Frida Kahlo

WYNWOOD RESIDENCES

FACT SHEET



Life by Expression

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.



Frida Kahlo & CARLOS OTT

Crafted by world-renowned Carlos Ott and inspired by Frida Kahlo's expressive spirit, Frida Kahlo Wynwood Residences emerge as a sculptural landmark where refined artistry and creative intention converge.

Uncover a home where expression and well-being meet at their purest—reflecting a life shaped by confidence, creativity, and purpose. Set within one of the world's most dynamic cultural hubs and defined by a bold curvilinear architectural vision, this residential building becomes a place where contrast, movement, and artistry come together to shape a life lived with intention.

Team

Developers
PROPERTY MARKETS GROUP (PMG)
LNDMRK DEVELOPMENT

Conceptual Design
CARLOS OTT

Architecture
CUBE3

Interior Design
COTOFANA DESIGNS

Overview

- Iconic residential development located in the cultural core of Wynwood
- 244 luxury residences
- Designed by world-renowned Carlos Ott, a conceptual artist celebrated for transforming bold visions into iconic, sculptural designs
- Inspired by Frida Kahlo's fearless authenticity and expressive spirit
- Ownership includes a private concierge medical care Membership* through Baker Health with on-site center
- Residences will be accompanied with a deeded office suite for a seamless lifestyle**
- Short-term rental flexibility
- Inspired speakeasy lobby bar offering an intimate, curated experience
- Vibrant amenity spaces, from the elevated pool and bar lounge to a fitness center and rejuvenating thermal experience
- Views showcasing the artistic pulse of Wynwood and the ever-evolving face of Miami
- Perfectly situated within Wynwood's premier art, dining, and entertainment scene
- Curated collection of custom art installations
- Features the latest smart building technology

* for one year
** Deeded offices available for select residences

See Legal Disclosures On Back Page. Artist's Conceptual Rendering.



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A Portrait of Well-Being

Amenities

- Luxurious resort-style pool
- Shaded lounge areas nestled among lush landscaping inspired by Frida Kahlo's garden
- State-of-the-art fitness studio equipped with the latest workout technology
- Signature thermal circuit:
  - Steam room for deep relaxation
  - Cold plunge to invigorate and refresh
  - Sauna to cleanse and renew
- Inviting outdoor bar and social lounge
- Baker Health concierge medical care Membership to seamlessly integrate well-being into your everyday lifestyle:
  - On-site office
  - In-residence care available
  - 24-hour doctor chat
  - Same day Reservation

BAKER HEALTH

Your Exclusive On-Demand Concierge Medical Service, Located at Frida Kahlo Wynwood Residences

Baker Health embodies the pinnacle of modern wellness–where innovation and compassion come together to redefine the healthcare experience.

Located on the ground level of Frida Kahlo Wynwood Residences, Baker Health offers residents an exclusive sanctuary of care, seamlessly blending advanced technology with a holistic, personal touch. Every aspect has been thoughtfully designed to anticipate members' needs and elevate their well-being. From effortless scheduling to 24/7 direct physician access, Baker Health ensures that every interaction delivers a standard of care that is sophisticated, precise, and profoundly attentive.

Exclusive Membership Perks for Frida Kahlo Wynwood Residents

- Owners receive a complimentary Membership*
- Reduced Membership rates**
- Immediate 24/7 access to your doctor and care team through the Baker Health app
- Access to all Baker Health locations
- Guaranteed same-day Reservations for your family virtually and in-person
- Complete care coordination
- Live and virtual yoga classes at Baker studios
- Embedded mental health
- Integrated nutrition and counseling
- Preferred rate on Prenuvo whole body scan
- Access to countless hours of premium fitness and educational content
- Discounted vitamin infusions, injections, and Baker vitamins
- Holistic services:
  - Weight loss management
  - Lactation support
  - Hormone replacement therapy
  - Executive fitness evaluation, and more

* for one year
** after first year

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Balance of Work and Life

Frida Kahlo Wynwood Residences offer owners fully furnished, dedicated office suites. These refined workspaces support both meetings and moments of quiet reflection. With hospitality-level service, each office suite brings a sense of autonomy and peace of mind for an intuitive, effortless way of living and working.

Office Features

- Glass-encased design
- Lockable entry
- Desk with chair
- Pre-wired for TVs
- Office level with access to:
  - Reception desk
  - Conference rooms
  - Coffee Station

Every Detail, Elevated

Residential Features

- Fully finished and furnished studios to three-bedroom residences, including penthouses
- Spacious dens equipped with custom murphy beds*
- Private balconies*
- Fully built-out closets in primary bedrooms featuring all shelving and drawers pre-installed for absolute convenience
- Top-of-the-line appliance package
- Fully-integrated kitchens with custom countertops, backsplashes and a contemporary under-mount sink
- Modern bathroom fixtures
- Custom bathroom cabinetry
- Built in top-of-the-line washer and dryer
- All residences come equipped with a contemporary lighting package

* In select residences.

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