If you create, you belong



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WHERE

THE CITY,

THE COMMUNITY,

AND CREATION

COME TOGETHER.

Cities are not made of concrete and glass.
They are made of relationships:
Between a building and its street.
Between a developer and a neighborhood.
Between the people who design,
and the people who live.

WOMA, a mixed-use residential project, redefines urban living in Wynwood Norte. Inspired by textiles, its vibrant façade shapes a landmark building where architecture, real estate, design and fashion speak a common language — a unique convergence that creates something beyond any single vision.

By combining global expertise with local execution, WOMA bridges international perspective and community roots. WOMA is conceived to foster creativity, daily interaction and genuine neighborhood connection.

This story begins with Bolivian fashion designer, entrepreneur and philanthropist **Rosita Hurtado**. Renowned for her ability to link creativity, identity and community. Rosita's deep connection to Miami and her passion for integrating design with urban life inspired WOMA's conception as a place where people, culture and architecture dialogue naturally.

Uribe Schwarzkopf —an Ecuadorian developer with over 50 years of design-driven experience and a legacy of iconic projects with the world´s most celebrated architects– transformed this vision into a proposal with a district identity.

MVRDV, the internationally acclaimed Dutch firm, leads the architectural design, while the Miami Based **Kobi Karp Architecture and Interior Design** team grounds the project in the local context.

WOMA Wynwood is developed solely by WOMA WYNWOOD LLC, a Florida limited liability company. WOMA Wynwood LLC was formed by the founders of Uribe Schwarzkopf.

SEE LEGAL DISCLOSURES ON BACK PAGES .

ABOUT URIBE SCHWARZKOPF

Uribe Schwarzkopf is an Ecuadorian real estate company with more than 50 years of experience, recognized for its design-driven developments and contribution to urban transformation. From Quito to Guayaquil, the firm has redefined the skyline alongside the world's most celebrated architects, including Bjarke Ingels Group (BIG), Safdie Architects, Kengo Kuma & Associates, Ateliers Jean Nouvel, MAD Architects, MVRDV, Arquitectonica, YOO inspired by Starck, Wanders&YOO, Carlos Zapata Studio and Lorenz Krisai. In doing so, it proved that a city in the Andes could become a global architectural destination in its own right.

Why Miami. Why now.

For half a century, one conviction has guided every project: that great design belongs everywhere, and that a building can change the way a city sees itself. Having brought the world's finest architecture to Ecuador, the firm now carries that belief outward. Miami is not a departure from that story. It is its natural next chapter. Like Quito, Miami is a city in motion: creative, restless, shaped by generations of makers and migrants, and fluent in the same Latin-American spirit. And Wynwood is its most honest expression, a neighborhood built by artists, entrepreneurs and dreamers, where to create is to belong. The kind of place where Uribe Schwarzkopf's philosophy comes to life.

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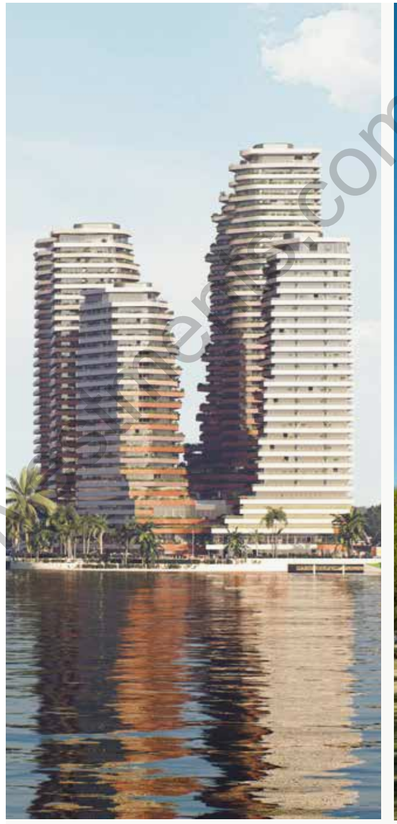
LA MAISON . CUENCA



QAPITAL . QUITO



QONDESA . QUITO



THE HILLS . GUAYAQUIL



EPIQ . QUITO



IQON . QUITO

More than 140 projects.
More than 26 million square feet developed.

Uribe Schwarzkopf has been recognized in international media for bringing world-renowned architects to Ecuador and transforming Quito's skyline into a landmark destination in its own right.

BLOOMBERG · THE ECONOMIST · THE NEW YORK TIMES · CNN STYLE · VOGUE · CASA VOGUE · CONDE NAST · TRAVEL + LEISURE · MANSION GLOBAL · AD ARCHITECTURAL DIGEST · CONDE NAST TRAVELLER · THE ARCHITECT'S NEWSPAPER · ARCHITECTURAL RECORD · CORRIERE DELLA SERA · ARQUITECTURA VIVA · FAST COMPANY · MONOCLE · WALLPAPER · HYPEBEAST · ARCHILOVERS · FRAME · AZURE · DEPARTURES · DEZEEN · DESIGNBOOM · YOBEST

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ABOUT ROSITA HURTADO

Designer | Entrepreneur | Creative Visionary

Rosita Hurtado is a Bolivian fashion designer, entrepreneur, philanthropist, and community leader with a distinguished international career, recognized for integrating creativity, sophistication and social commitment into each of her projects.

After consolidating her brand in the United States and participating for decades in the fashion industry, she expanded her vision towards initiatives where design transcends the runways to become a tool capable of transforming spaces, connecting communities, generating new experiences and uplifting lives.

Her connection with Miami, her sensitivity to art and her relentless pursuit of projects with their own identity inspired the conception of WOMA as a place where architecture dialogues with fashion, culture and creativity.

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ABOUT MVRDV

5 Offices | 800+ Projects | 65 Countries

MVRDV was founded in 1993 by Winy Maas, Jacob van Rijs and Nathalie de Vries. Based in Rotterdam, Shanghai, Paris, Berlin, and New York, MVRDV has a global scope, providing solutions to contemporary architectural and urban issues in all regions of the world. Their highly collaborative, research-based design method involves clients, stakeholders and experts from a wide range of fields from early on in the creative process. The results are exemplary, outspoken projects that enable cities and landscapes to develop towards a better future.

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Depot Boijmans Van Beuningen
ROTTERDAM, THE NETHERLANDS © Ossip van Duivenbode

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The work of MVRDV is exhibited and published worldwide and has received numerous international awards. The products of MVRDV´s unique approach to design vary, ranging from buildings of all types and sizes, to urban plans and visions, numerous publications, installations and exhibitions. The firm has a reputation for designing innovative, unexpected and joyful mixed-use buildings.



VALLEY
AMSTERDAM, THE NETHERLANDS
© Ossip van Duivenbode



NIEUW BERGEN
EINDHOVEN, THE NETHERLANDS
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MARKTHAL
ROTTERDAM, THE NETHERLANDS
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KOBI KARP
ARCHITECTURE
INTERIOR DESIGN
PLANNING

ABOUT KOBI KARP

For over three decades, Kobi Karp Architecture & Interior Design (KKAID) has redefined the global design landscape with adaptive, forward-thinking and distinctly personal solutions across a diverse range of projects. From hospitality and high-rise residential to retail, cultural and mixed-use developments, KKAID has delivered award-winning and globally recognized work spanning the Caribbean, the Americas, the Black Sea, the Gulf and the Middle East.

Founded by renowned architect Kobi Karp, a distinguished member of the American Institute of Architects (AIA) and the American Society of Interior Designers (ASID), the firm continues to shape dynamic, human-centered environments with timeless elegance, innovation, enhancing the way people live, work and connect.



MIAMI RIVER . MIAMI



WYNWOOD PARK . WYNWOOD



EMPIRE WORLD TOWERS . MIAMI

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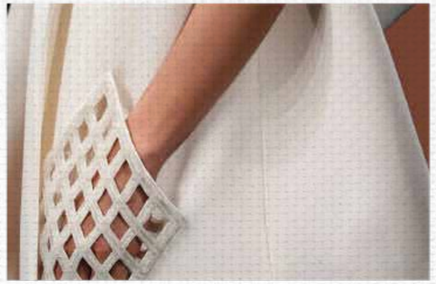
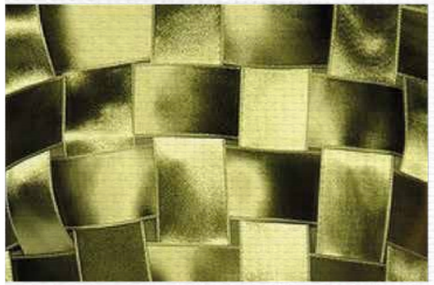
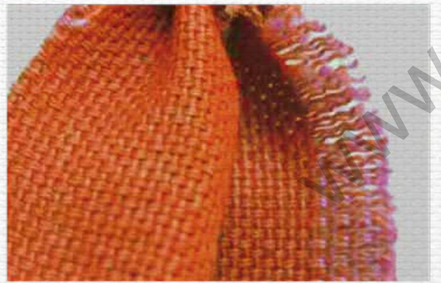



A MOSAIC OF IDENTITY

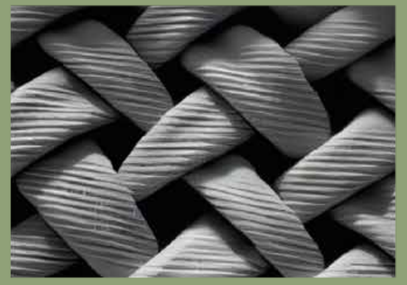
Rooted in the industrial history of this block, WOMA's design is a physical manifestation of the neighborhood's DNA — a building that could only exist on this corner. Like Wynwood itself, it is a patchwork of identities, creativity and community.

The façade translates the art of weaving into architecture, expressing Wynwood's deep connection to craft, fashion and making. This identity is not applied to the building, it's woven into it.

"I believe in design as a force capable of creating well-being and weaving community. WOMA is born from this conviction: a place where beauty, innovation and belonging shape a new way of living in the city."

Rosita Hurtado







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A CONSTELLATION OF CONCEPTS



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LOCATION:

WOMA sits at NW 5th Avenue & NW 32nd Street, Wynwood Norte's most vital intersection, where the neighborhood's creative corridors converge.

Wynwood Norte is an evolving neighborhood, rooted in one of the world's most restless cities, Miami. Shaped by generations of makers, migrants, artists, and entrepreneurs, it holds the creative energy of its people. A place of genuine opportunity for those who think forward, agents of creativity and revitalization.

Steps away: the Fashion District, the graffiti walls that put Wynwood on the world map, Mana Wynwood - where the upcoming Carnegie Mellon University Miami campus will be located, the lush gathering space of Oasis Wynwood and the future Brightline station that will connect you to all of Miami and beyond.

WOMA's unique three-frontage corner block creates a natural threshold — a building as much a part of the street as the neighborhood itself.

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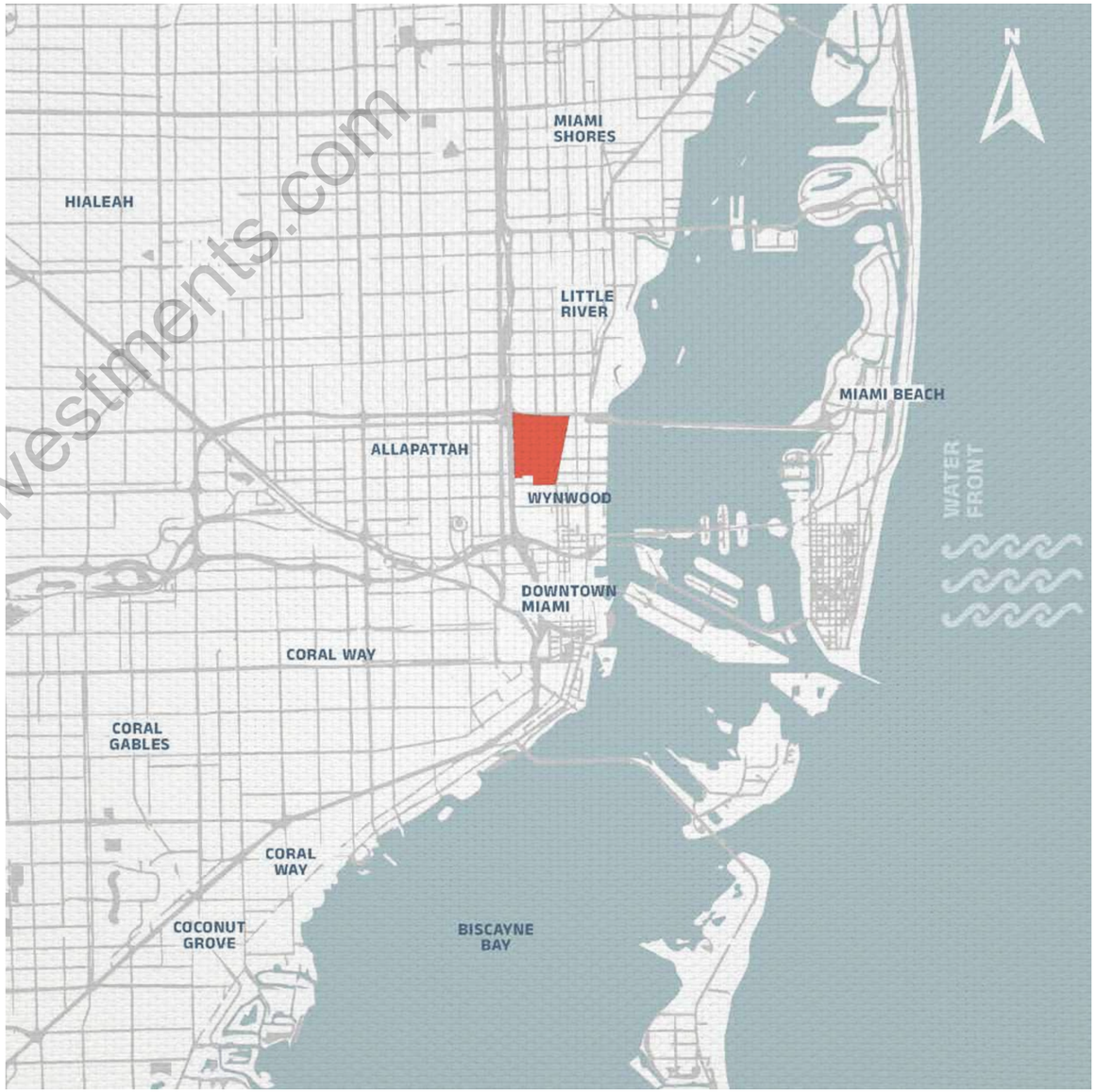

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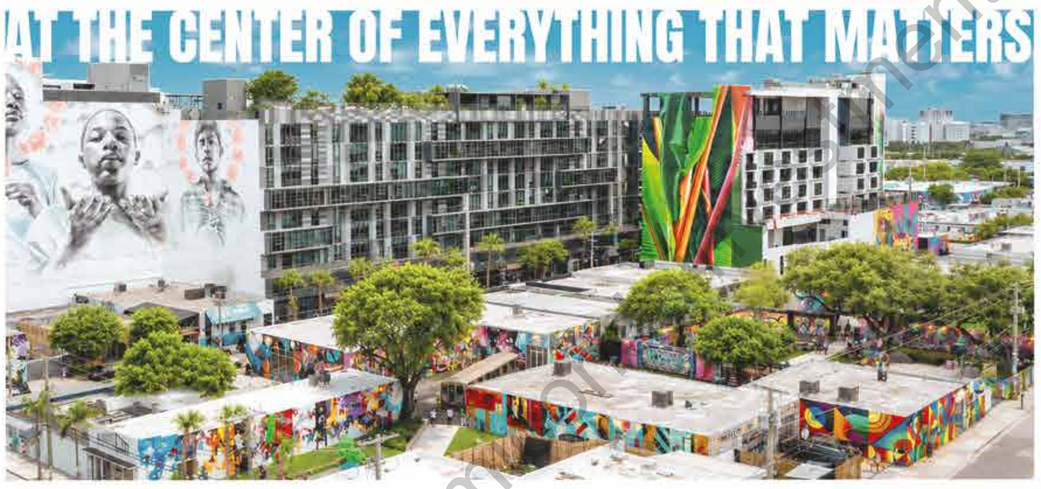









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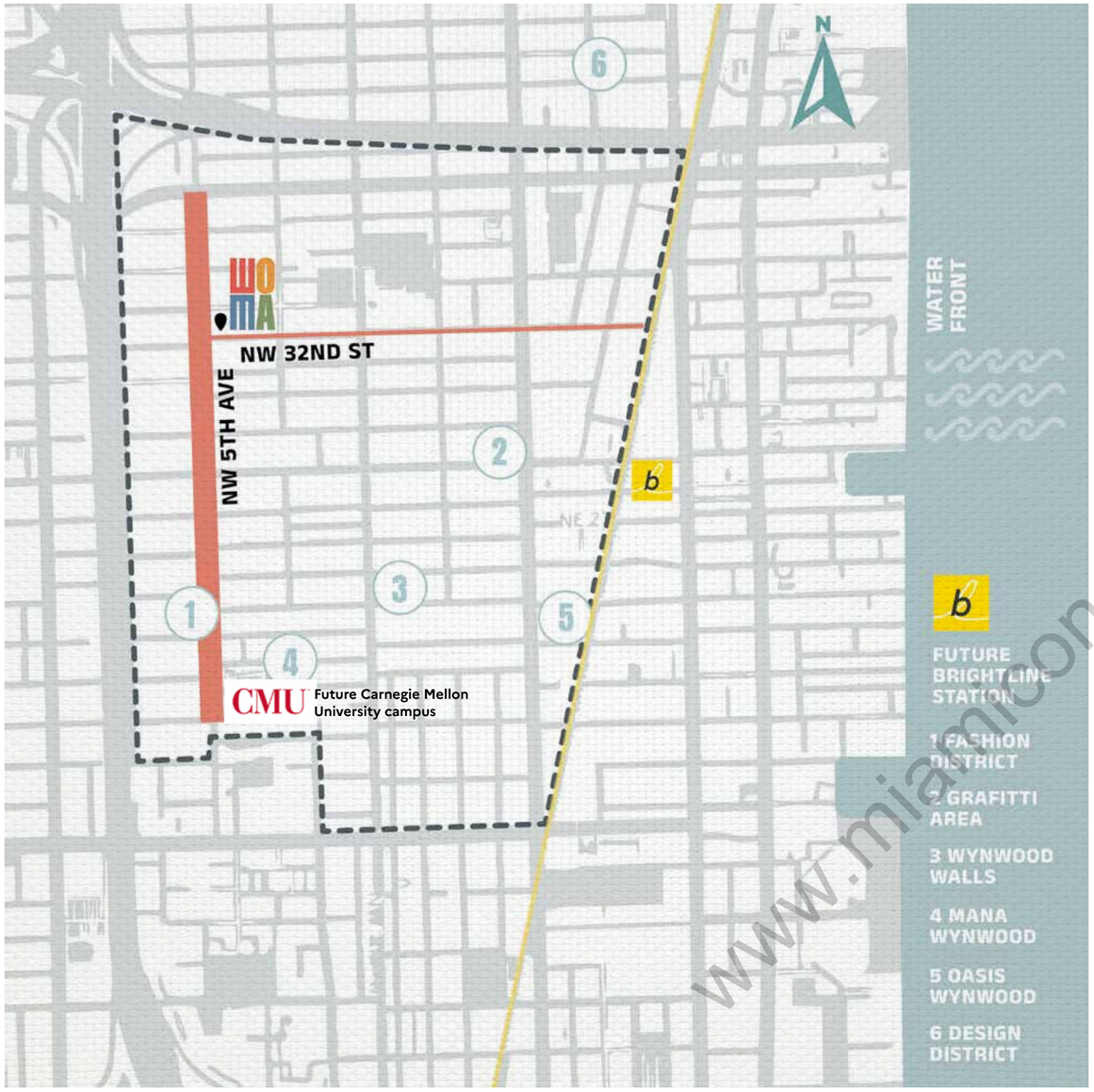

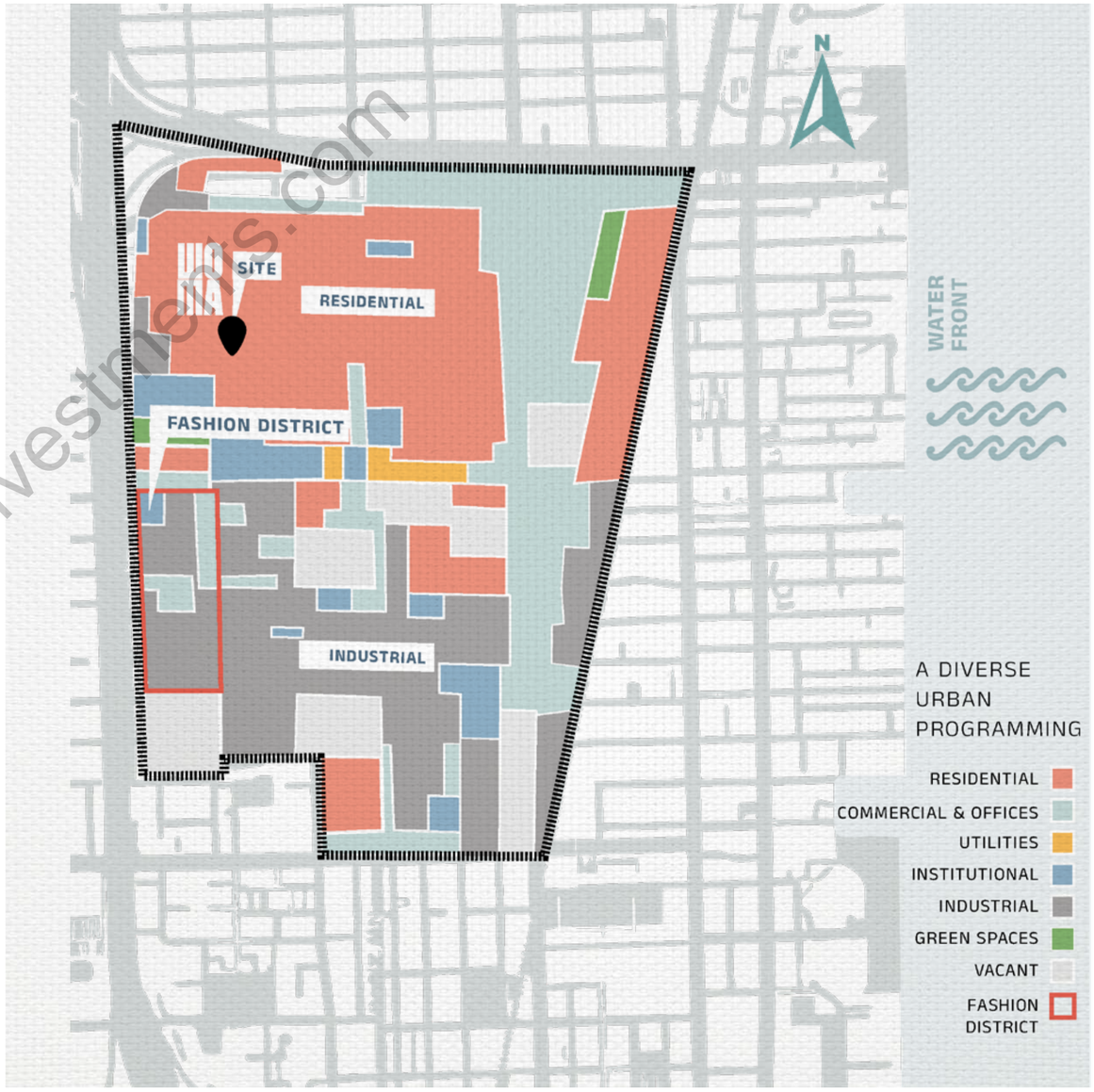

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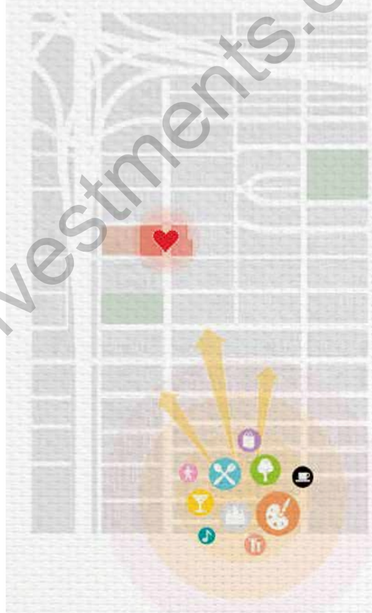
WOMA brings an ecosystem to the heart of Wynwood, where creativity grows out of everyday encounters: between neighbors and visitors, culture and technology, creators and residents, artists and entrepreneurs. The result is lasting value for a diverse community and the neighborhood's future.

WOMA isn't just a building in the neighborhood. It's part of defining what living, making and belonging in Wynwood Norte will mean next.

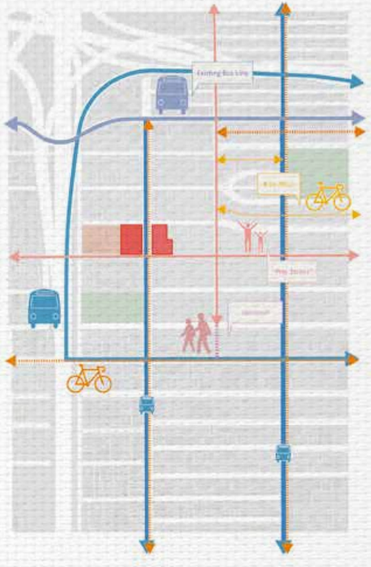
Address: NW 5th Ave & NW 32nd St, Wynwood Norte, Miami



A NEW CREATIVE HUB ALONG NW 5TH AVENUE, EXTENDING THE NEIGHBORHOOD'S FASHION AXIS.



A RESPONSE TO THE AREA'S DIVERSE PROGRAM, BRINGING HUMAN SCALE AND VARIETY.



A PUBLIC TRANSIT NETWORK, AS PROPOSED BY THE WYNWOOD VISION PLAN.

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"WOMA is a creative patchwork of Wynwood Norte's identity, drawing inspiration from textiles, art and color that characterize this area. It is neighborhood-oriented not just visually but also functionally, prioritizing human scale and pedestrian connectivity, while integrating abundant greenery, neighborhood retail, amenities and a diverse residential mix—setting a new standard for urban development in Wynwood Norte."

Jacob van Rijs, Founding Partner of MVRDV



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ABOUT THE PROJECT

WOMA is built on a simple idea: that the center of Miami should be open to the people who give it life. Homes range from efficient micro-studios to three-bedroom residences, so the artist, the entrepreneur, the young family and the first-time buyer can all belong to the same building.

Among them sits a limited collection of duplex ateliers for creators — true live-work spaces joining a home to a studio and exhibition area, opening straight onto the mezzanine plaza.

Every residence comes fully finished, with kitchens, baths and appliances ready from day one, and for those who'd rather work where they live, offices and flexible storage are available too.

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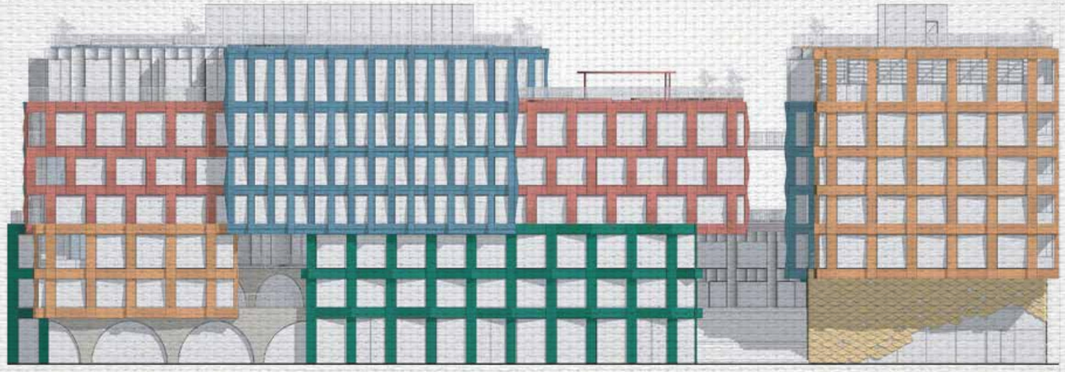
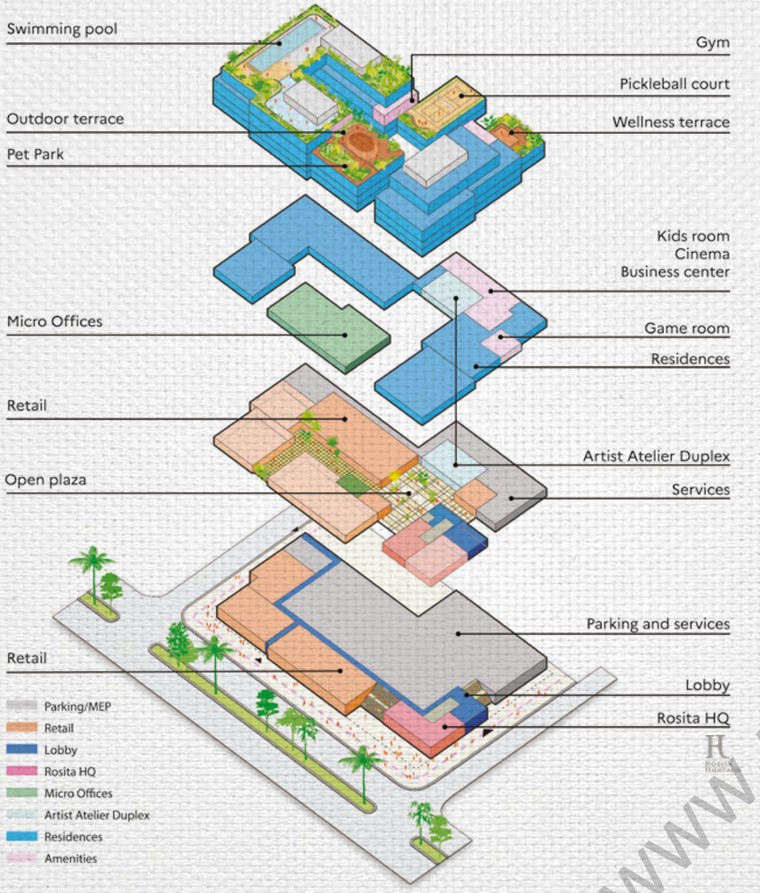
WHAT'S INSIDE

WOMA is a condominium where residential living meets work-from-home, everyday retail and spaces designed for rest and connection.





At its wellness core: a terrace with sauna and steam room, a fitness studio and an outdoor pickleball court.

On the roof, a communal terrace opens to panoramic views, with a semi-Olympic pool set among garden lounges and landscaping.

For those who work from home, a contemporary business center with meeting rooms — and for downtime, a movie theater, a kids' play room, a game room and a rooftop pet park.

At the center of it all is the mezzanine plaza, framed by shops that make it the building's social and cultural heart. At street level, retail wraps three sides — along NW 32nd Street, NW 5th Avenue and NW 33rd Street — tying WOMA into the daily life of Wynwood Norte, where living, working and culture meet.

WOMA is at once:

- A place to live and create.
- A catalyst of spontaneous encounters, by chance and by design.
- A source of everyday energy for the neighborhood.
- A meeting point for culture, work and home.

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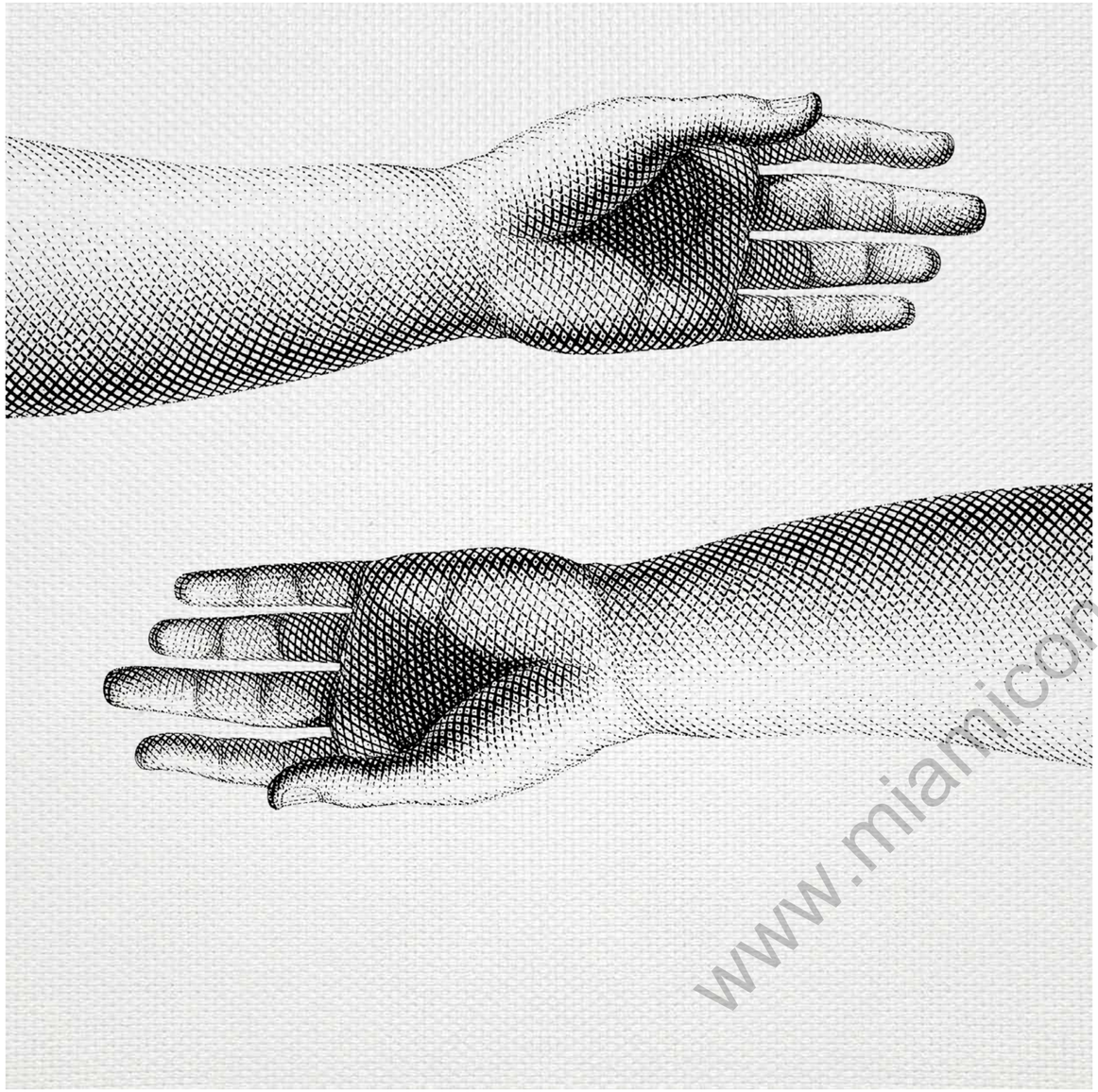

ART AT THE HEART

MANI, one of Fornasetti's most iconic décors, will come to life in a mosaic covering the main staircase at WOMA. The mosaics, produced by Bisazza from the original Fornasetti's archive drawing and design, will become an architectural and artistic landmark for Wynwood Norte, integrating design, art, and craftsmanship into a unique experience.

FORNASETTI

With its inspiring, visionary imagery, Fornasetti is the decorative art Atelier where everyday objects become collectible multiples of art.

@fornasetti fornasetti.com

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AM
EN
TIES

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AMENITIES LIVING CREATION

WOMA is a new way of living in the city and of shaping the neighborhood around it.

A place where:

- Architecture comes alive.
- Neighbors become a community.
- Creativity happens in the open.

The amenities aren´t designed just for comfort. They're designed for how people actually live together here.

- Semi-Olympic Rooftop Pool
- Outdoor Terrace & Garden Lounges
- Fitness Studio
- Wellness Terrace
- Sauna & Steam Room
- Pickleball Court
- Movie Theater
- Business Center
- Game Room
- Kids' Play Room
- Terrace Pet Park
- Open Mezzanine Plaza
- Street-Level Retail

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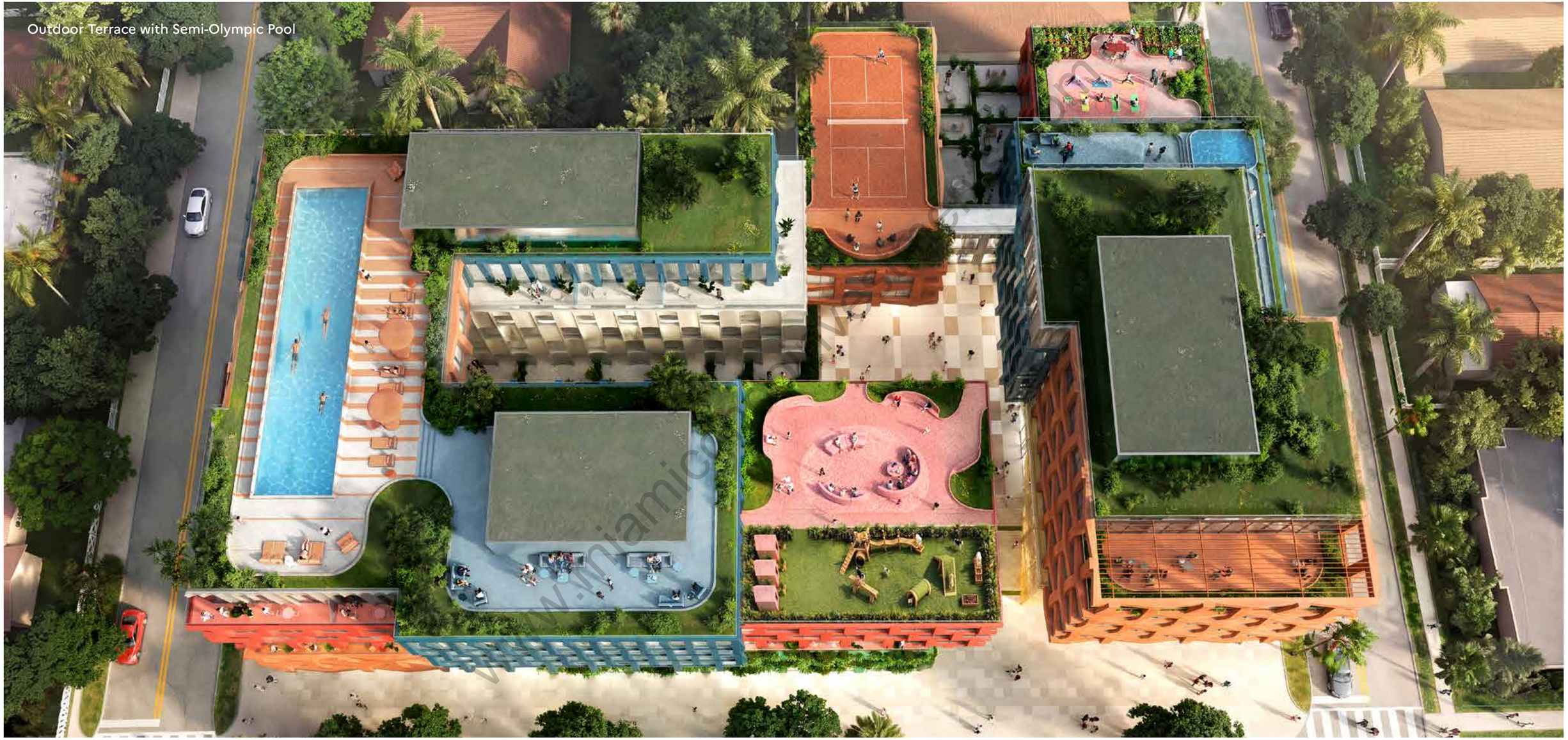

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Movie Theater



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Game Room

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Kids' Play Room

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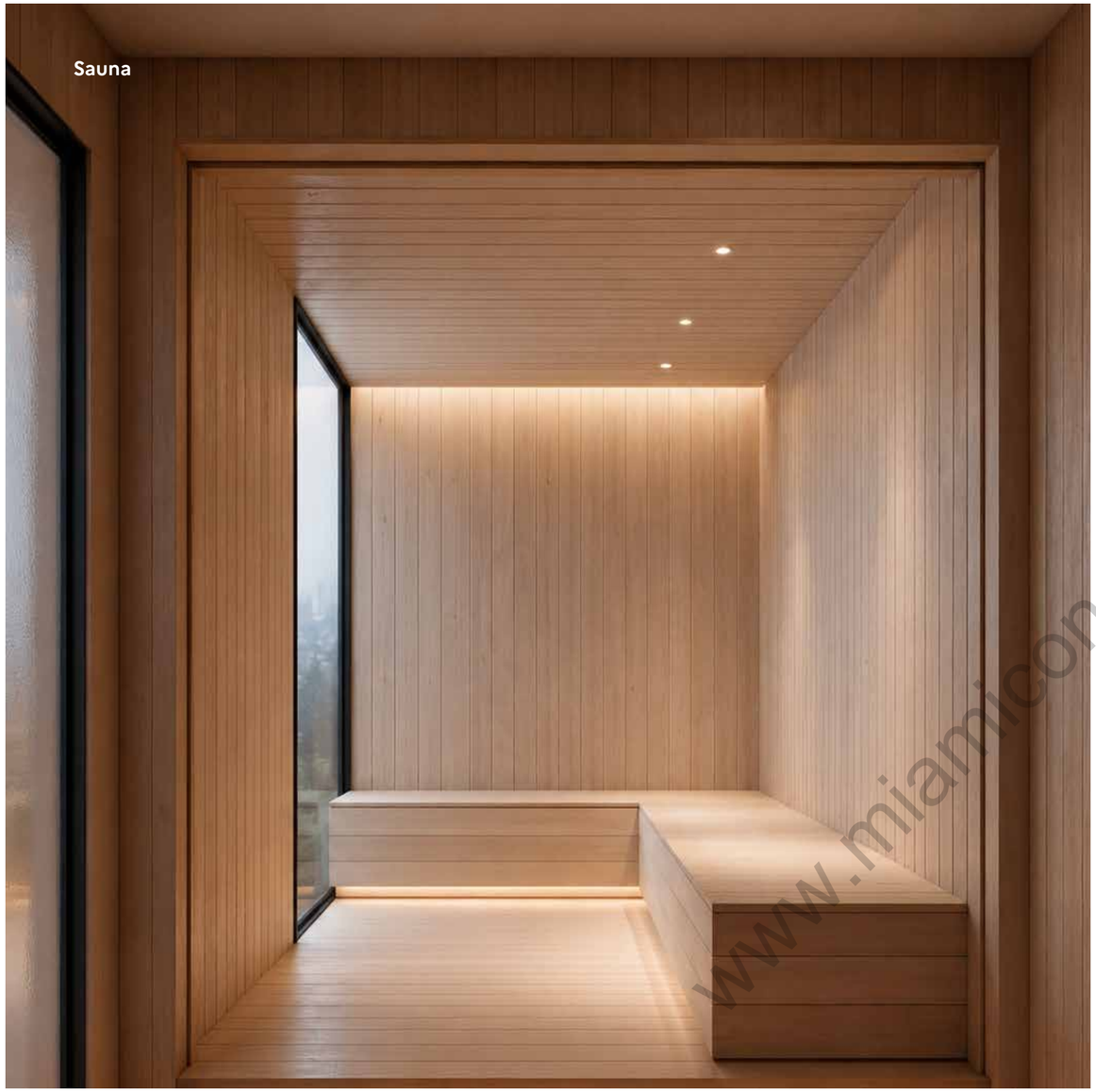

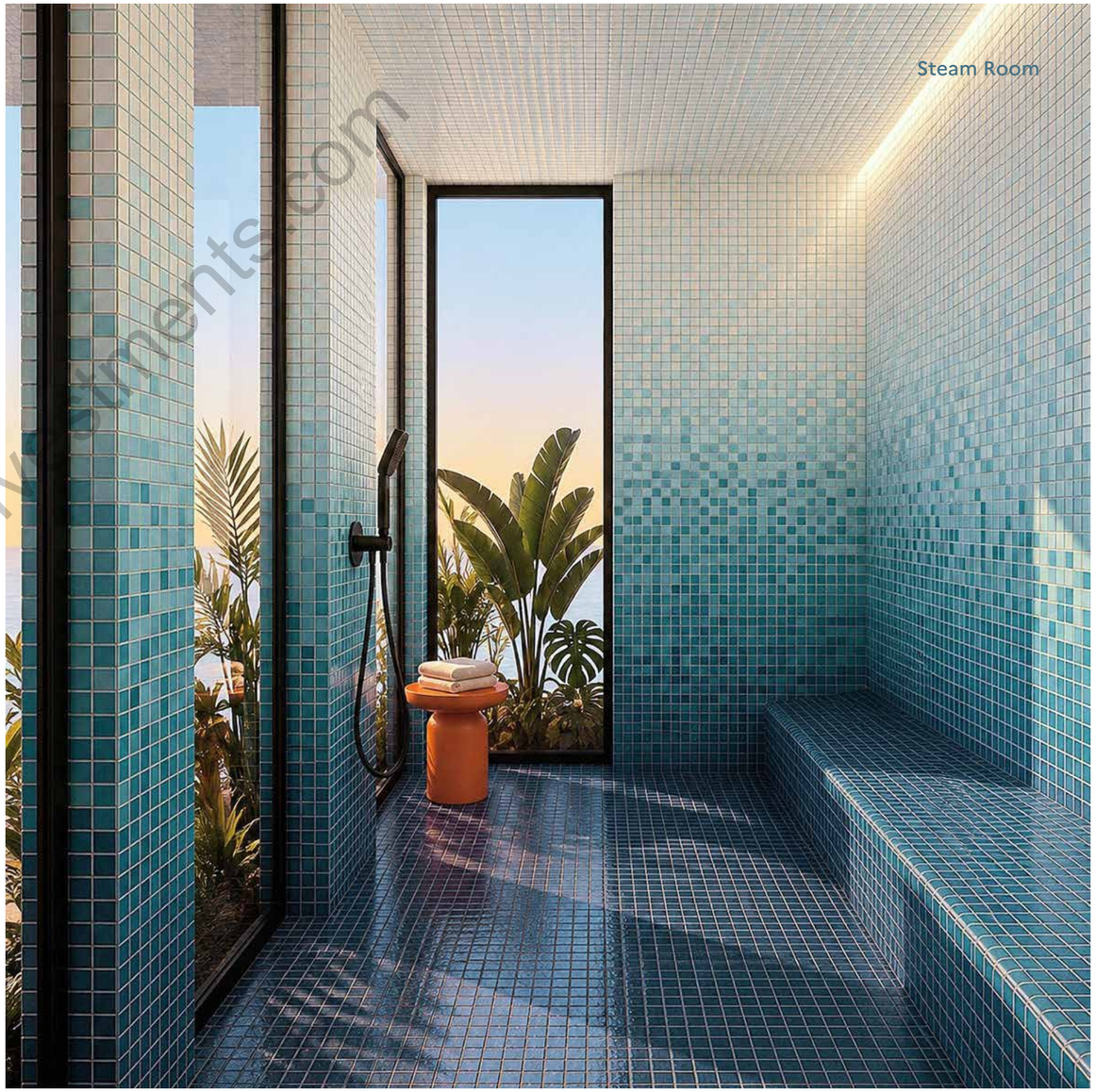

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If you
create,
you
belong





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LIVE
ENJOY
CREATE

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Junior-Suite



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One-bedroom Residence



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Residence bathroom



Two-bedroom Residence

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www.miamiroominvestments.com

A limited collection of offices, made for creators and entrepreneurs, puts a dedicated workplace steps from home. Reached by elevator or stair from the mezzanine plaza, they sit right inside WOMA's mix of energy and everyday life.



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WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

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The Condominium views will vary depending on the Unit purchased. No view is guaranteed. Neighborhood attractions, and/or venues referenced and/or identified in this publication are off-site and not controlled by the Developer. They are accurate as of the date of this publication, however there is no guarantee that they will continue to exist or that there won't be changes and/or substitutions.

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Visit our Sales Center:
2887 NW 5th Ave, Miami FL 33127

Unit types:
Micro Studios · Studios · Junior Suites · 1, 2 & 3-bedroom Residences · 1 & 2-bedroom Residences + Den · Ateliers · Offices

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built
for
creative
souls

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MVRDV

Uribe Schwarzkopf

KOBI KARP
ARCHITECTURE
INTERIOR DESIGN
PLANNING