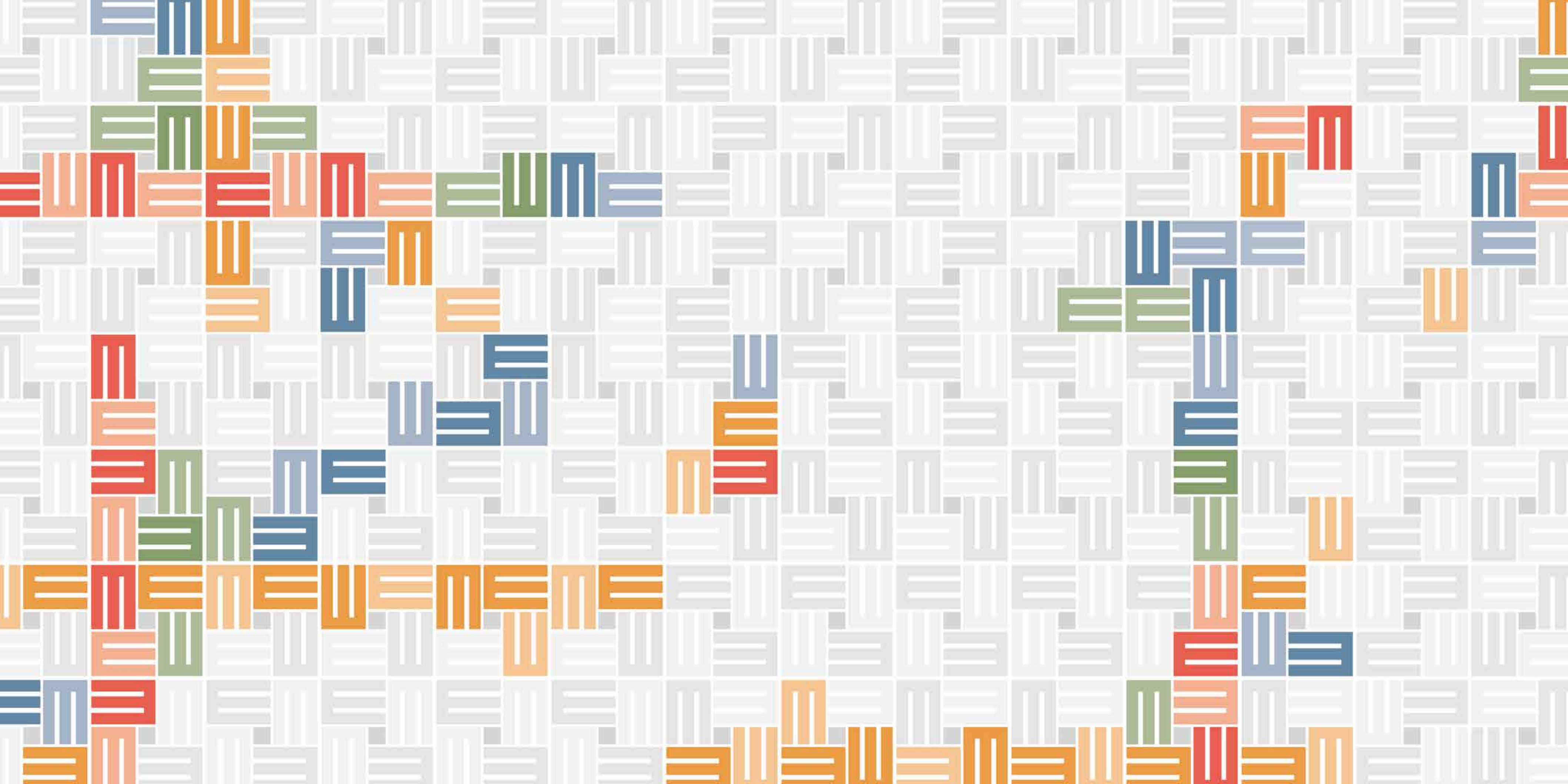
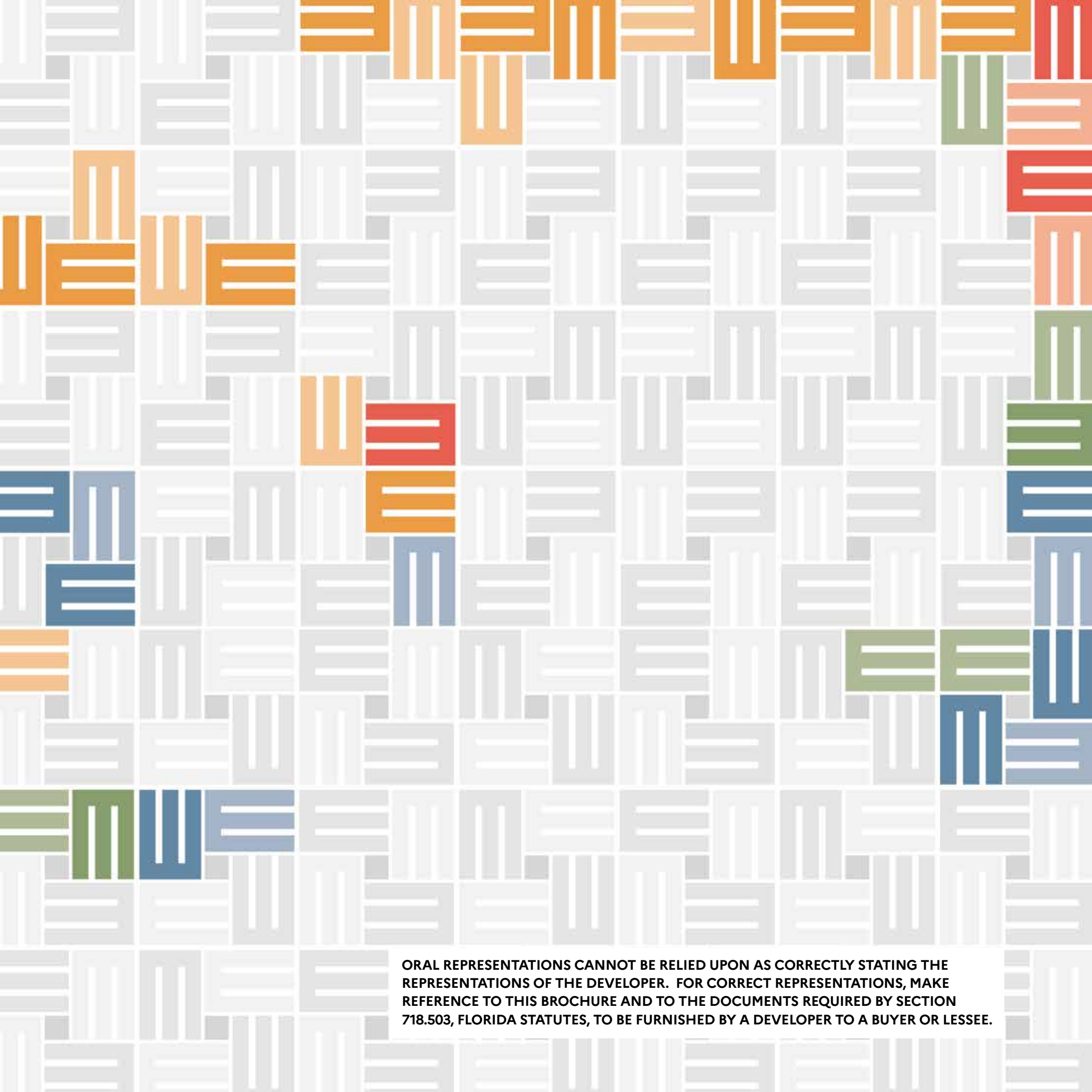


If you
create,
you
belong







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.

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

WOMA, a mixed – use residential development, redefines urban living in Wynwood Norte. Its colorful and textile-inspired façade gives shape to a unique building where art, craft, and fashion converge and creativity rises through everyday encounters as no other project in Miami can replicate.

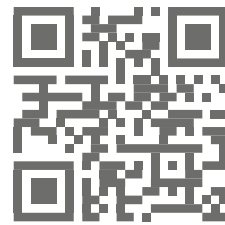
WOMA Wynwood LLC was formed by the founders of **Uribe Schwarzkopf**, an Ecuadorian real estate company with more than 50 years of experience in design-driven development.

Behind WOMA is a collaboration that combines global thinking with local execution. **MVRDV** leads the architectural design while Miami based **Kobi Karp Architecture and Interior Design** grounds the project to the local context.

WOMA Wynwood is developed solely by WOMA WYNWOOD LLC, a Florida limited liability company.

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.

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, 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.

Uribe
Schwarzkopf



"Our motivation is to innovate and create projects with soul that contribute to the future of cities. We want to create new communities and neighborhoods, to humanize each project by improving our clients' quality of life, with buildings that become benchmarks for architecture, design, and sustainability, in Ecuador and from Ecuador to the world."
Joseph Schwarzkopf, CEO, Uribe Schwarzkopf



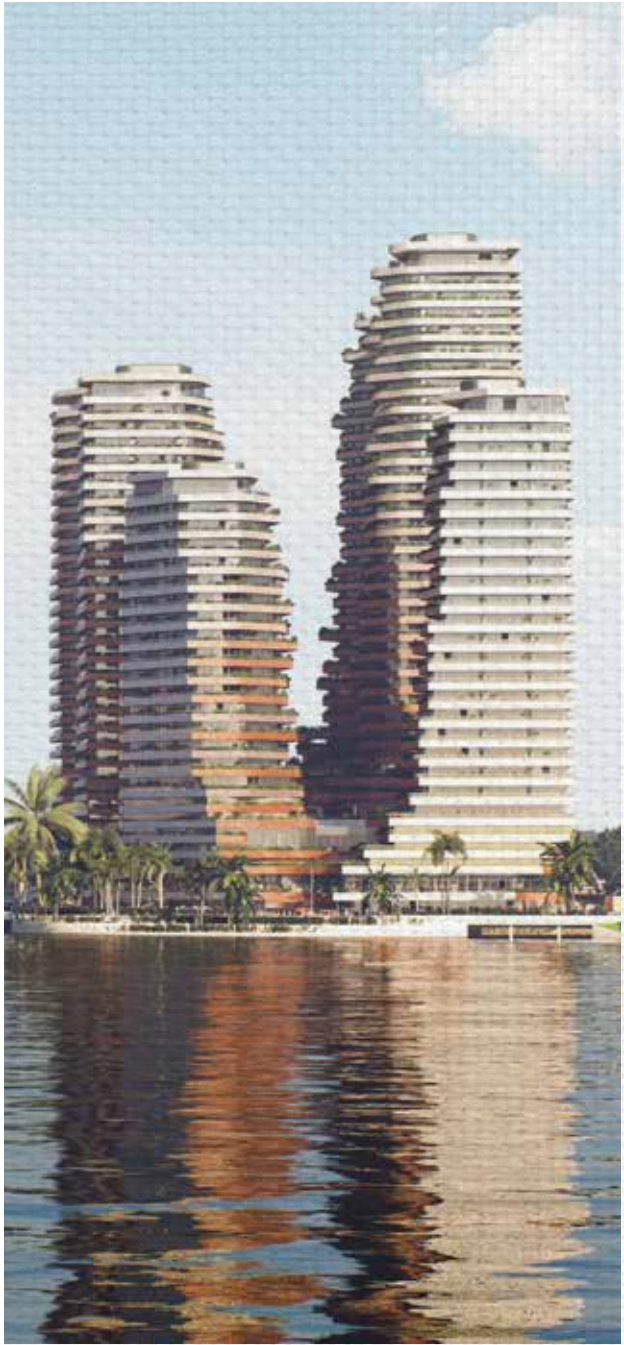
LA MAISON . CUENCA



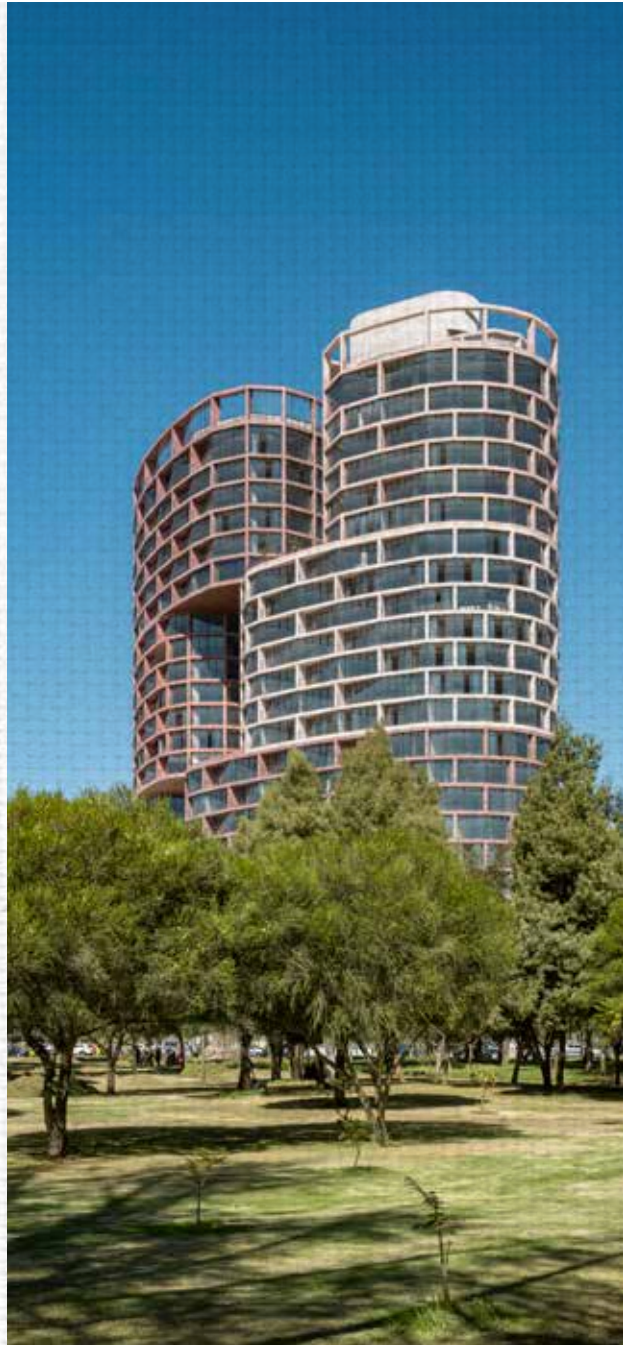
QAPITAL . QUITO



QONDESA . QUITO



THE HILLS . GUAYAQUIL



EPIQ . QUITO



IQON . QUITO

More than 140 projects

More than 2.5 million square meters 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



ABOUT MVRDV

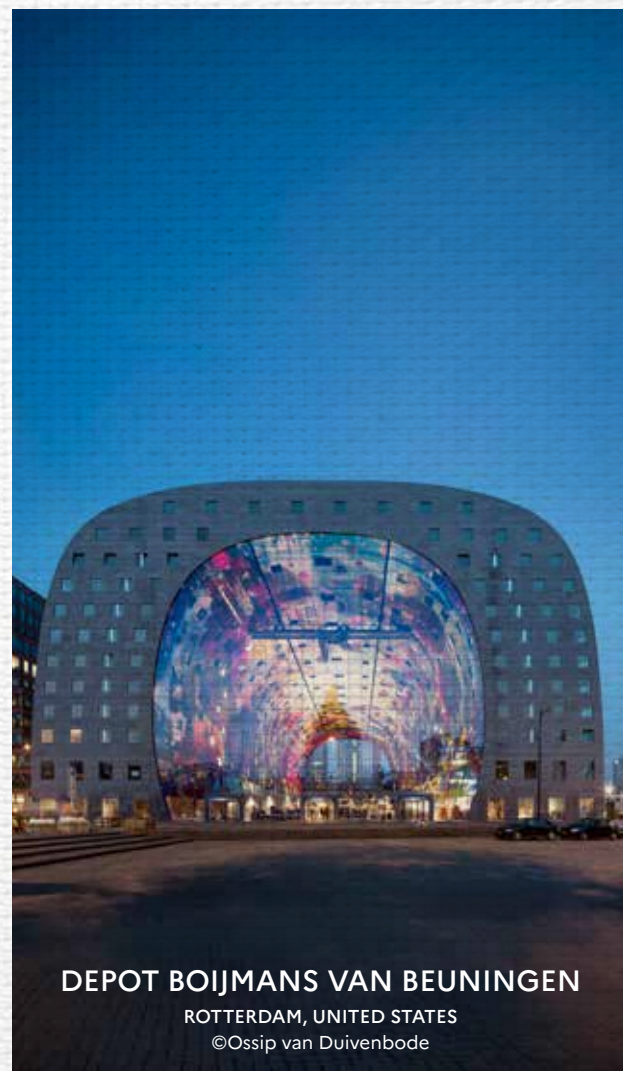
5 Offices | 800+ Projects | 65 Countries

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.



VALLEY
AMSTERDAM, NETHERLANDS © Ossip van Duivenbode

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.



ABOUT KOBİ KARP

For over 3 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.

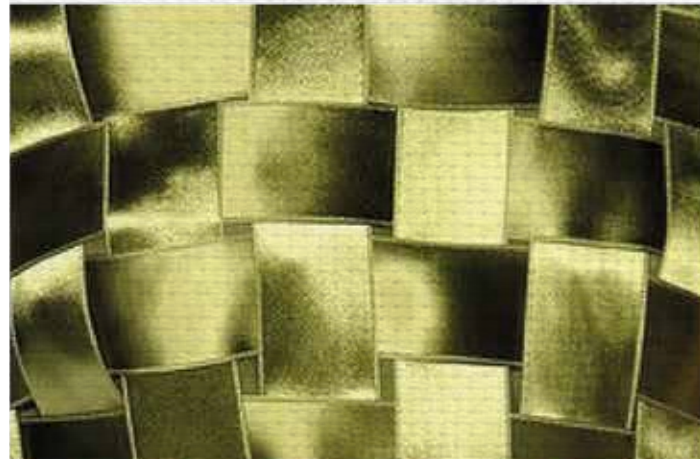
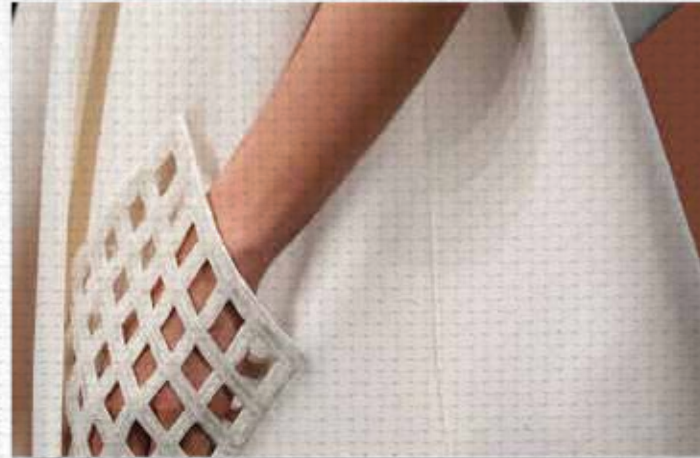




DESIGN VISION

Like Wynwood, a PATCHWORK of expressions, WOMA becomes a mosaic of creators and community. A way of understanding the city, creativity, and how we inhabit it.





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

The façade translates weaving into architecture — expressing the neighborhood's deep connection to art, craft, and fashion. This identity is woven directly into the building itself.



A CONSTELLATION OF CONCEPTS

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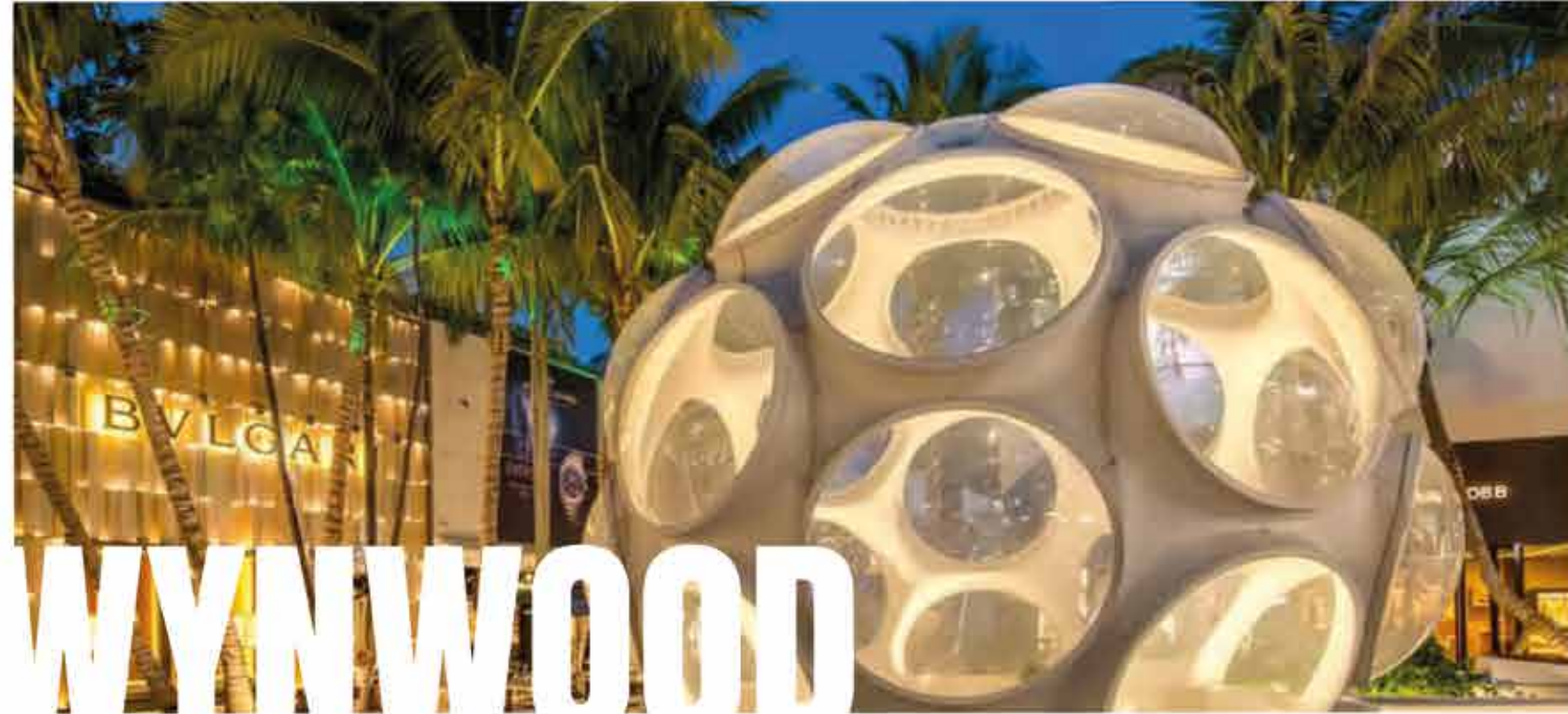
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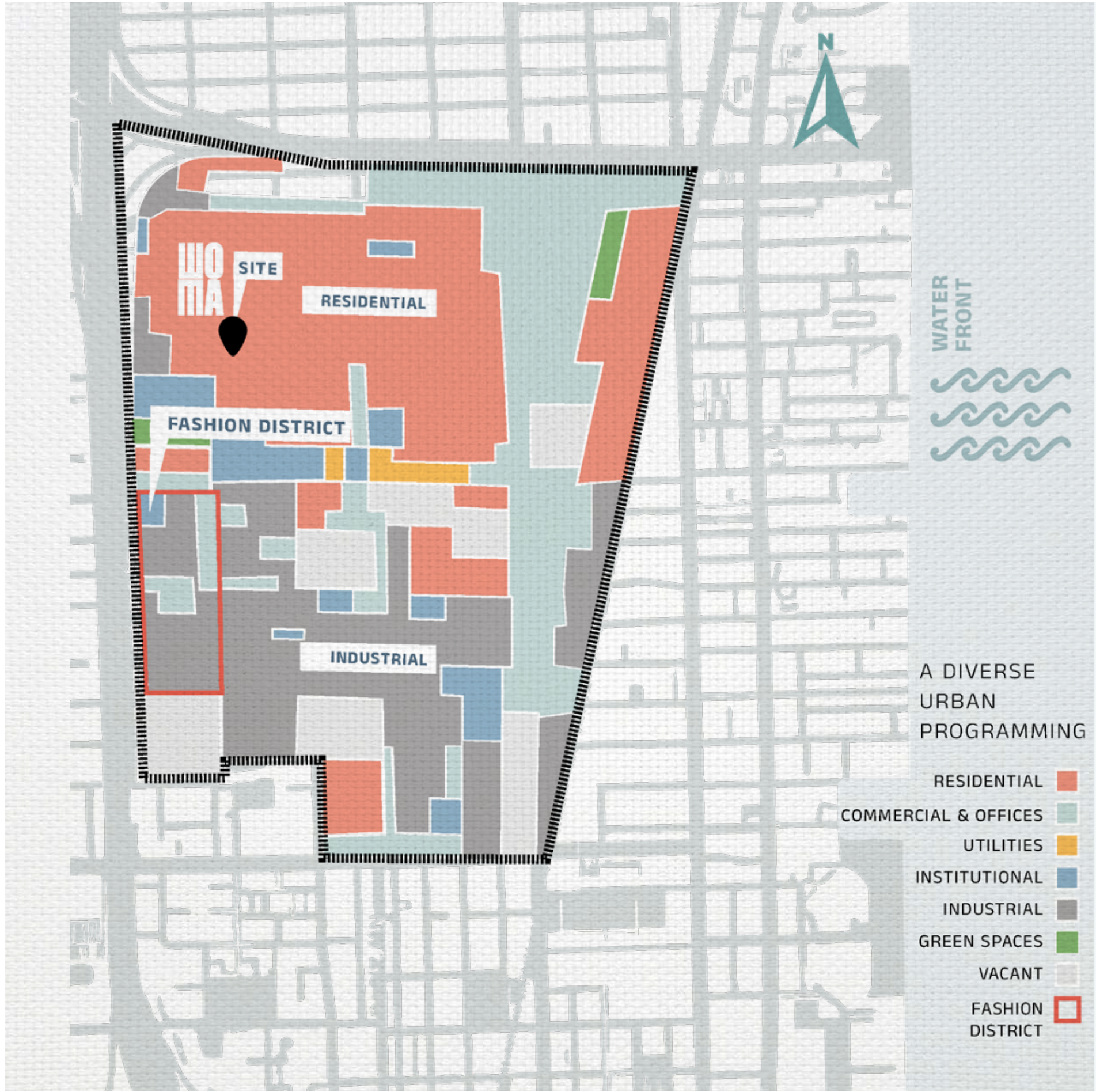
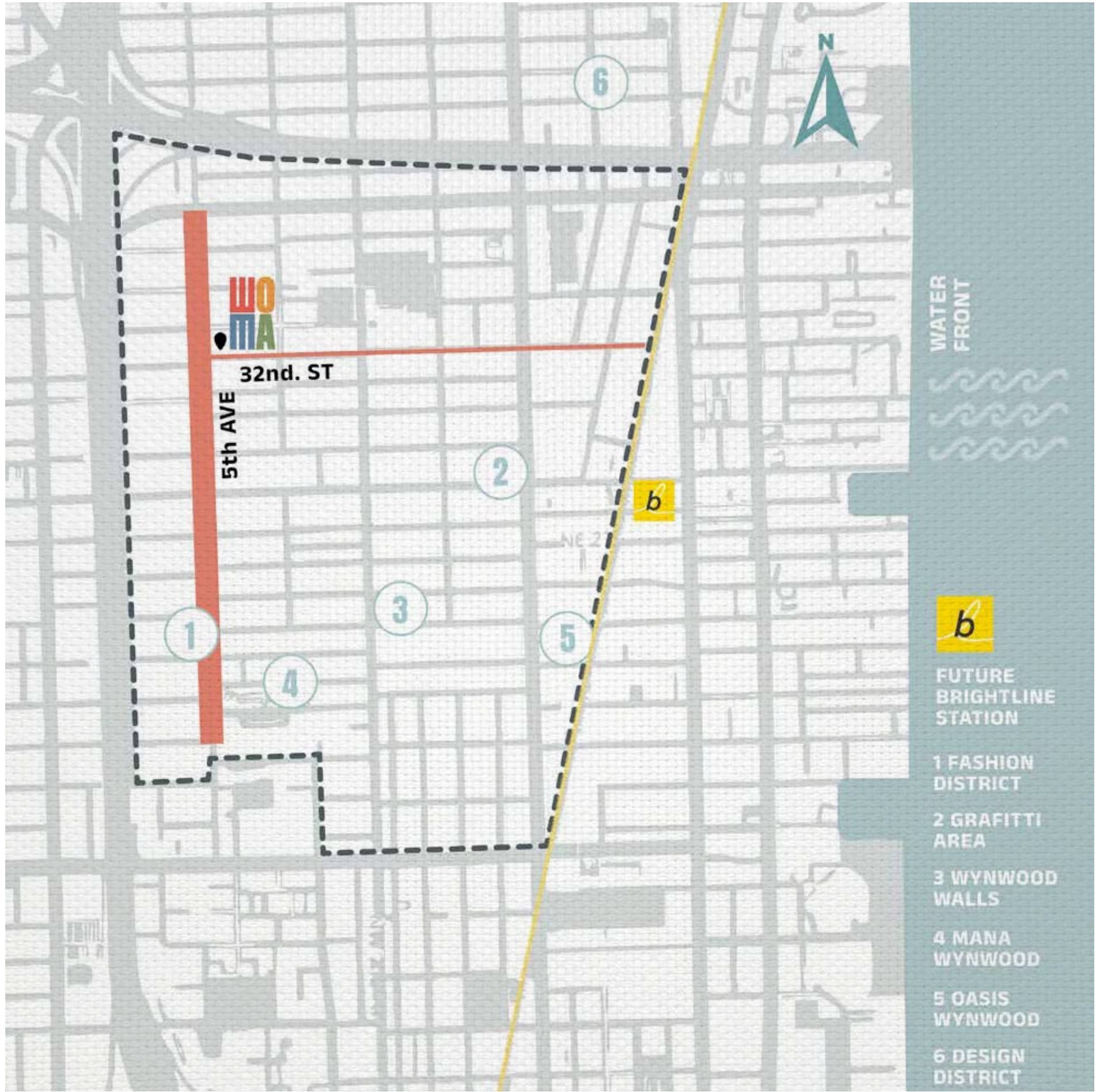
Wynwood Norte is an evolving neighborhood, rooted in one of the world's most restless cities, Miami. Shaped by generations of makers, migrants, artists, and entrepreneurs, it holds the creative energy of its people. A place of genuine opportunity for those who think forward, agents of creativity and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

WOMA enters this context as an additional layer that brings new dynamics while respecting the essence of this place.

Located along NW 5th Avenue, within the contexts of the Wynwood Arts District, the site itself is irreplaceable. Its unique corner-block condition with three active frontages, creates pedestrian life, retail activation and creative connection.





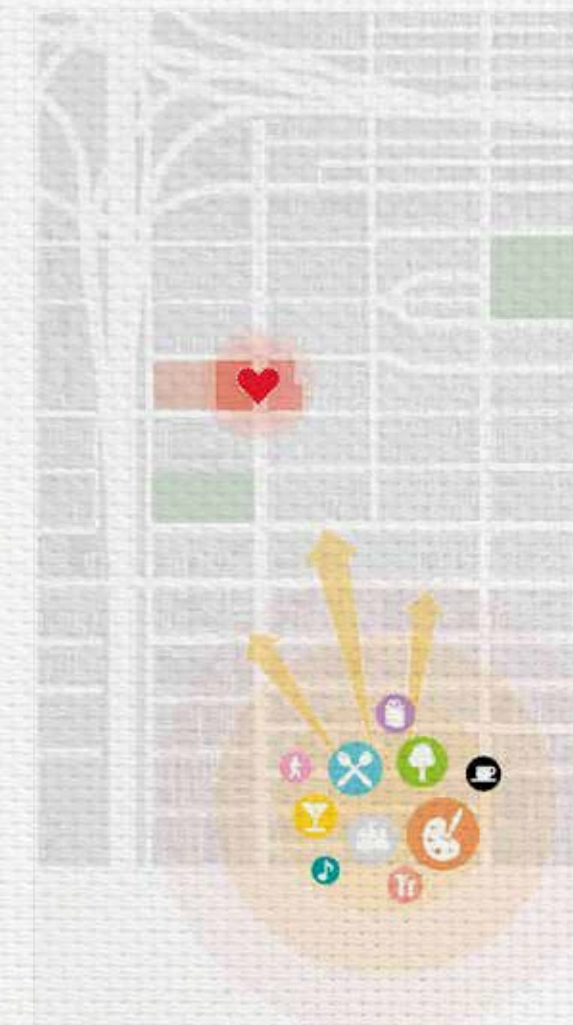


WOMA weaves an ecosystem into the heart of Wynwood where creativity rises through quotidian encounters: between neighbors and visitors, culture and technology, creators and residents, artists and entrepreneurs. Generating lasting value for a diverse community and its future.

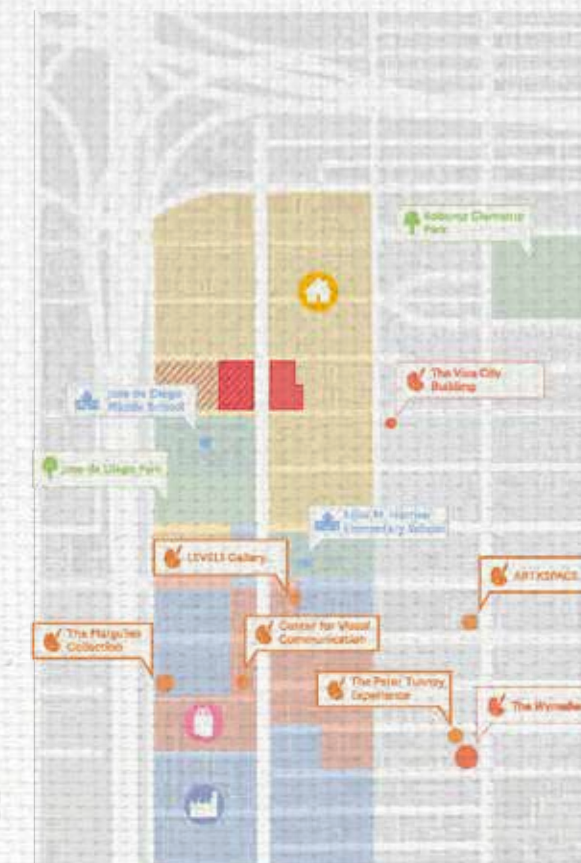
WOMA is not simply a building in the neighborhood. It is part of the defining moment of what living, making and belonging in Wynwood Norte will mean next.

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

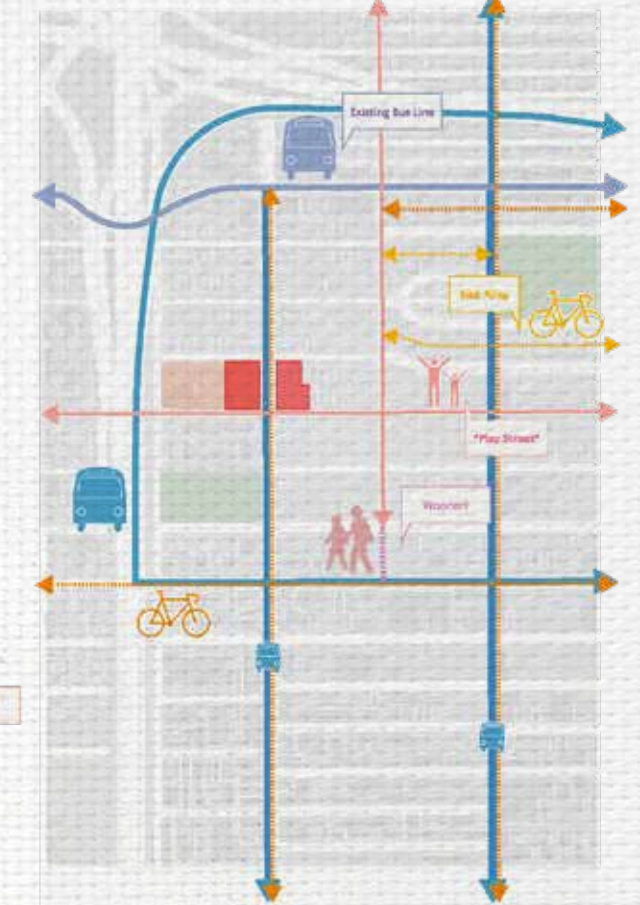
Nearby references: Fashion District · Graffiti Area · Wynwood Walls · Mana Wynwood · Oasis Wynwood · Design District · Bakehouse Art Complex · Future Brightline Station



CREATING AN IMPORTANT
CREATIVE HUB
ALONG NW 5TH AVE.
& EXTENDING THE
FASHION AXIS



RESPONDING
TO THE DIVERSE
& VIBRANT PROGRAM
BY BRINGING HUMAN
SCALE & VARIETY



PUBLIC
TRANSPORTATION
NETWORK AS PROPOSED
BY THE WYNWOOD
VISION PLAN

“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.



ABOUT THE PROJECT

WOMA offers a curated mix of residences designed for a wide range of lifestyles, from extremely well designed, highly functional micro-units to three-bedroom residences. The result is broad market appeal and long-term community stability.

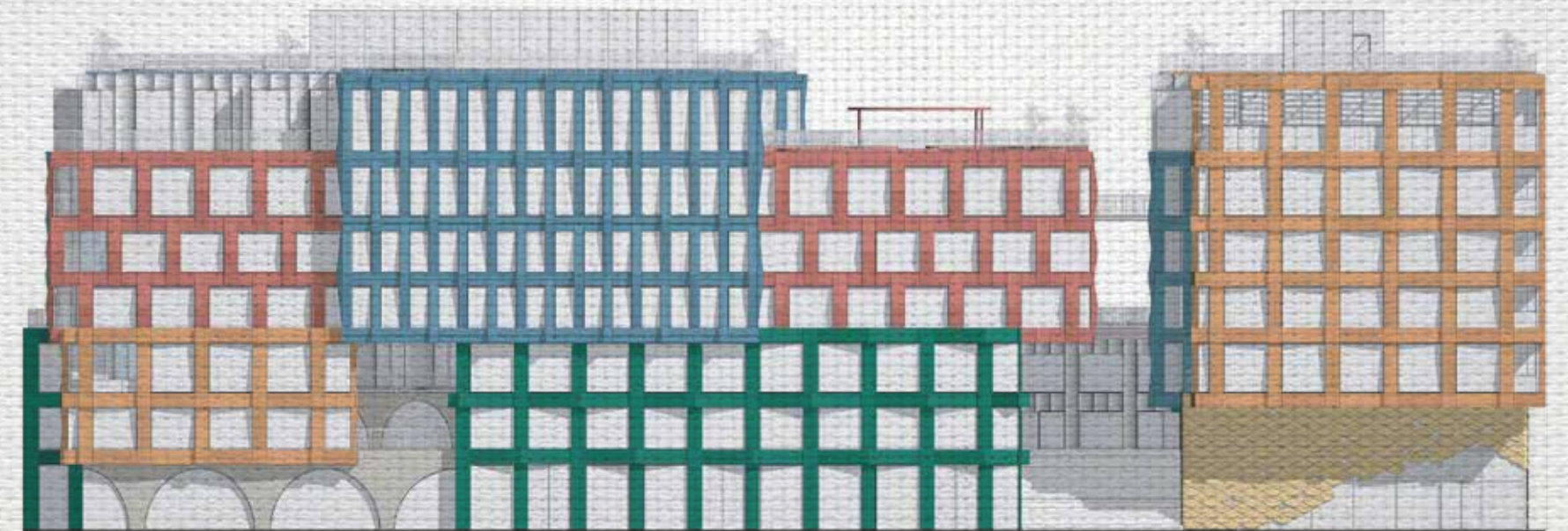
In addition, a limited collection of duplex ateliers designed for artists and creators, unique live-work spaces that integrate residential living with studio and exhibition areas, directly engages with an open plaza located at the mezzanine level, oriented toward long-term cultural and economic vitality.

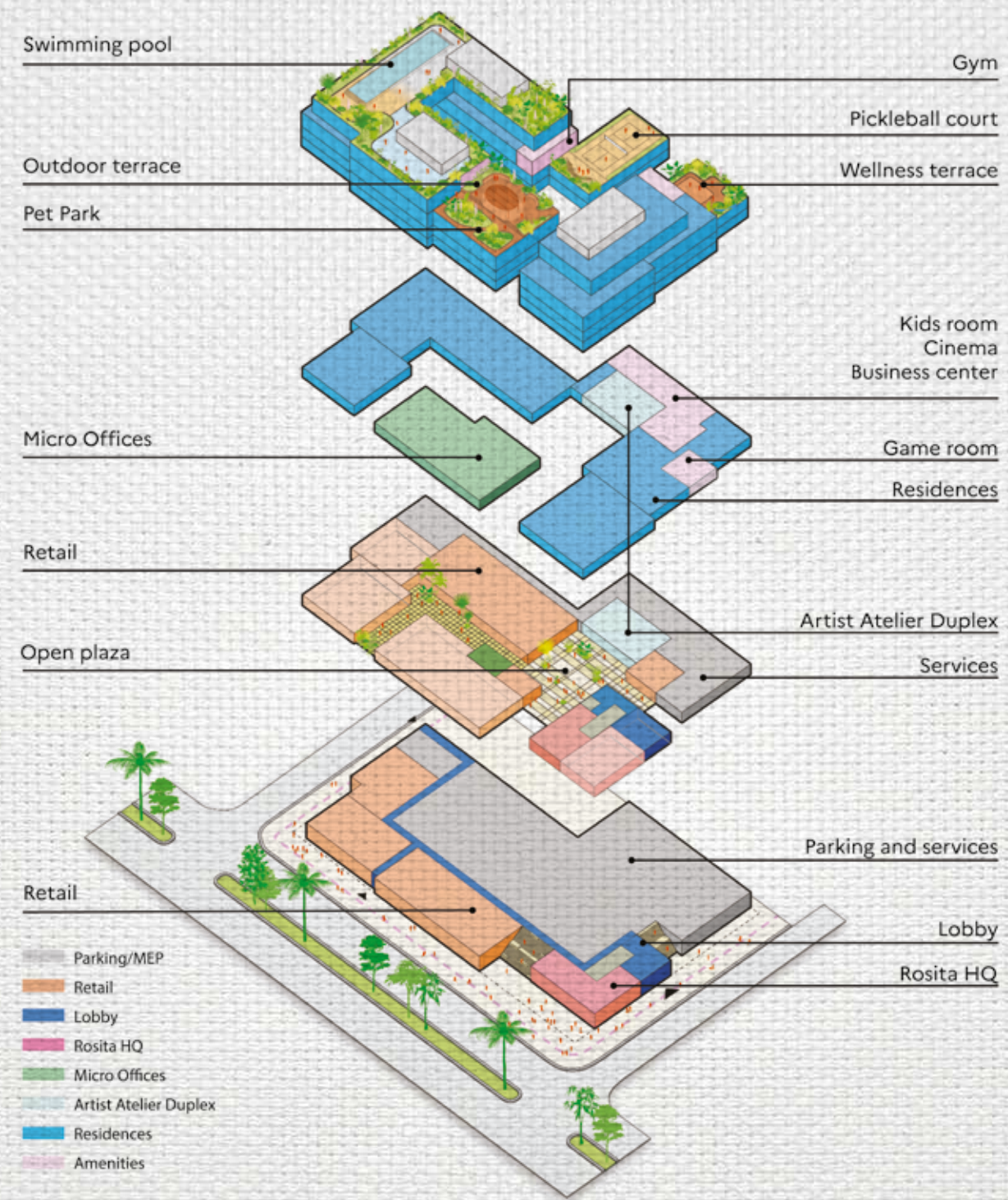
WOMA also incorporates a forward-thinking ownership model, offering micro-offices. Storage units are available for acquisition through usage rights.

All residences are delivered featuring complete kitchens, bathrooms, and appliances.

WHAT'S INSIDE

WOMA is a condo where residential living meets work-from-home flexibility, everyday retail, and amenities designed for relaxation and connection.





Exclusive amenities enhance the residential experience: a wellness terrace complemented by a sauna, steam room, fitness area, and an outdoor pickleball court, create a holistic environment for relaxation, activity, and well-being.

A rooftop communal terrace, beautifully designed, offers panoramic views and shared social spaces, with a semi-olympic pool surrounded by lush landscaping and garden lounges for relaxation.

Those who prefer to work from home benefit from a contemporary business center with meeting rooms. These amenities are complemented by a cinema, a kids' room, and a game room, offering spaces that perfectly complement residents' lifestyles. Additionally, a pet park on the terrace makes this a truly pet-friendly living environment.

Grounded in a purpose of community-building, an open plaza at the mezzanine level is framed by shops that serve as a vibrant social and cultural hub.

At street level, along 32nd Street, 5th Avenue, and 33rd Street, retail activates the urban edge, together sustaining a continuous dialogue between the building and its neighborhood and reinforcing WOMA's role as a new point of connection between living, working, and culture in Wynwood Norte.

WOMA gives shape to an urban living fabric. WOMA is at once:

- a place to live and create
- a catalyst of spontaneous encounters and intentional collaboration
- a source of economic and social vitality
- a network of cultural exchange
- a threshold connecting everyday life and the public realm







AM ENI TIES



AMENITIES
LIVING
CREATION

WOMA is a way of understanding the city
and how it is inhabited.

A place where:

- Architecture comes alive
- Production is made visible
- Creativity is shared

The amenities are designed not just
for comfort, but for quality of life and
community - building:

- Outdoor terrace with semi-olympic pool
- Fitness area
- Wellness terrace, steam room, sauna.
- Outdoor pickleball court
- Cinema
- Business center
- Game room
- Kids room
- Terrace pet park
- Outdoor terrace
- Open plaza

Outdoor terrace with semi-olympic pool





Cinema





Games room

Outdoor pickleball court



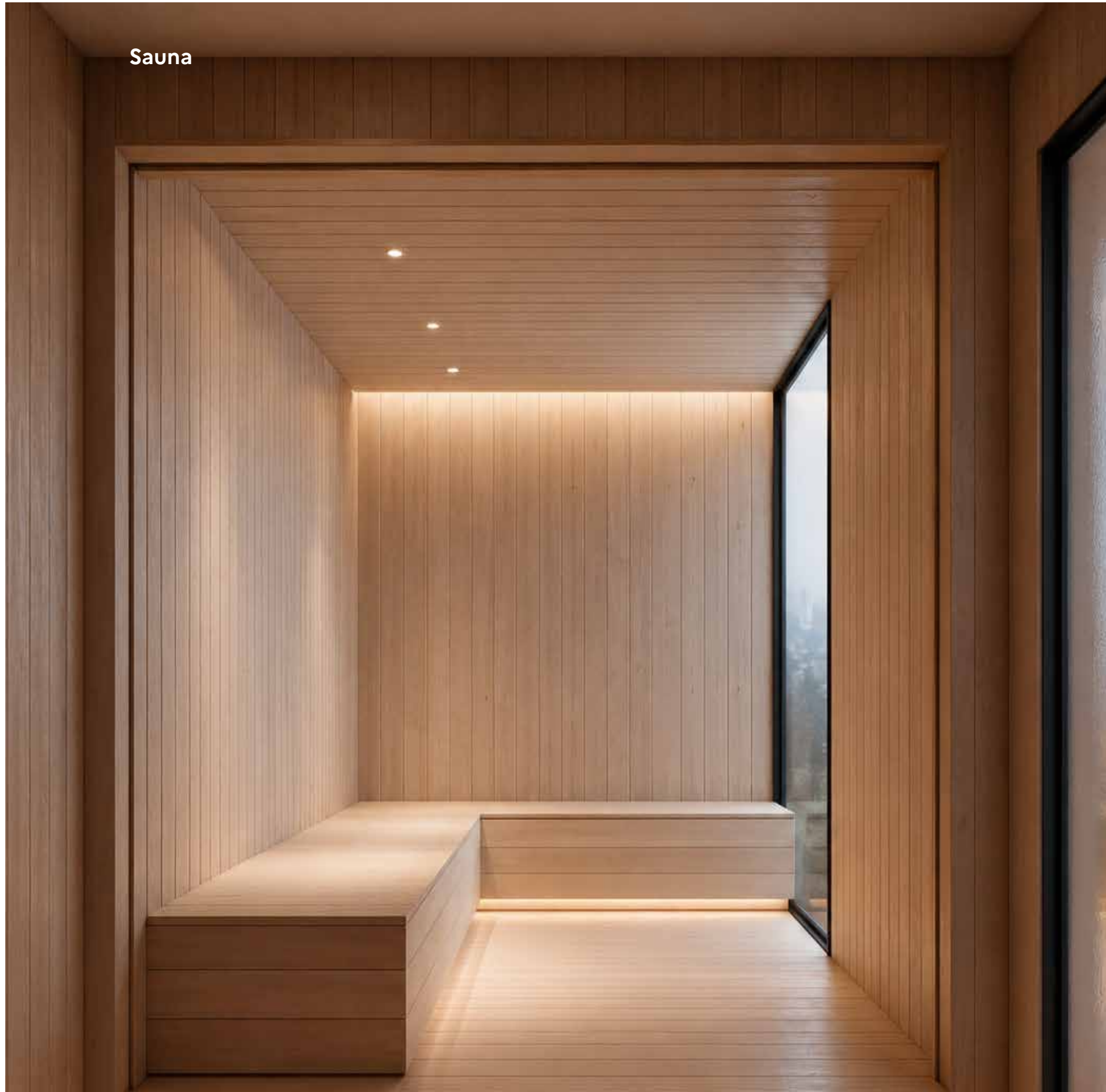
Terrace pet park





Fitness area, wellness terrace







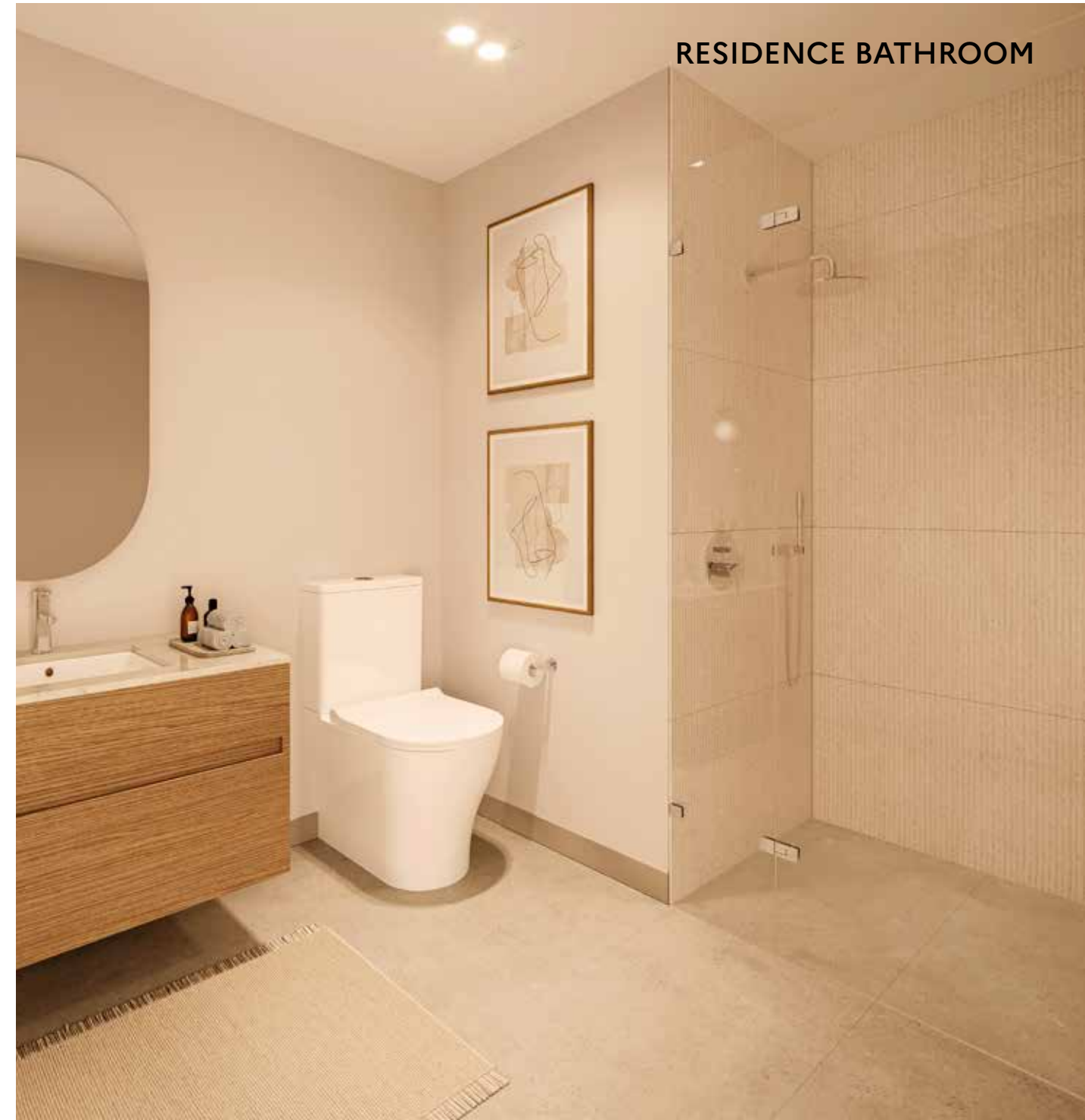
Business center



LIVE
ENJOY
CREATE



A modern, bright interior space, likely a living and dining area. In the foreground, a round green dining table with a thick, fluted base is surrounded by four white chairs with dark wood frames. A large, vibrant orange ottoman sits on a striped rug. To the right, a light beige sofa is adorned with yellow, orange, and green cushions. Behind the sofa is a large, built-in wooden shelving unit with various compartments, some containing books and plants. A large, round, orange pendant light hangs over the dining area. In the background, a kitchen area with light wood cabinets and a white countertop is visible. The overall aesthetic is clean, modern, and warm, with a mix of natural wood, white, and bold colors like green and orange.



A limited collection of micro-offices, conceived for makers and entrepreneurs, reimagines the way we live and work, weaving inspiration into everyday life. Reached by elevator or stair from the open plaza, this dedicated space within the building, is designed to merge seamlessly into WOMA's diversity and creative energy.



MICRO - OFFICES



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.

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency.

This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus.

This Condominium is being developed by WOMA WYNWOOD LLC, a Florida limited liability company (“Developer”). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Uribe Schwarzkopf or any other party that may be referenced as the developer (“Named Party”) and any purchaser agrees to look solely to Developer (and not to Named Party and/or any of its affiliates or principals) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same.

These drawings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion.

The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein.

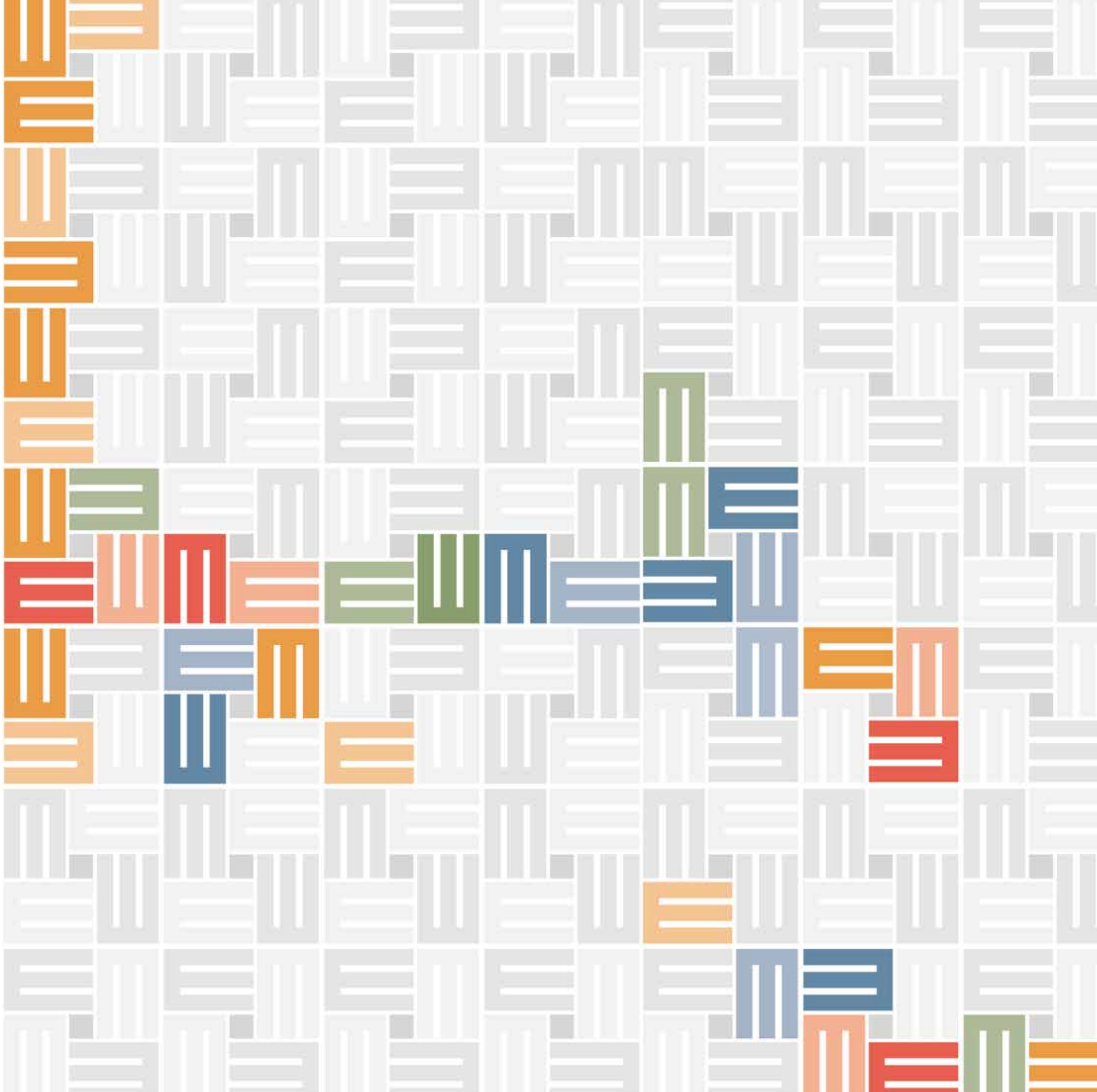
All residence features and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. Certain finishes, furnishings and services, may not be included with the purchase of a unit, and if provided, may be upgrades or extras and require additional payments. References to the units being fully furnished or move-in ready shall not be deemed to include items which are not otherwise expressly agreed to be provided in your purchase agreement. Consult the Condominium Documents and your purchase agreement for a description of those features/items which are to be included in the units.

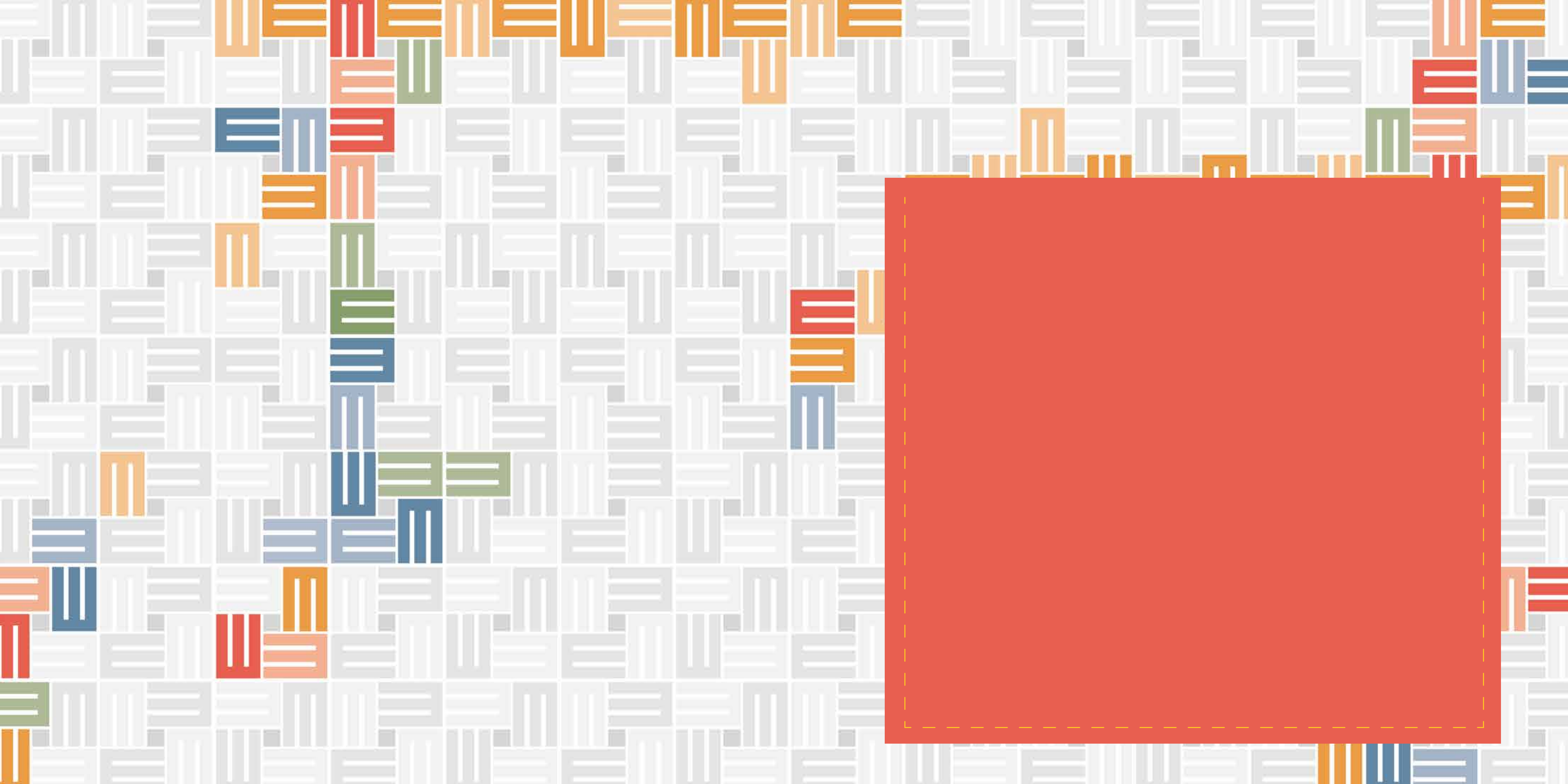
The Condominium views will vary depending on the Unit purchased. No view is guaranteed. Neighborhood attractions, and/or venues referenced and/or identified in this publication are off-site and not controlled by the Developer. They are accurate as of the date of this publication, however there is no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

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**built
for
creative
souls**



Uribe Schwarzkopf

MVRDV