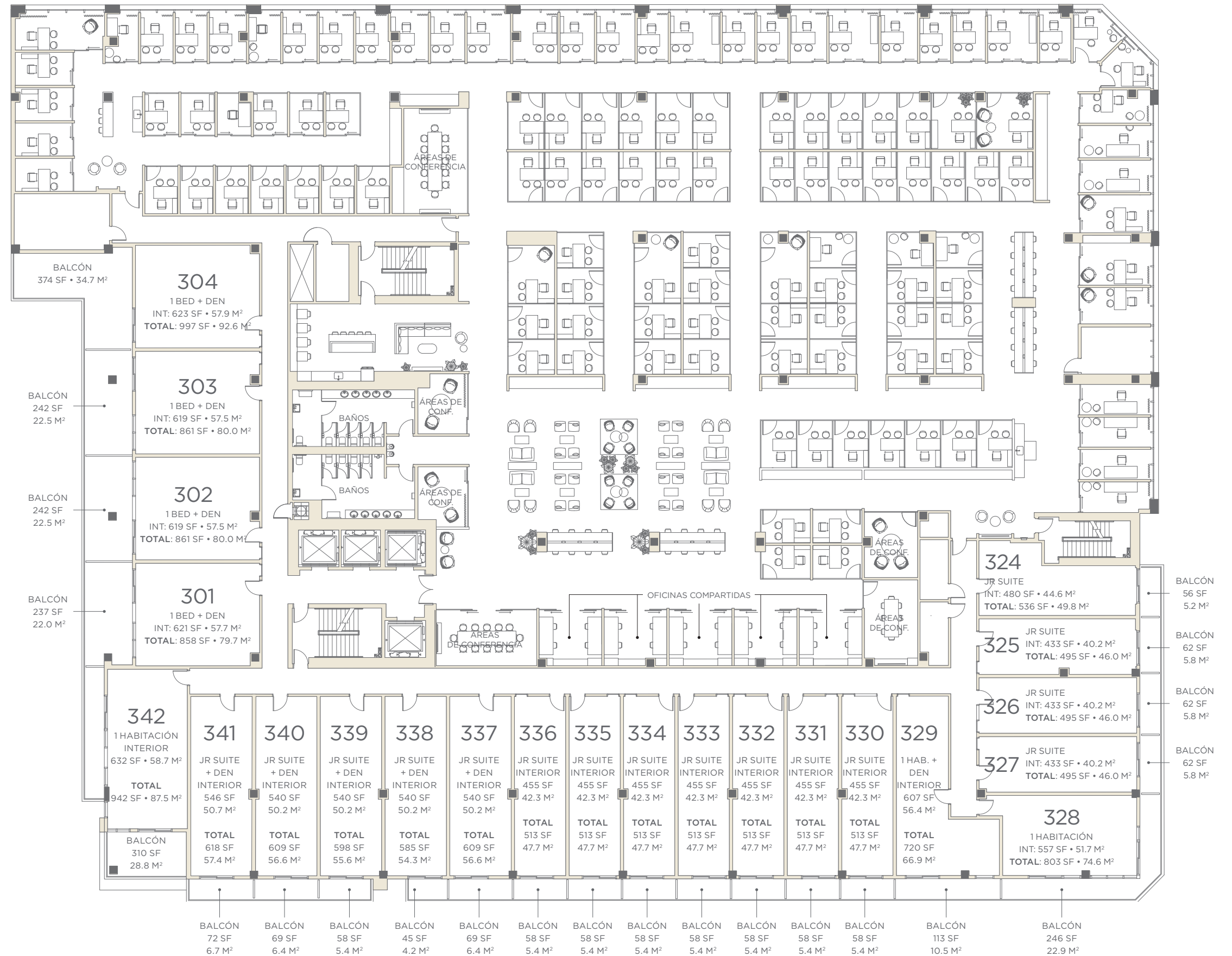


PLANOS CLAVE



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&2

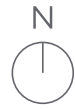
RESIDENCES NIVEL 3



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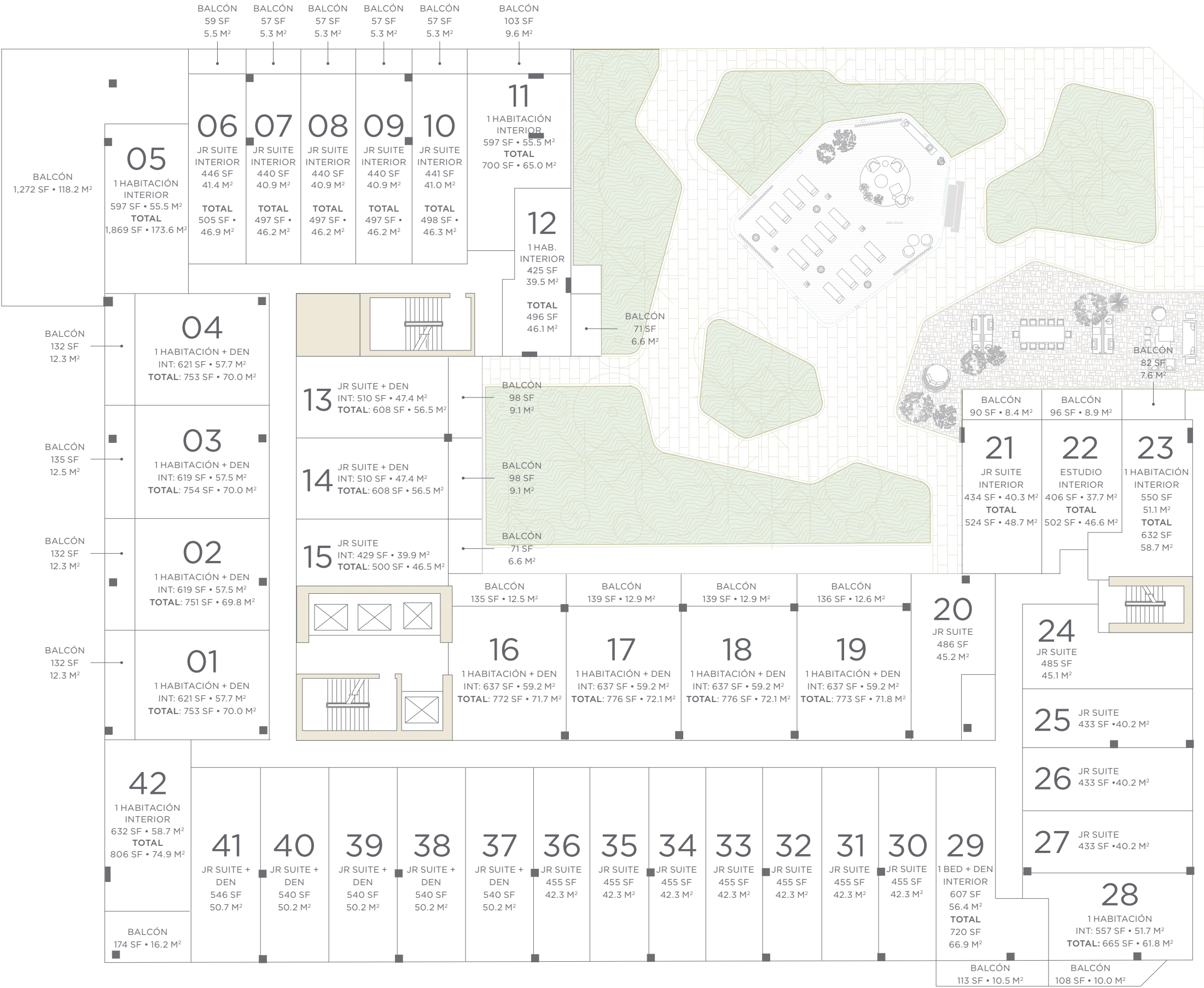
↓ PAREDES DE WYNWOOD

26TH ST

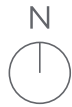


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RESIDENCES
NIVEL 4

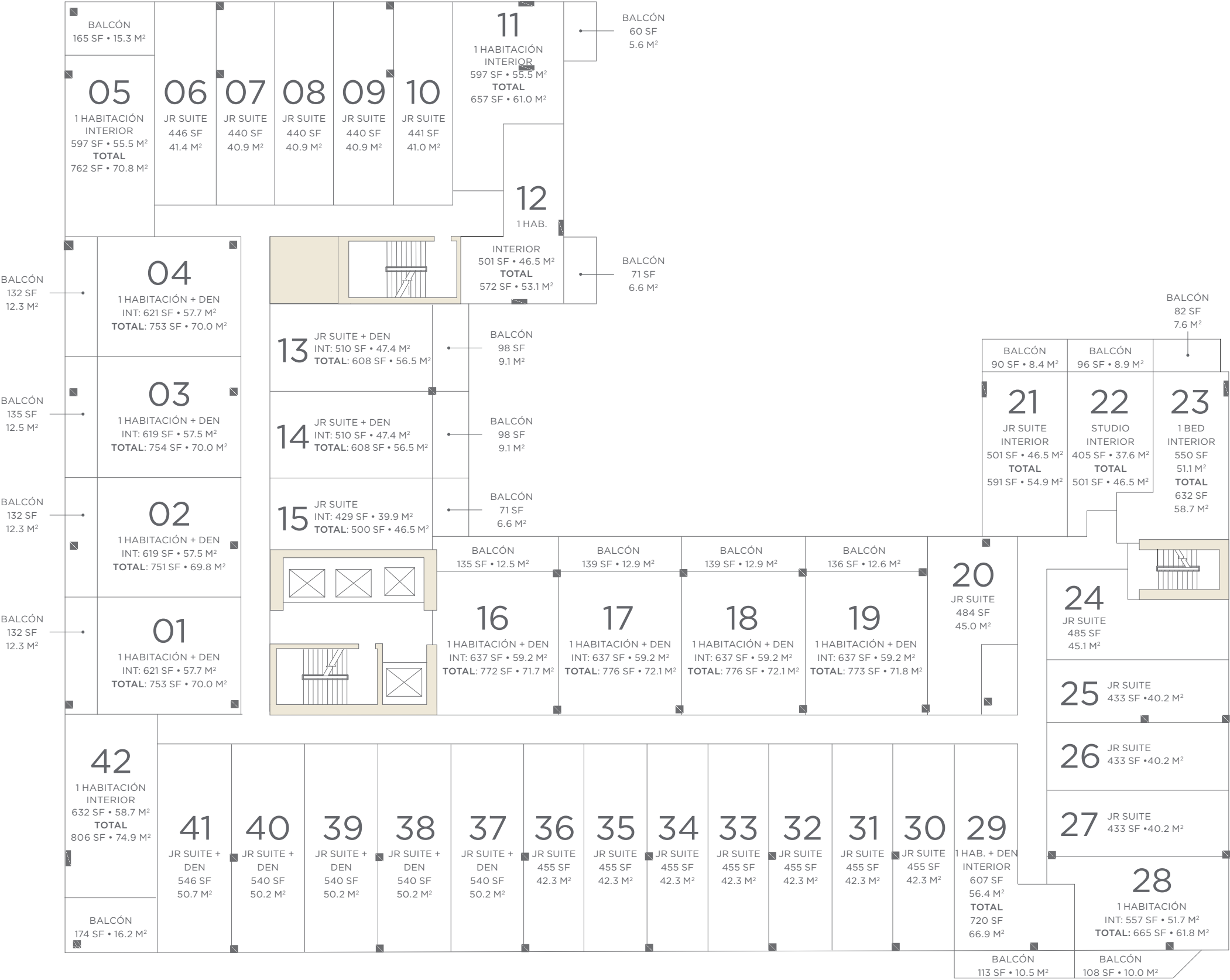


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RESIDENCES
NIVELES 5-8



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VISTAS



Vista del Este





Vista del Sudoeste





Vista del Sureste





Vista del Sur





Vista del Oeste





BIENESTAR



Vivir el
Beínestar

Bienestar

Santuario de Bienestar al Aire Libre

- Jardines tranquilos y una casa de cristal, diseñados para la meditación, el yoga y eventos sociales íntimos
- Retiro de bienestar holístico con vapor terapéutico, sauna, baño frío y salas de tratamiento privadas
- Sauna exterior de infrarrojos y ducha de lluvia revitalizante
- Gimnasio de última generación, equipado con la tecnología más avanzada

Lounge Acuático en la Azotea

- Piscina estilo resort, elevada en la azotea, rodeada con cabañas y jardines exuberantes
- Bar y salón al aire libre con ambiente sofisticado
- Rincones privados con elegantes sillones columpio



Santuario de Bienestar al Aire Libre

NIVEL 4



ARTIST CONCEPTUAL RENDERING
Conceptual ID and rendering by ARX Creative

Lounge Acuático en la Azotea

NIVEL 9

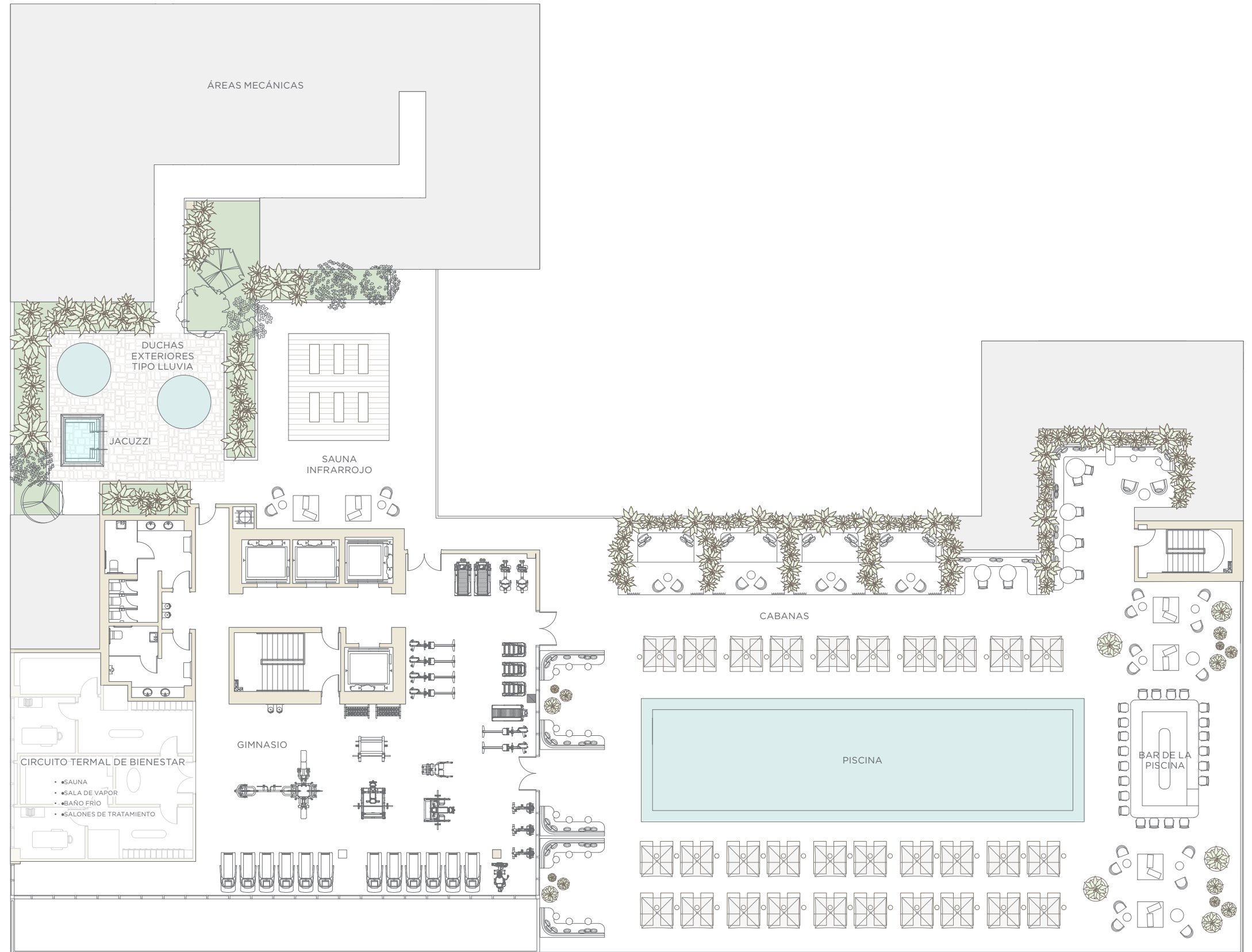


ARTIST CONCEPTUAL RENDERING
Conceptual ID and rendering by ARX Creative



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NIVEL DE COMODIDADES NIVEL 9



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↓ PAREDES DE WYNWOOD

26TH ST



UBICACIÓN



Distrito de Artes de Miami: *Wynwood*

15M+

Visitantes Anuales

\$590M

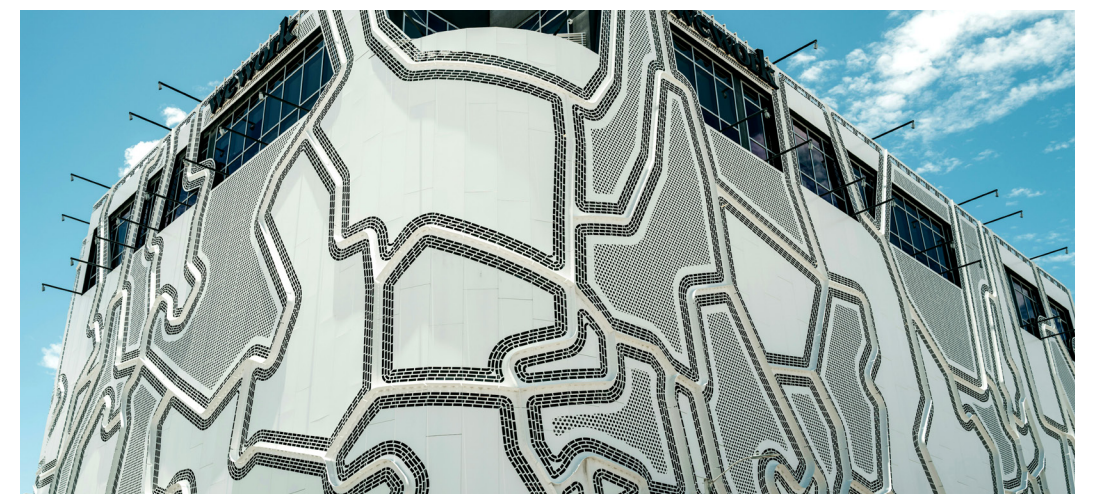
Gasto Turístico

1,736

Residentes

8K+

Trabajos Locales



Trayendo el mundo hasta *tú*

Perfectamente posicionado como un centro creativo y cultural, Wynwood ofrece acceso a los destinos más codiciados de Miami. Explora la energía vibrante y auténtica del área mientras recorres modernas panaderías, parques al aire libre, mercados eclécticos y algunos de los mejores destinos gastronómicos del vecindario y sus alrededores.

RESTAURANTES

- 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, Miami

ESTILO DE VIDA

- 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

MÁS ALLÁ

- Miami International Airport15 min
- Brickell City Center15 min
- Art Basel and Design Miami20 min
- Miami Beach25 min

PRÓXIMAMENTE

Amazon abrirá una oficina de 50.000 pies cuadrados en Wynwood

CULTURA

- 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



Amazon Firma el Contrato de Arrendamiento de Oficina Más Grande en la Historia de Wynwood en Wynwood Plaza

28 de Enero del 2025



“La decisión de Amazon de establecerse en Wynwood Plaza y en la ciudad de Miami resalta la creciente importancia de Miami como un mercado dinámico y de alto crecimiento dentro de la economía estadounidense,” dijeron Erik Rutter y David Weitz, socios directores de Oak Row Equities.

Islands

Uno de los vecindarios más accesibles a pie de Miami es una joya artística pasada por alto, llena de tiendas eclécticas.

31 de Marzo del 2025



El vecindario, conocido por ser fácil de recorrer a pie, alberga alrededor de 70 espacios diversos dedicados al arte y la actuación, como la Colección Margulies, una organización sin fines de lucro que alberga una gran cantidad de arte conceptual moderno, y el Art of Hip-Hop, que se centra en las visuales inspiradas en la cultura hip-hop. También encontrarás innumerables bares, restaurantes y tiendas eclécticas que reflejan el espíritu independiente de Wynwood.

Magia Michelin en el Vecindario Más Energético de Miami



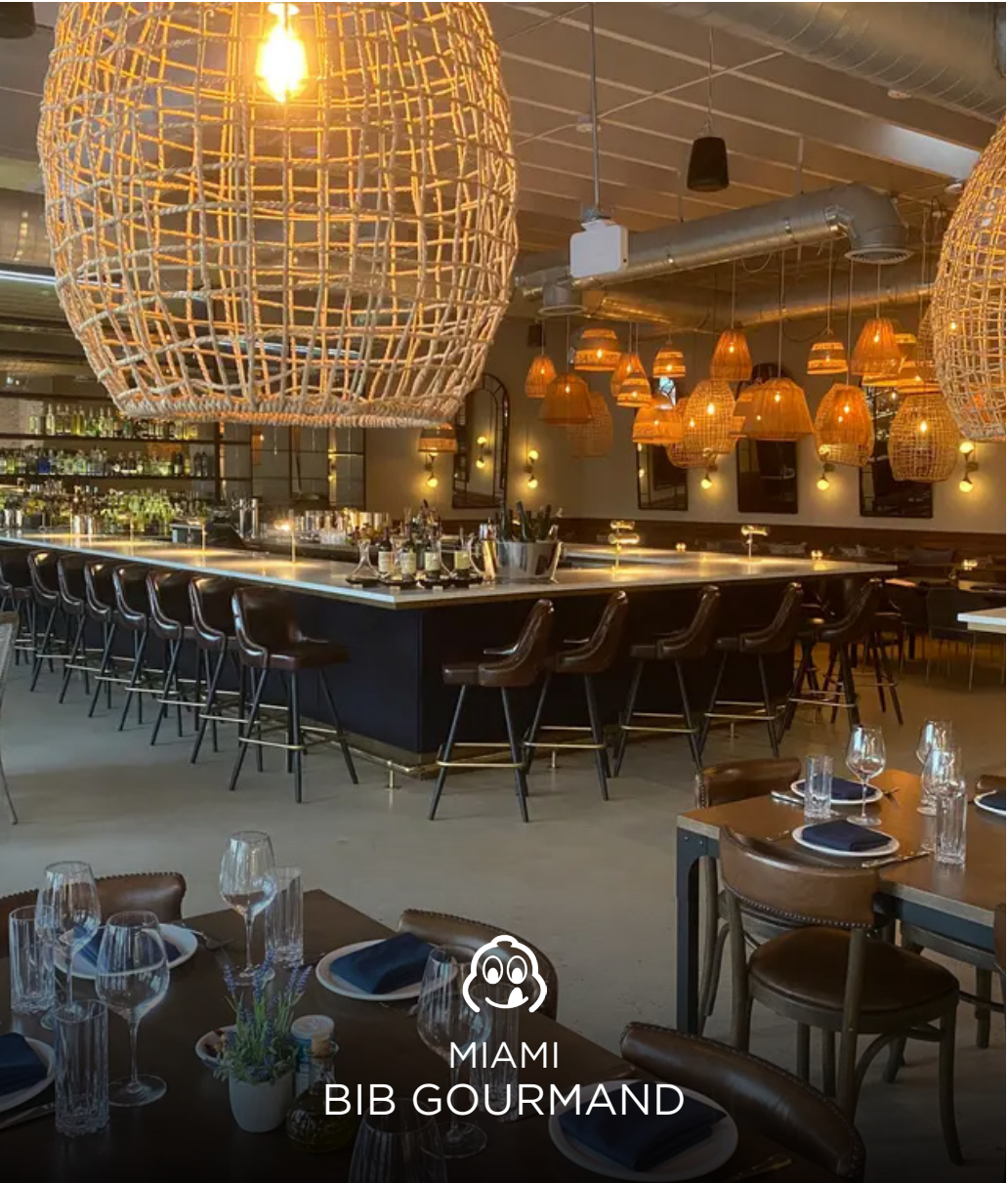
Afidem

Omakase de alta cocina de temporada escondido detrás de un restaurante de tacos



ZAK THE BAKER

Productos gourmet horneados en casa y platos ligeros



D O Y A

Restaurante moderno del Egeo que ofrece meze griegos y turcos

Magia Michelin en el Vecindario Más Energético de Miami



2025 MIAMI
MICHELIN GUIDE

HIYAKAWA Omakase Japonés
Contemporáneo



2025 MIAMI
MICHELIN GUIDE

OSSOBUCO Parrilla especializada en carnes
con una parrilla de leña

Tenedor Primero, Preguntas Después: Los Restaurantes Más Calientes de Wynwood



GASTRONOMÍA EN WYNWOOD



Smorgasburg Wynwood alberga más de 40 de los mejores proveedores de Miami, ofreciendo una diversa gama de cocinas globales.

Ubicado donde pronto se construirán las Residencias Twenty Sixth & 2nd en Wynwood, este vibrante mercado gastronómico está perfectamente posicionado en la intersección de la cultura, la gastronomía y el crecimiento dinámico del vecindario.



EL ESTILO DE VIDA EN WYNWOOD



Un museo al aire libre de renombre mundial, Wynwood Walls exhibe murales audaces y de gran escala creados por leyendas internacionales como Shepard Fairey, Kenny Scharf y Hebru Brantley. No es solo una instalación artística, es el corazón icónico del espíritu creativo de Wynwood.

EL ESTILO DE VIDA EN WYNWOOD



MANA
WYNWOOD

Este amplio espacio es un pilar fundamental de la escena cultural de Wynwood, albergando las exposiciones más importantes de Miami Art Week, presentaciones musicales de clase mundial y conferencias de primer nivel en la intersección del arte, el diseño y la innovación.

EL ESTILO DE VIDA EN WYNWOOD



Art | Basel

Wynwood se llena de energía a lo largo de la semana, siendo una de las escenas satélites más dinámicas de la ciudad. El vecindario cobra vida con galerías emergentes, instalaciones a gran escala y eventos exclusivos, atrayendo a coleccionistas, artistas y líderes de tendencias de todo el mundo, ofreciendo una experiencia inmersiva y accesible a pie que destaca la creatividad cruda y el alcance global de Miami Art Week.

EL ESTILO DE VIDA EN WYNWOOD

Desde hallazgos eclécticos hasta tesoros boutique, la diversa escena de compras de Wynwood se destaca como una de las principales atracciones del vecindario. Olvida los centros comerciales de siempre y las tiendas de cadena: explora experiencias originales y locales que realmente capturan la esencia del distrito.



ofy



Artman



Sole Garden



OSME



BASE



CANVAS®



EL EQUIPO



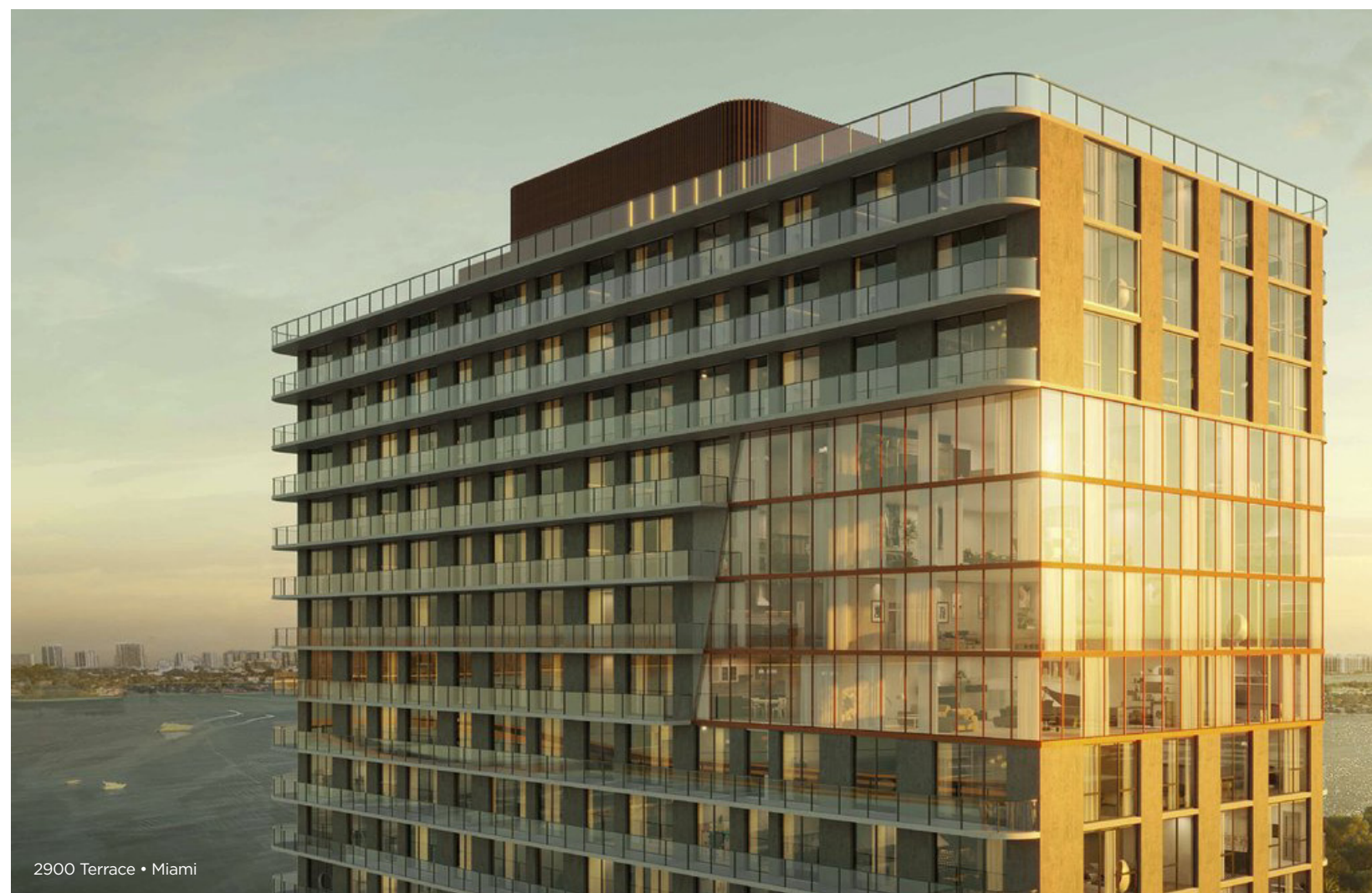
Fundado en 1991 por Kevin Maloney, Property Markets Group (“PMG”) tiene amplia experiencia en la adquisición, renovación, financiamiento, operación y comercialización de bienes raíces comerciales y residenciales. Una firma de desarrollo de alcance nacional, PMG ha realizado más de 150 transacciones inmobiliarias, incluyendo más de 80 edificios residenciales en Manhattan a lo largo de sus 25 años de historia. PMG se ha destacado en la última década por su desarrollo de nuevas construcciones de condominios en la ciudad de Nueva York, Miami y Chicago.





DESARROLLADOR

LNDMRK Development es una empresa inmobiliaria fundada por Alex Karakhanian. La firma se centra principalmente en la búsqueda, adquisición y desarrollo de proyectos comerciales, residenciales y de uso mixto en el sureste de los Estados Unidos.



TwentySixth&2nd

WYNWOOD RESIDENCES



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