

# TwentySixth&2nd

WYNWOOD RESIDENCES

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 on Airbnb must include the associated residential unit and cannot be listed separately from their corresponding residence.

## 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 areas, the office suites at Twenty Sixth & 2nd provide 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
- Access to kitchen and lounge areas



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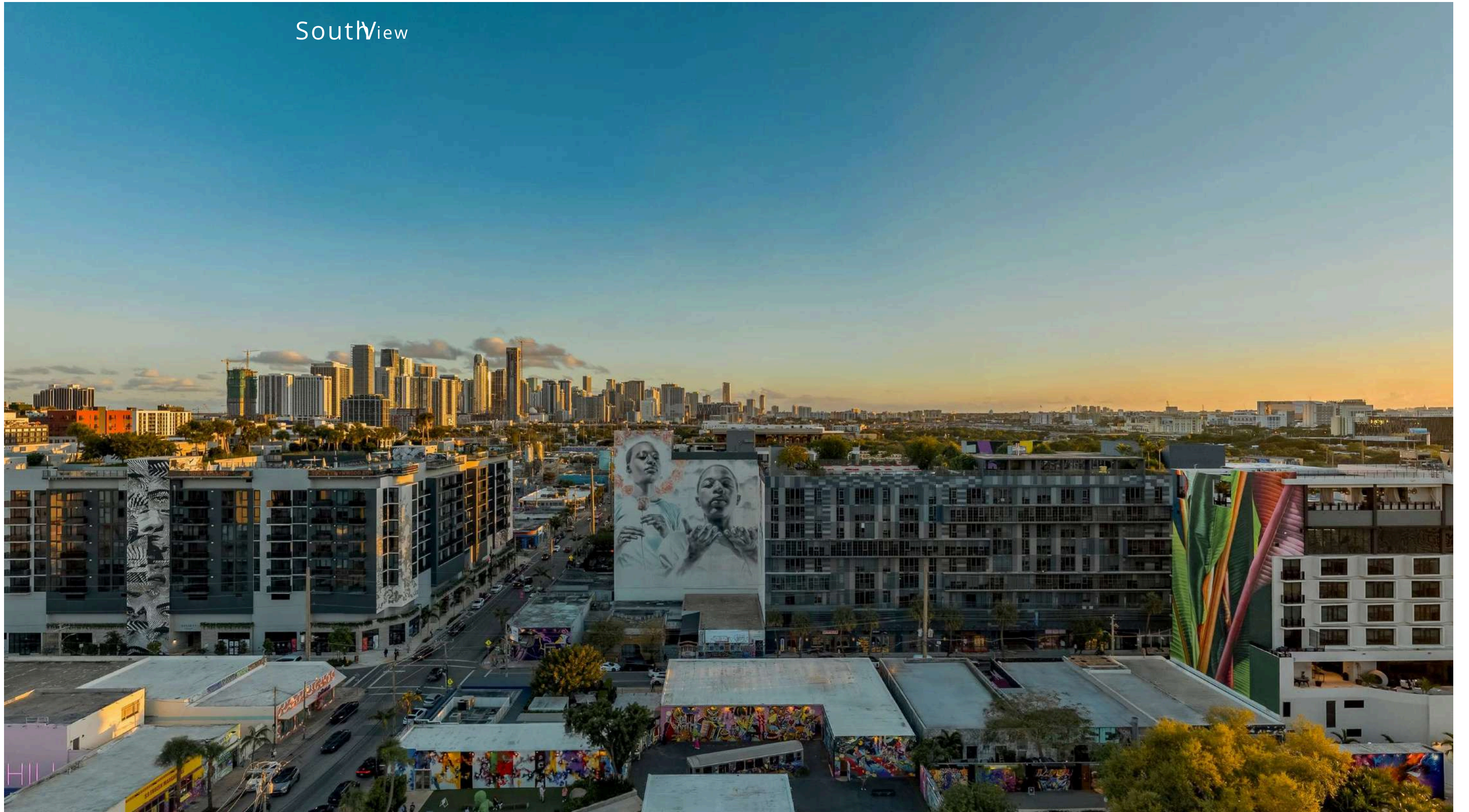
## Building Overview

- 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\*
- 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
- Curated collection of custom art installations
- Features the latest smart building technology

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# SouthView

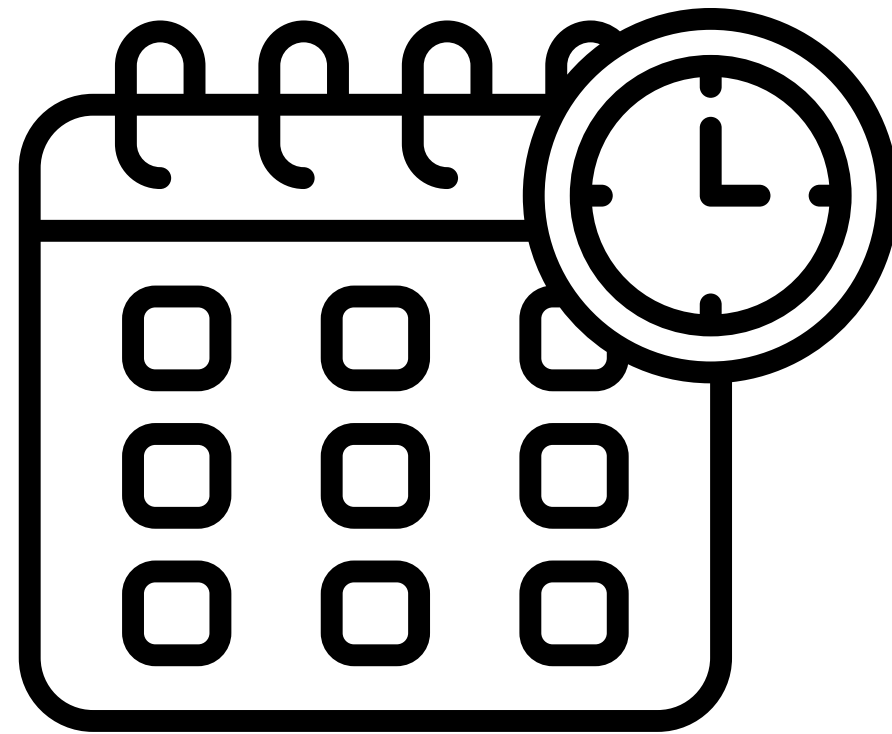


RESORT-STYLE ROOFTOP POOL



# PRÓXIMOS PASOS

CONVERSEMOS O AGENDEMOS UNA CITA CON TIEMPO



*Nérida Gómez*  
Especialista Inmobiliario

OUTDOOR RAIN SHOWER & SPA



# GARDEN GLASS HOUSE



INFRARED SAUNA - WELLNESS SANCTUARY



## Every Moment Moves with *You*

Designed for the rhythm of modern living, each residence seamlessly blends local artistry with natural motifs, evoking 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
- 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





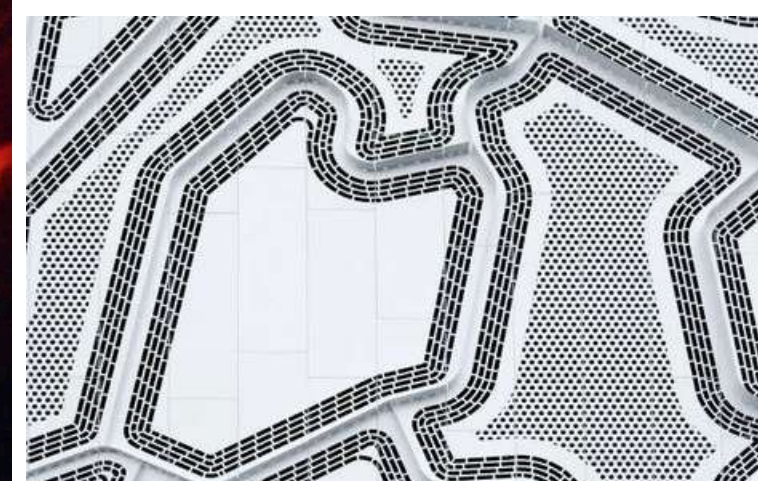


EDGEWATER

DOWNTOWN MIAMI

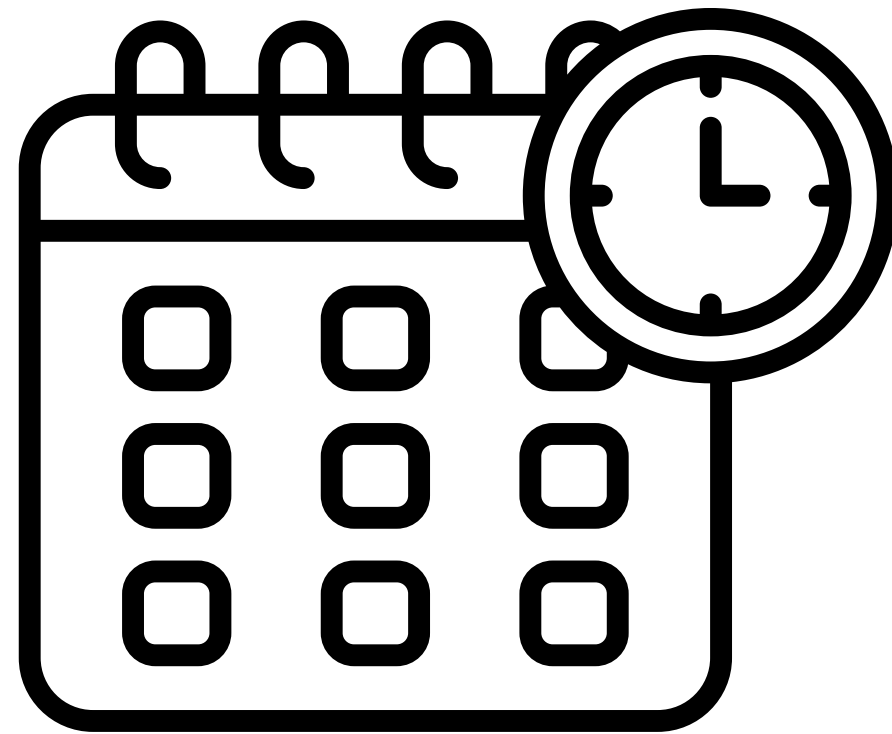
BRICKELL

W Y N W O O D



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