ENG

WOMA

Fact Sheet

WHERE
THE CITY,
THE COMMUNITY,
AND CREATION
COME TOGETHER.

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LEGAL DISCLAIMERS
Stated dimensions [illegible] ered to the extent [illegible] walls and are [illegible] of interior demising walls (without deductions for interior columns, [illegible] and in any [illegible] the dimensions [illegible] be determined by using [illegible] of the Unit [illegible] in the Declaration (which generally only includes the interior [illegible] space between the perimeter walls and [illegible] components, shear walls and shafts [illegible] area following [illegible] of the unit set forth in the Declaration, see Exhibit [illegible] of the Declaration. No [illegible] than this floor plan are generally [illegible] at the greatest [illegible] room (a [illegible] rectangle) without [illegible] for any cutouts. Accordingly, the area of the actual [illegible] than the product obtained by [illegible] the dimensions [illegible] for this [illegible] plan are approximate [illegible] development plans are subject [illegible] of furnishings, appliances, building [illegible] and other matters of detail, including [illegible] are conceptual only and are [illegible] Consult the Developers [illegible] information [illegible] with the Unit.

WOMA Fact Sheet

If you create, you belong

1. WOMA is a **mixed-use residential** development located in Wynwood Norte, Miami.
2. **163 residential units, 13 retail spaces, and 16 offices.**
3. WOMA WYNWOOD LLC was formed by the founders of **Uribe Schwarzkopf,** an Ecuadorian real estate company with more than 50 years of experience, that has completed around 140 projects and developed more than 26 million square feet alongside world-class architects: Philippe Starck, BIG, Safdie, Kengo Kuma, Jean Nouvel, MAD Architects, MVRDV, among others.
4. WOMA combines global thinking with local execution. **MVRDV** (Rotterdam) leads the architectural design, while in Miami, **Kobi Karp** Architecture & Interior Design (KKAID) handles the project within the local context.
5. This story begins with fashion designer, entrepreneur and philanthropist **Rosita Hurtado**. 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.
6. A limited collection of **offices** designed for creators and entrepreneurs, accessible from the open plaza.
7. All residences are delivered with fully equipped kitchens, including appliances.
8. Available for purchase, living and long term rental.
9. Prime location in the heart of Wynwood's emerging new district, connected to three active frontages (NW 32nd St, NW 5th Ave, and 33rd St), near Wynwood Walls, the Fashion District, Mana Wynwood, the Design District, and the future Brightline station.

AMENITIES:

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

KEY DIFFERENTIATORS OF THE PROJECT UNIQUE CONCEPT

- WOMA integrates residence, work, retail, culture, and entertainment into a single building, **a complete living ecosystem.**
- The name WOMA is a blend of **Wynwood + Midtown + Art** — reflecting its cultural and artistic DNA.
- Community-oriented design: shared spaces that foster interaction between residents and the neighborhood.

UNIT TYPES

- Micro Studios
- Studios
- Junior Suites
- 1-Bedroom
- 1-Bedroom + Den
- 2-Bedroom
- 2-Bedroom + Den
- Penthouse
- Ateliers
- Offices
- Retail

PREMIUM LIFESTYLE & WELLNESS

- Semi-Olympic Pool, **uncommon** in developments of similar scale in Wynwood.
- Pickleball Court — the **#1 trending sport** in the U.S., highly valued by young buyers.
- Wellness Terrace + Sauna + Steam Room: **a comprehensive wellness offering** within the building.
- Terrace Pet Park: a premium amenity for residents with **pets**.

INVESTMENT POTENTIAL

- Wynwood is one of the **most dynamic** and fastest-appreciating real estate markets in the U.S. over the past five years.
- Strong long-term rental demand thanks to its location in a cultural and tourist area next to the Design District and Downtown **driving up asset value** while maintaining occupancy.
- **Full freedom** to adjust rents to market value.
- **Mixed-use project**: the commercial component (retail + offices) diversifies risk and adds value to the asset.

NW 5th Ave & NW 32nd St,
Wynwood Norte, Miami.
Sales center: 2887 NW 5th Ave, Miami, FL 33127.
womamia.com

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Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls (without deductions for interior columns, shear walls or shafts) and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components, shear walls and shafts). For the calculation of the unit area following the definition of the unit set forth in the Declaration, see Exhibit "3-1" of the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. The dimensions and square footage stated for this Unit floor plan are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. All depictions of furnishings, appliances, built-ins, counters, soffits, floor coverings, lighting and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Consult the Developer's prospectus for information on what is offered with the Unit.