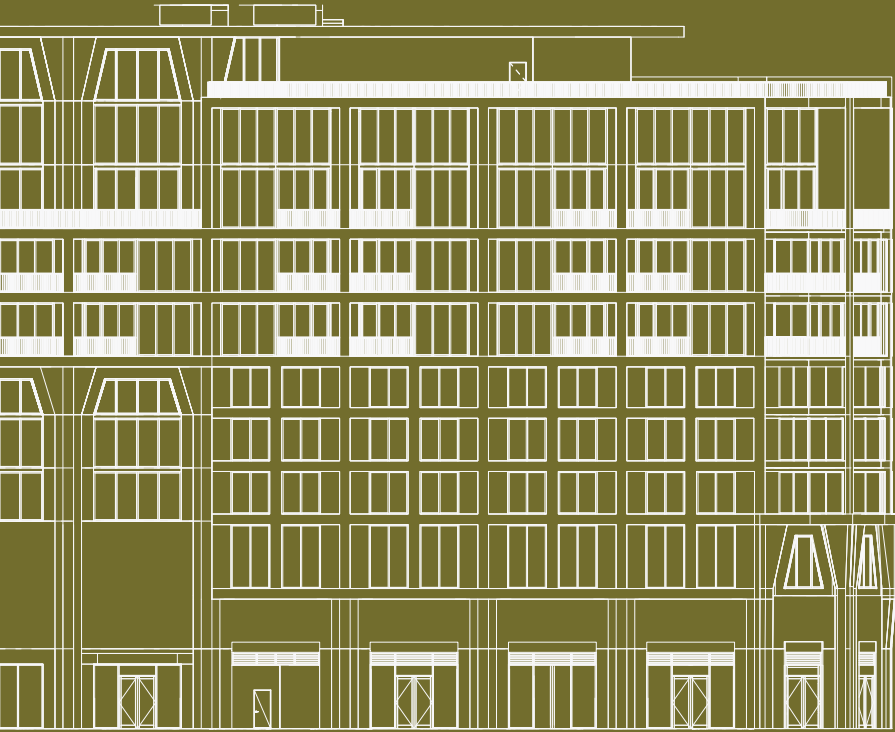


ROOFTOP	POOL, RESTAURANT AND BAR, FITNESS CENTER, SPA
LEVEL 6-8	CONDOMINIUM RESIDENCES
LEVEL 2-5	HOTEL ROOMS
LEVEL MEZ-2	VALET SERVICE
LEVEL 1	RESIDENTIAL LOBBY, HOTEL LOBBY, RETAIL



RESIDENCES

HOTEL

# CREATIVELY CURATED

Driven by the vision that an inspired location with effortless hospitality can coexist harmoniously, the global team behind The Cloud One Hotel & Residences Wynwood unites some of the most respected leaders across industries for a truly visionary collaboration.

## ART & DESIGN

The property's sleek, dynamic design emerges from a collaboration between award-winning architecture firms with a global perspective. New York's HWKN Architecture infuses a forward-thinking style inspired by German and international influences, while Florida's ODP Architecture and Design delivers ingenuity and impeccable detailing. Together, they've crafted a bold design that serves as the perfect canvas for vibrant exterior artwork, curated by Goldman Global Arts, the visionary team behind the iconic Wynwood Walls.

## SERVICE & LIFESTYLE

At The Cloud One Hotel & Residences Wynwood, everyday living combines residential comfort with bespoke, hospitality-driven services that reflect the brand's commitment to individuality, experiences, and sustainability. The result is a lifestyle defined by an unparalleled blend of connection and service. Residents enjoy an exclusive lifestyle with amenities including a rooftop pool, wellness spaces, stylish lounges, a rooftop bar and restaurant, and concierge services—all curated by The Cloud One Hotels and established Munich-based parent company Motel One Group.

## INTERIOR DESIGN

With studios in London, New York, Los Angeles, and Dubai, March and White Design (MAWD) transforms interiors into richly meaningful and immersive experiences. For The Cloud One Hotel & Residences Wynwood, their tactile approach to texture, craftsmanship, and context draws from the raw beauty of flat- and loft-style living. Each residence merges soaring ceilings and natural light with purposeful design, creating spaces that spark inspiration. Sustainability is woven seamlessly into the design, offering a spatial flow that redefines how design enhances daily life—thoughtful, enriching, and naturally surprising.

## VIBRANT NEIGHBORHOOD

Wynwood is where Miami's creative spirit comes alive. Known for its bold street art, eclectic dining scene, and innovative galleries, this neighborhood pulses with energy and creativity at every corner. Once an industrial district, it has transformed into a vibrant, walkable destination where art, culture, and entrepreneurship converge. With world-famous murals, unique shops, and a dynamic cultural scene, Wynwood stands as a driving force in the evolution of Miami's cultural identity.

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Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by the Named Parties and any purchaser agrees to look solely to Developer (and not to the Named Parties and/or any of their 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 sale 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 include artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences, the Condominium or the building. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions or descriptions of appliances, materials, finishes, fixtures, materials, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. 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. The Condominium views will vary depending on the Unit purchased. No view is guaranteed. 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Additionally, ceiling height measurements exclude those areas where any soffits, moldings, drop and/or suspended ceilings and/or light fixtures may be installed. As such, the referenced ceiling height may not represent actual ceiling clearance. Floor plans and development plans are subject to change. 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 of same. The Condominium is just a component of the integrated Cloud One Hotel & Residences, which includes, or is intended to include (without creating any obligation) a hotel, retail areas, the Condominium and certain shared infrastructure. While services and/or benefits may be offered by the Hotel or commercial components, many of which are described herein, some are provided only at the discretion of, and subject to the conditions imposed by, the applicable Hotel or commercial component owners, and there is no assurance that any such services and/or benefits shall be offered, or if offered, for how long, and under what conditions. Services and/or benefits offered by the Hotel or commercial components (if any), including, without limitation, rooftop amenities and fitness areas, may be made available to guests or other invitees of the Hotel or commercial component owners and/or other members of the public. The purchase of a unit shall not entitle Buyer to rights in or to, and/or benefits and/or services from, the Hotel and/or commercial components. 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# THE CLOUD ONE

HOTEL & RESIDENCES

Wynwood

# 2215 NW 1ST PLACE





# AUTHENTICALLY WYNWOOD, NATURALLY SURPRISING

Introducing The Cloud One Residences Wynwood – an exclusive collection 85 studio, one-, two-, and three-bedroom loft-style full ownership condominiums. The penthouses feature bespoke duplex lofts with double-height ceilings, all set within an 8-story architectural masterpiece. Designed by a world-renowned collaboration and perched atop The Cloud One Hotel, these residences merge premium hospitality with exceptional design, blending local character and natural elegance for the ultimate living experience.

## ART & ARCHITECTURE

Set on the top three floors, The Cloud One Residences Wynwood embody individuality, quality, and authenticity. The design blends the regional expressiveness of Wynwood with European and German influences, enhanced by the innovative architectural approach of HWKN and ODP. Curated murals by Goldman Global Arts enhance the building's craftsmanship, while expansive floor-to-ceiling windows and Juliet balconies flood each residence with natural light, blurring the lines between indoor elegance and the vibrant outdoors.



## EFFORTLESS LIFESTYLE

At the intersection of design and lifestyle, The Cloud One Residences Wynwood offer an unparalleled living experience. From seamless valet service to a dynamic co-working lounge and coffee bar, each space is thoughtfully designed to enhance everyday moments. Personalized concierge services, housekeeping, catering, and world-class hospitality ensure that every moment is seamlessly curated to enhance your lifestyle.

## CRAFTED NATURALLY

Indulge in the pinnacle of effortless living at The Cloud One Residences Wynwood, where exceptional design meets world-class hotel services. Interiors, crafted by March and White Design, evoke emotion, while capturing the essence of the local neighborhood. Featuring cabinetry by renowned German brand SieMatic and premium appliances by Miele, every detail reflects the highest standards of quality and precision.



## ROOFTOP ESCAPE

The rooftop at The Cloud One Residences Wynwood redefines urban living. With panoramic views of the city, this retreat features a modern pool deck with dining, lush landscaping, and a state-of-the-art fitness center with outdoor yoga. Unwind in the steam room or sauna, or indulge in exquisite dining at the restaurant and outdoor bar—all while surrounded by the vibrant energy of Wynwood.

## RESIDENCES

- 85 fully-finished studio, one-, two-, and three-bedroom loft-style residences
- 15 unique duplex penthouses with double-height ceilings up to 22'
- Warm, organic, and bright residence interiors designed by March and White Design
- Juliet balconies throughout and select residences with private loggias
- Floor-to-ceiling energy-efficient, impact-resistant windows
- Imported German-quality SieMatic cabinetry in Pecan Wild Oak
- Walk-in closets in primary bedrooms
- Smart home climate control system
- National Green Building Standard (NGBS) Gold certified
- Front loaded, vented washing machine and dryer in all residences
- Minimum rent duration of 30-day minimum, 6 times a year

## KITCHENS

- Statement Island customizable in contoured toffee or off-white tile
- Counters and backsplashes in Taj Mahal Quartzite stone
- Choice of classic neutral Trastevere Beige or wood-look porcelain tile flooring
- Sculptural bronze faucets and fixtures
- Miele modern appliance package includes electric cooktop, speed oven, dishwasher, speed oven and/or microwave, and refrigerator/freezer
- Miele wine refrigerator and induction cooktop in 2BR+ residences

## PRIMARY BATHROOMS

- Countertops in Taj Mahal Quartzite stone
- Glass-enclosed shower with ceramic tile feature wall
- Floor, baseboards, and walls in Trastevere Beige tile
- Sculptural bronze faucets and fixtures
- Full bathroom for every bedroom
- Oversized soaking tub in 2BR+ residences

## SECONDARY BATHROOMS

- Calacatta marble-inspired quartz countertop
- Tub wall tile in ceramic feature tile
- Floor and baseboard tile in Trastevere Beige
- Sculptural bronze faucets and fixtures

## SERVICES & AMENITIES

- 24/7 concierge & valet parking services
- Mail room and refrigerated storage
- Custom art program overseen by Goldman Global Arts, curator of Wynwood Walls
- Residents-only lobby and elevators
- Ground floor lounge and co-working space with coffee bar and private conference room
- Pup Parlor Station
- Electric car-changing stations
- Bicycle storage
- À la carte services available provided by The Cloud One Hotel
- Rooftop deck with panoramic city and coastline views featuring:
  - Resort-style pool with cabanas and food & beverage services available
  - Fitness center with outdoor yoga & stretching
  - Indoor/outdoor restaurant and bar/lounge
  - Lush, landscaped terrace