



CASA WYN

WYNWOOD NORTE

ARTIST CONCEPTUAL RENDERING

BY ABH DEVELOPER GROUP

BOUTIQUE LIVING IN WYNWOOD NORTE

Experience a New Lifestyle.



BY ABH DEVELOPER GROUP



ARTIST CONCEPTUAL RENDERING

CASA WYN
WYNWOOD NORTE

The Neighborhood

Wynwood North sets a new standard for walkability, making it an ideal neighborhood for young professionals seeking a dynamic urban lifestyle. This pedestrian-friendly community offers a network of tree-lined streets, wide sidewalks, and dedicated bike lanes, encouraging residents to explore the area on foot or by bike. Convenience is at the heart of Wynwood North, with an array of amenities within walking distance. home.

The Lifestyle

From trendy fitness studios to boutique shops and specialty markets, residents have easy access to everything they need for a vibrant and fulfilling lifestyle. The neighborhood's focus on wellness is evident in the abundance of yoga studios, wellness centers, and organic food options, catering to the health-conscious young professionals who call this place home.

355 NW 31 St
Miami, FL 33127



Discover CASA WYN.

A Relaxed and Refined Place.

Welcome to Wynwood North, the latest addition to Miami's renowned arts and creative district. This vibrant neighborhood captures the essence of contemporary living, blending art, culture, and a thriving social scene. Young professionals seeking an energetic lifestyle will find themselves immersed in a dynamic community where creativity thrives.

The lifestyle in Wynwood North is all about embracing the creative spirit. Residents can participate in art workshops, attend poetry slams, and engage in thought-provoking discussions at the numerous cultural events that take place regularly. The community thrives on collaboration, and young professionals will find themselves surrounded by like-minded individuals who value creativity and innovation.

The Wynwood Lifestyle Awaits.

ARTIST CONCEPTUAL RENDERING



Prime Location

Embrace Wynwood's vibrant spirit in the heart of Miami. Only a few minutes away from Design District, Downtown, Brickell, and Miami beach.



Pre-Construction Pricing

Seize the opportunity with CASA WYN's exclusive pre-construction pricing, offering visionary living in Wynwood at unmatched value.



Sized for your needs

Versatile floorplans for every lifestyle. Discover thoughtfully designed Studios, spacious One-Bedrooms, and functional One-Bedroom + Den Units

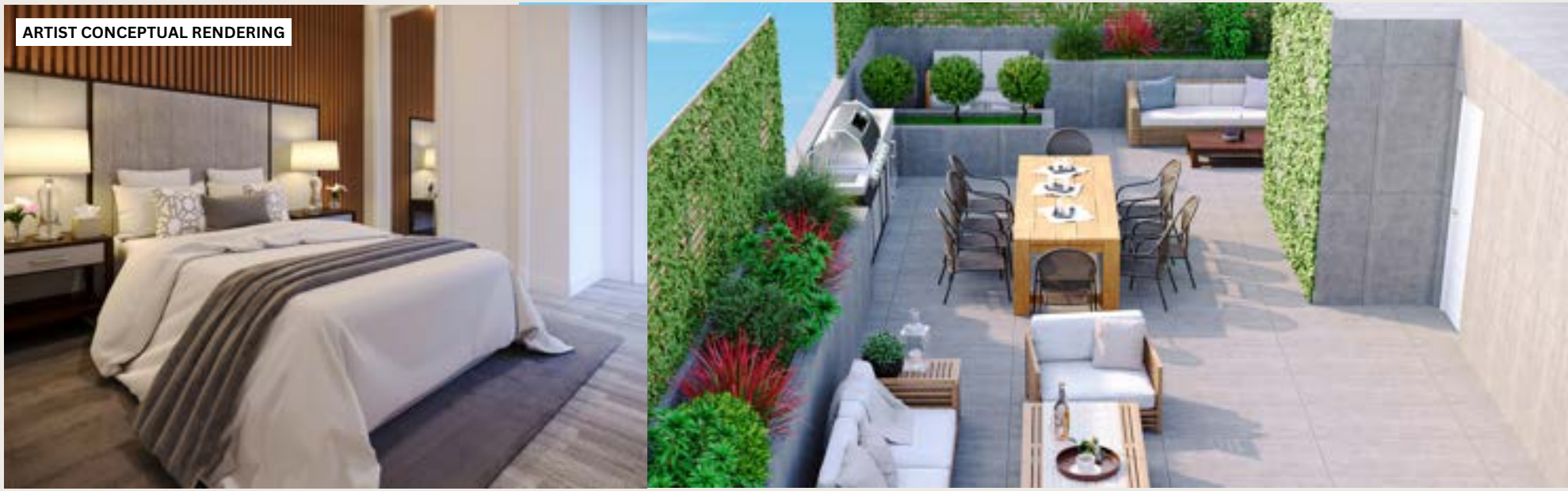
A Space to Enjoy with Others.

Rooftop Area

Experience unparalleled Wynwood views from our rooftop terrace, complete with a state-of-the-art grill area for unforgettable Miami evenings. Find your sanctuary above the city, where the garden meets the skyline and every moment is a celebration.



ARTIST CONCEPTUAL RENDERING



Welcome Home.



Rooftop Garden and Grill Area

Elevate your leisure with our rooftop garden, complemented by a state-of-the-art grill area for those perfect Miami evenings.



Electric Scooters for Residents

Zip around Wynwood in style with our on-demand electric scooters, providing a modern and eco-friendly transit option.



Bicycle and Scooter Parking

Secure your ride with our dedicated bicycle and scooter parking/storage, ensuring peace of mind and convenience for every journey.

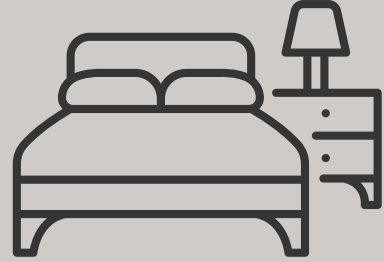
Prime Location

The Wynwood Walls

Indulge your senses in the vibrant shopping and entertainment scene of Wynwood Miami. Explore the Wynwood Walls, a world-renowned outdoor museum showcasing larger-than-life murals created by renowned artists. Discover hidden gems in the local boutiques, and savor delicious cuisine from diverse culinary establishments. All minutes away from Casa Wyn.

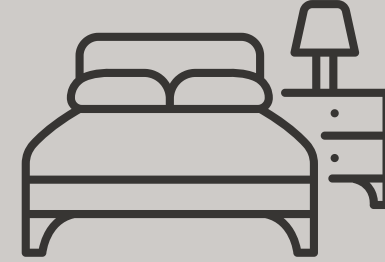


Available Units



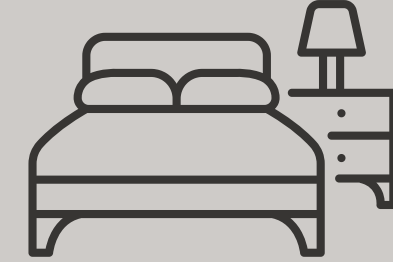
Studio

Every aspect has been carefully chosen from state-of-the-art design and architecture to lifestyle-oriented spaces to enhance the living experience.



1 Bedroom

A stylish studio apartment that combines modern design with functionality, offering a cozy living space and access to the neighborhood's vibrant scene.

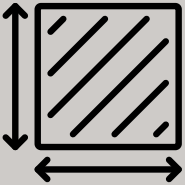


1 Bed + Den

Indulge in the grandeur of a full-sized kitchen and living area, thoughtfully crafted to meet your every desire. Immerse yourself in the versatility of an expanded den.



Studio

 Size: **401** SqFt.

FLOORPLAN

The clever use of space ensures that you get the most out of your living situation without feeling crowded. This cozy studio apartment offers both privacy and comfort while being equipped with everything you need to feel at home.



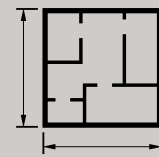
Starting at **\$359,000**

Studio



Studio Interior

The exquisite combination of modern touches and luxury finishes to curate sleek and contemporary designs.



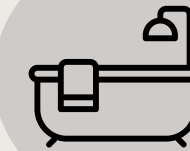
Floorplan

The clever use of space ensures that you get the most out of your home without feeling crowded. This cozy studio offers both privacy and comfort while being equipped with everything you need.



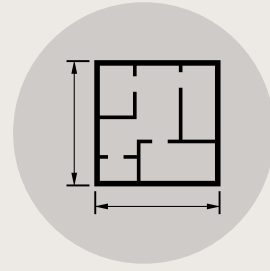
Kitchen

From stylish refrigerators to sleek cabinetry, the kitchen space fosters an amazing and inviting space.

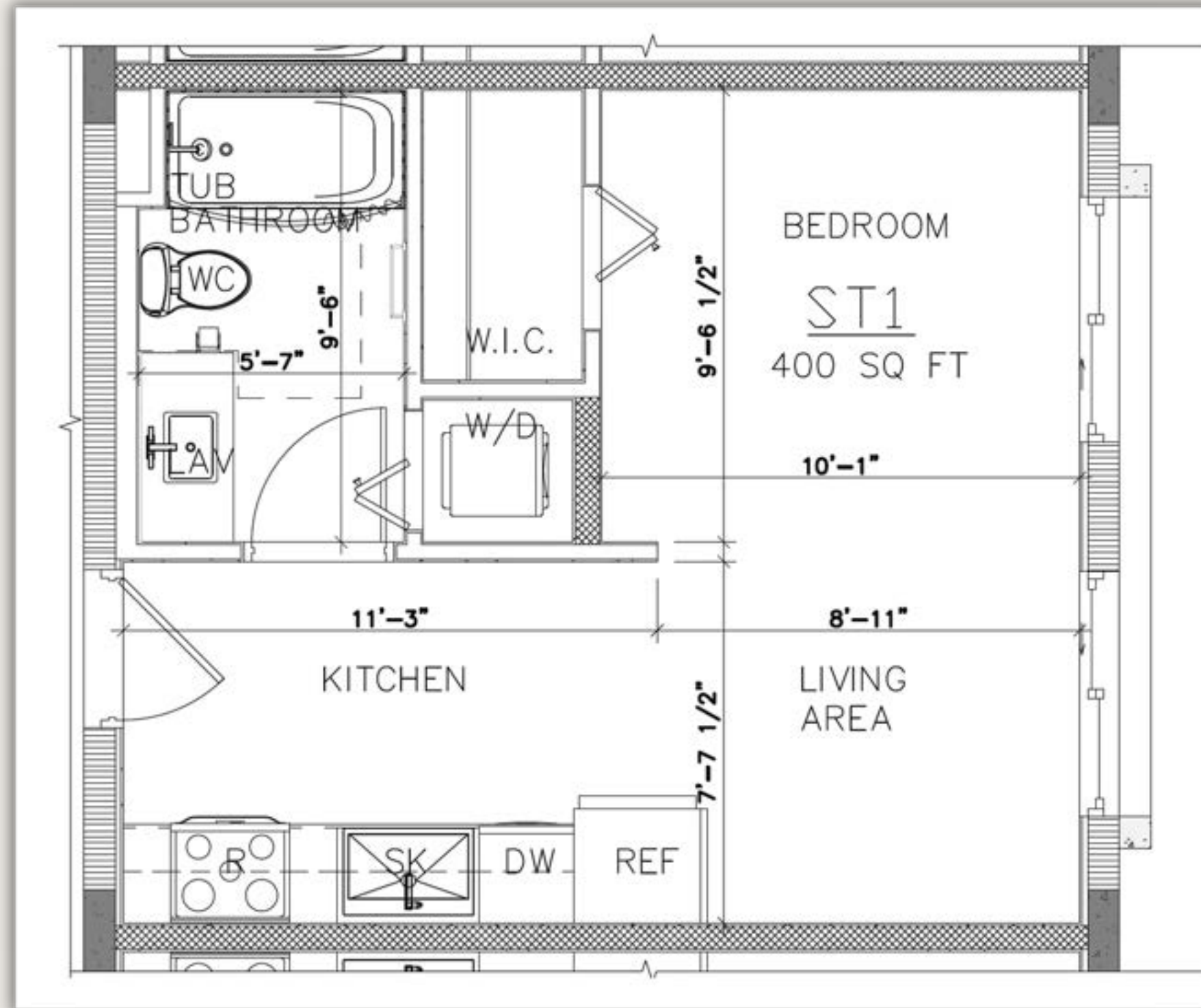


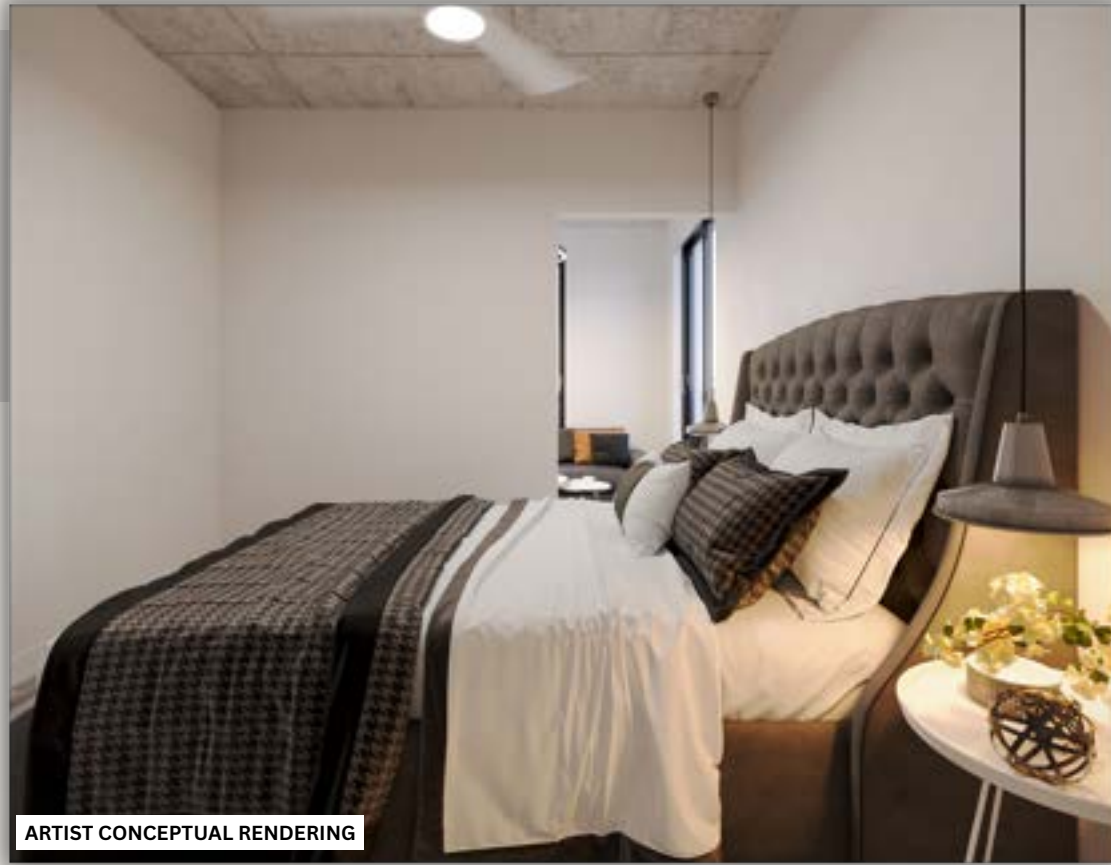
Bathroom

The exquisite combination of modern touches and luxury finishes to curate sleek and contemporary designs.

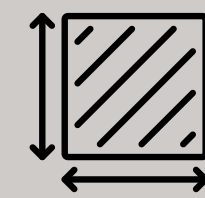


Floorplan





1 Bed



Size: **500** SqFt.

FLOORPLAN

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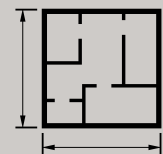
Starting at **\$389,000**

1 Bed



Interior

The exquisite combination of modern touches and luxury finishes to curate sleek and contemporary designs.



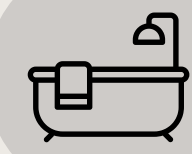
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Kitchen

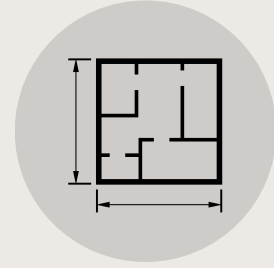
From stylish refrigerators to sleek cabinetry, the kitchen space fosters an amazing and inviting space.



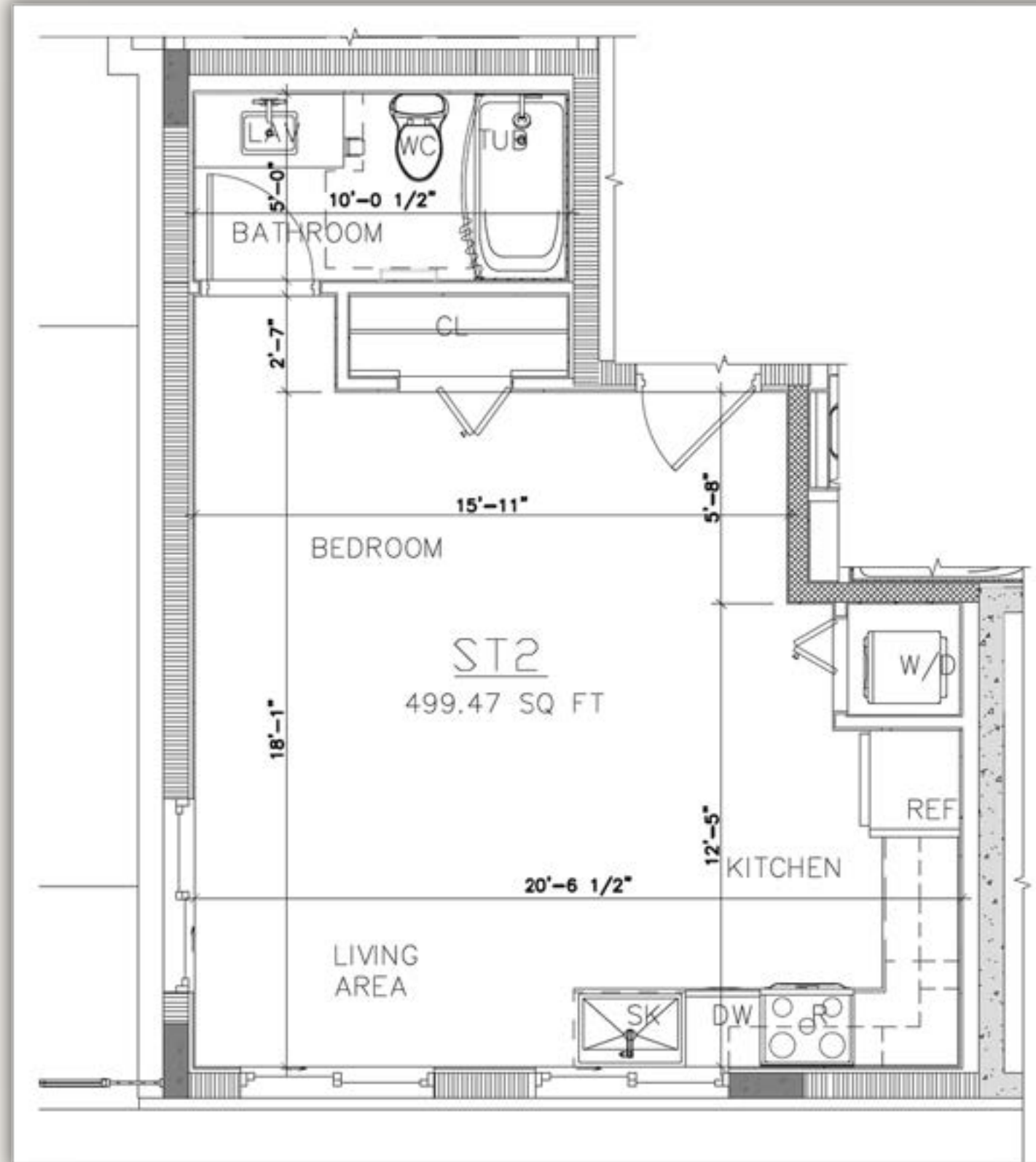
Bathroom

The exquisite combination of modern touches and luxury finishes to curate sleek and contemporary designs.

1 Bed

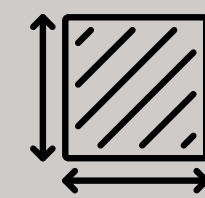


Floorplan





1 Bed + Den (I)



Size: 695 SqFt.

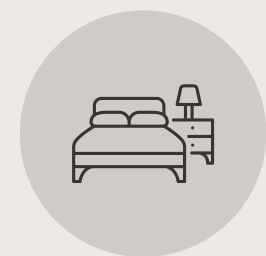
FLOORPLAN

Indulge in the grandeur of a full-sized kitchen and living area, thoughtfully crafted to meet your every desire. Immerse yourself in the versatility of a den, providing expanded usability and limitless possibilities.



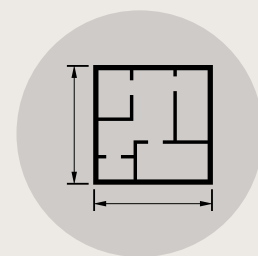
Starting at \$429,000

1 Bed + Den (I)



Interior

The exquisite combination of modern touches and luxury finishes to curate sleek and contemporary designs.



Floorplan

The clever use of space ensures that you get the most out of your home without feeling crowded. This cozy studio offers both privacy and comfort while being equipped with everything you need.



Kitchen

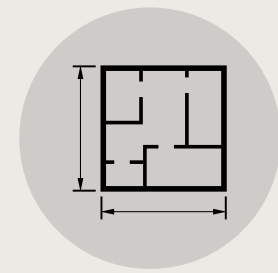
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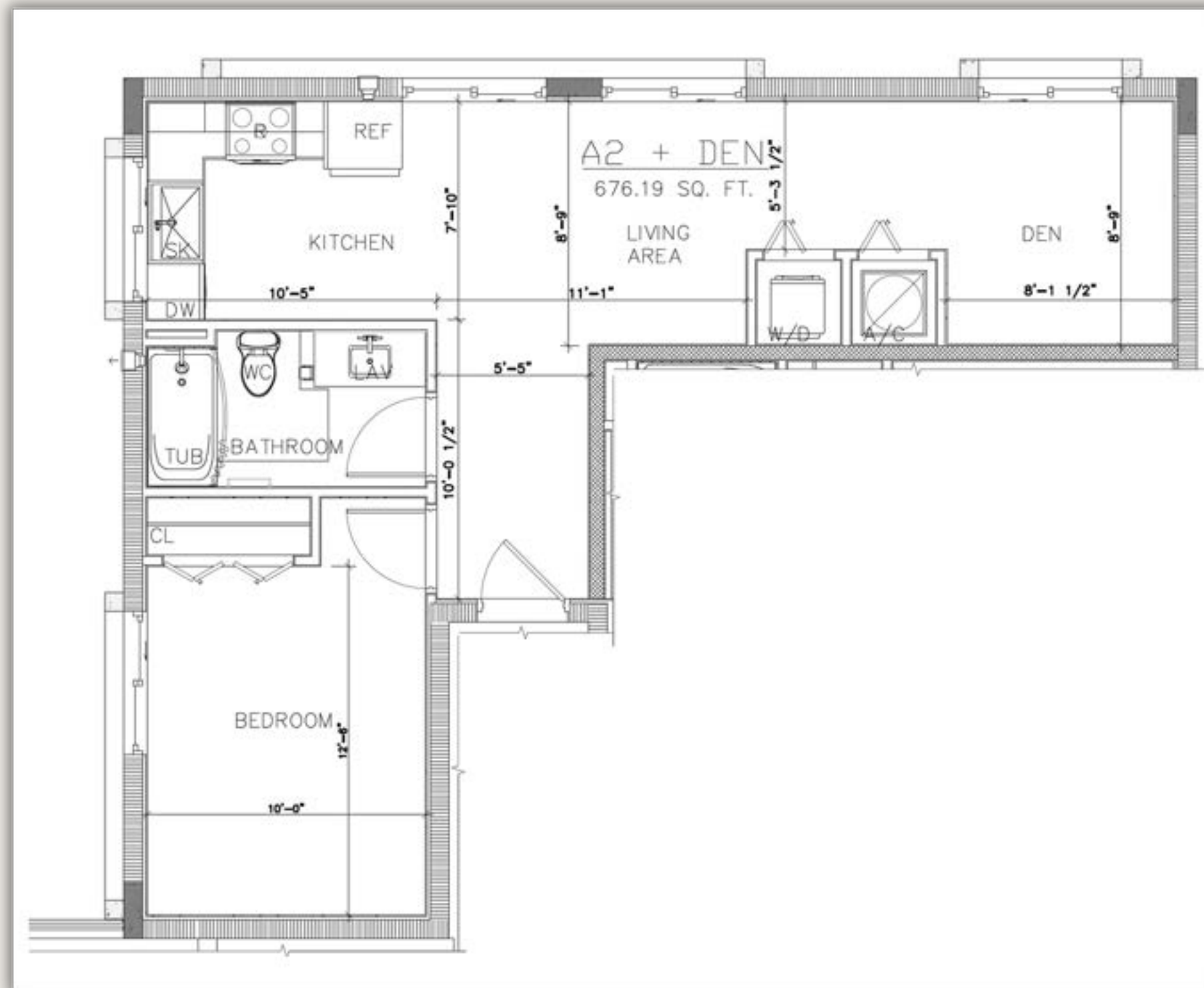
Bathroom

The exquisite combination of modern touches and luxury finishes to curate sleek and contemporary designs.

1 Bed + Den (I)



Floorplan





1 Bed + Den (II)

 Size: **755** SqFt.

FLOORPLAN

Indulge in the grandeur of a full-sized kitchen and living area, thoughtfully crafted to meet your every desire. Immerse yourself in the versatility of a den, providing expanded usability and limitless possibilities.



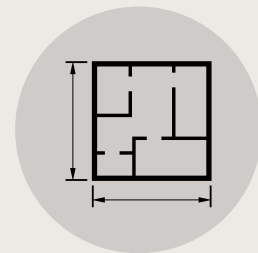
Starting at **\$475,000**

1 Bed + Den (II)



Interior

The exquisite combination of modern touches and luxury finishes to curate sleek and contemporary designs.



Floorplan

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Kitchen

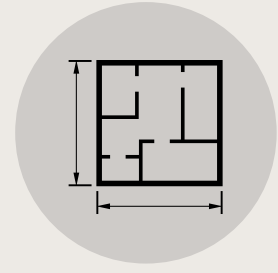
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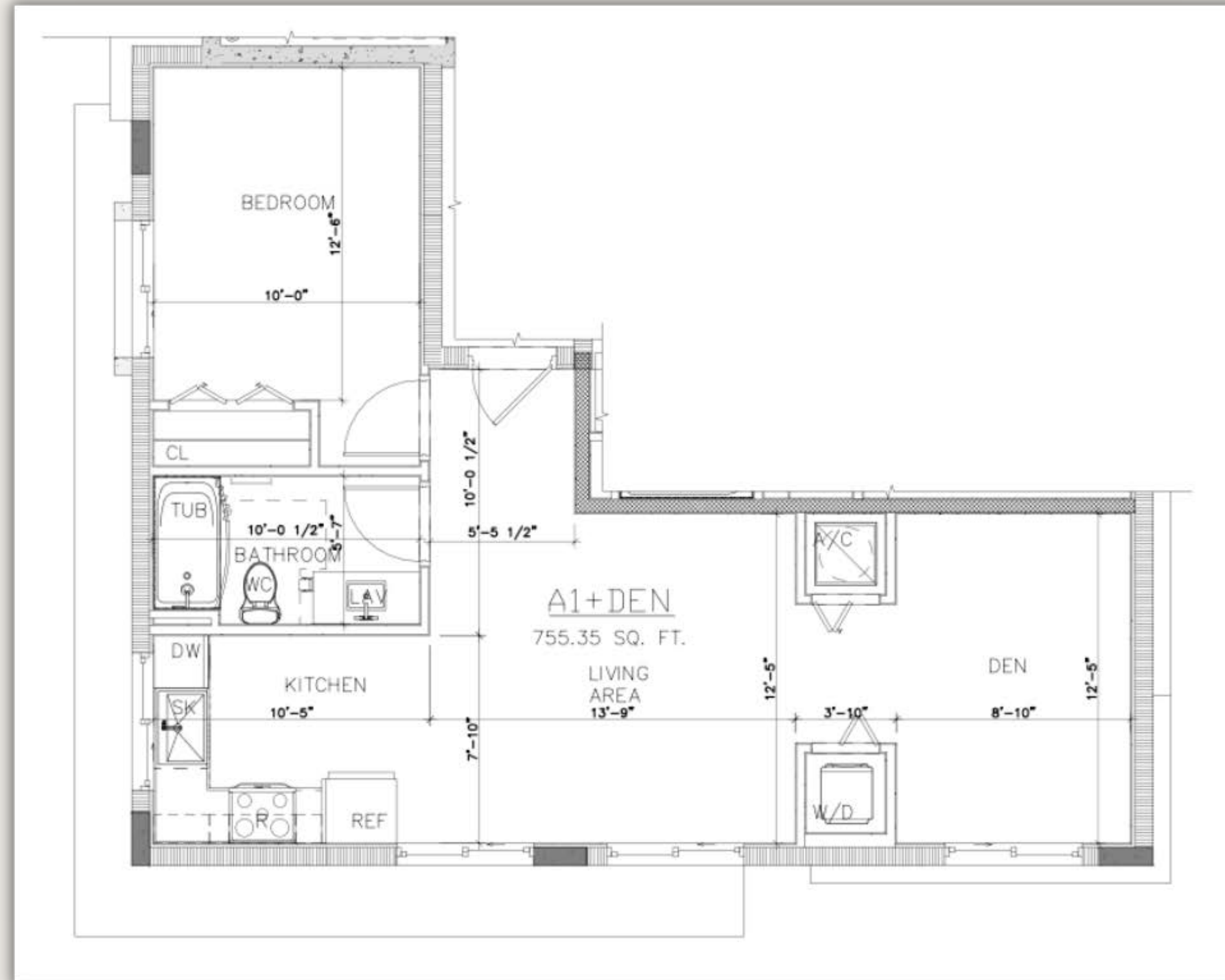
Bathroom

The exquisite combination of modern touches and luxury finishes to curate sleek and contemporary designs.

1 Bed + Den (II)



Floorplan



About Wynwood

The Area

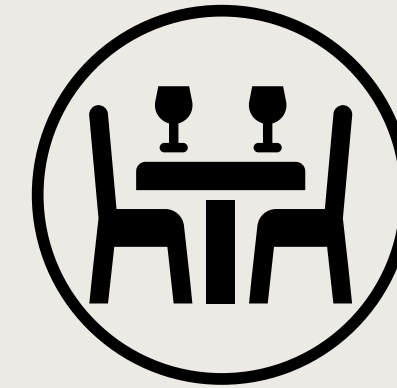
Located in the heart of Wynwood, Miami's renowned art district, this area is not only vibrant and easily walkable but is also brimming with galleries, museums, top-tier restaurants, and luxury boutiques. The momentum in Wynwood continues, with several projects in progress, including over 2,200 new offices, dining spots, and residences set to emerge soon.

Wynwood: Miami's New Core

In 2022, Wynwood welcomed over 10 million out-of-town visitors who spent a total of \$552 million. The area boasts over 400 businesses, providing over 5,000 jobs. Wynwood accounts for 20% of the city's public parking transactions and stands as South Florida's top tourist destination. Additionally, 1 out of every 7 restaurants listed in Miami's MICHELIN Guide is located in Wynwood.



About Wynwood



From Art District to MICHELIN Magnet

Seven of the restaurants listed in Miami's first-ever MICHELIN guide is located in Wynwood- a renowned art scene that's now becoming the culinary capital of the city: MICHELIN Star recipient Hiden, Bib Gourmand recipients Zak the Baker and Doya, as well as inclusions Hiyakawa Miami, KYU, Buya Izakaya + Yakitori, and Jattö. In 2023, Wynwood becomes the second home of beloved NYC institution and MICHELIN Star recipient Pastis.

More in the Works...

Office: 2.1 million SF current + 1 million SF planned
Retail: 1.3 million SF current + 414,000 SF planned

About Wynwood

Becoming the Southern Silicon Valley Hub for Global Enterprises

Wynwood is now the chosen locale for top-tier businesses spanning areas like cutting-edge tech, hedge fund oversight, major investors, and international luxury labels. Notable entities such as We Work, Spotify, Atomic, Founders Fund, Live Nation, Openstore, Slalom, Spaces, Field Trip, Industrious, and Schonfeld have set up operations here. With Miami being the 15th premier startup hub in the U.S. and securing the 30th spot globally, it's often dubbed the "Southern Silicon Valley."



VAYNERMEDIA



INDUSTRIOUS



More in the Works...

Office: 2.1 million SF current + 1 million SF planned
Retail: 1.3 million SF current + 414,000 SF planned

Developments in Wynwood Norte



About The Design District

About the Area

Nestled just moments away is the famed Miami Design District, an enclave of avant-garde design, luxury boutiques, and innovative culinary experiences. This vibrant district effortlessly marries art, fashion, and architecture, creating a dynamic cultural hub for enthusiasts and connoisseurs alike.

Miami's Design District

As one of Miami's rapidly emerging neighborhoods, the Design District has magnetized a surge of discerning residents and visitors. Its transformative growth, coupled with its distinctive character, makes it a focal point for those seeking a blend of modern luxury and artistic flair.



Miami's Rental Boom

TRAVEL SEARCHES SURGE AND BOOKING RATES SOAR

This spring, Miami's allure reached unprecedented heights. Its charm attracted countless individuals, emphasizing its position as a sun-kissed haven of choice. While indulging in a Miami retreat might command a premium, the city stands out as one of the most distinguished destinations across the globe. The beauty and vibrancy of Miami are truly unparalleled.

Miami has truly established itself as a premier travel destination. It proudly stands among the top five most-searched destinations in the U.S., alongside esteemed locations such as Los Angeles, San Diego, New York, and the South Florida Gulf Coast. Furthermore, Miami secured its position in the top ten most-booked American destinations, consistently recording impressive reservation numbers right from the initial week of a listing's launch. It's evident that Miami's allure is not just a trend, but a testament to its enduring appeal



WYNWOOD AREA DESDE ARRIBA

Pre Construction Sales Process.



Deposit Timeline

Secure your dream space with just a 10% deposit to reserve your unit. Our structured payment plan spreads out the remaining balance in manageable installments throughout the construction phase, ensuring ease and flexibility up until your property is ready for handover.

Payment Installment Plan

Experience hassle-free payments with our tailored installment plan. After your initial 10% deposit, we'll distribute the remaining balance across structured intervals during the construction phase. This approach ensures your investment is paced conveniently, right up to the moment you receive your keys.

Proximity to Everything.



Design District *3 Minutes*

Brimming with avant-garde art galleries, luxury boutiques, and cutting-edge architecture.



Downtown Miami *5 Minutes*

A bustling urban hub boasting a vibrant mix of culture, commerce, and cosmopolitan allure.



Miami Beach *8 Minutes*

A sun-soaked haven of historic Art Deco charm, vibrant nightlife, and pristine shores



Coral Gables *15 Minutes*

Steeped in Mediterranean elegance, this area features tree-lined avenues, stately homes, and refined boutiques.



Brickell *12 Minutes*

Dazzling with modern high-rises, upscale eateries, and a dynamic urban pulse.



Wynwood *1 Minute*

A canvas of urban creativity, this district is renowned for its iconic street art, eclectic galleries, and cutting-edge cultural scene.

Convenient Location Access



MIA International Airport

10 Min Drive

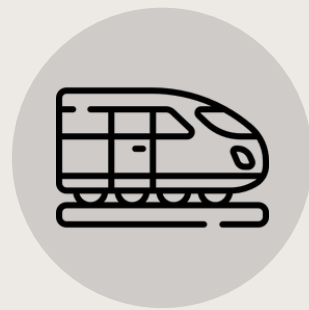
A sun-soaked haven of historic Art Deco charm, vibrant nightlife, and pristine shores



I-95 Highway Entrance

2 Min Drive

A sun-soaked haven of historic Art Deco charm, vibrant nightlife, and pristine shores



Brightline Station (2024)

2 Min Drive

Dazzling with modern high-rises, upscale eateries, and a dynamic urban pulse.



WYNWOOD AREA

Restaurants and Shopping



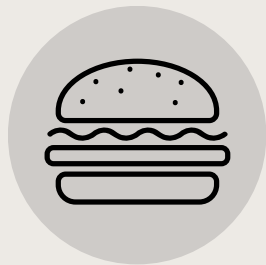
PASTIS

A charming ode to French bistro fare, Pastis offers an authentic taste of Paris in the heart of Miami.



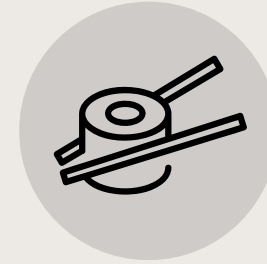
Uchi

Renowned for its contemporary take on traditional Japanese dishes, Uchi serves up sushi and sashimi that dances between classic and innovative.



Le Chick

Inspired by the cozy rotisserie joints of Europe, Le Chick brings juicy roasted chicken, craft cocktails, and a bustling ambiance to Miami's dining scene.



Omakai

A sushi lover's delight, Omakai offers a curated omakase experience that showcases the finest seasonal seafood.



UNKNWN

A cutting-edge fashion boutique in Miami, Unknwn offers an eclectic blend of streetwear and luxury, curating pieces from the world's top designers.



OASIS Marketplace

An urban retreat for food and artisan goods, Oasis Market in Miami presents a curated selection of local delicacies, crafts, and unique finds in a vibrant setting.

The Team



MG3
GROUP

MG3 GROUP

MG3 is a fully vertically integrated private real estate company with extensive construction experience. Since 2003, MG3 has successfully built over 3.5 million square feet of residential and commercial real estate in Florida. MG3 participates in the planning, direction, and coordination of a wide variety of construction projects and is responsible for the complete management of the delivery chain.



ABH
DEVELOPER GROUP

ABH DEVELOPER GROUP

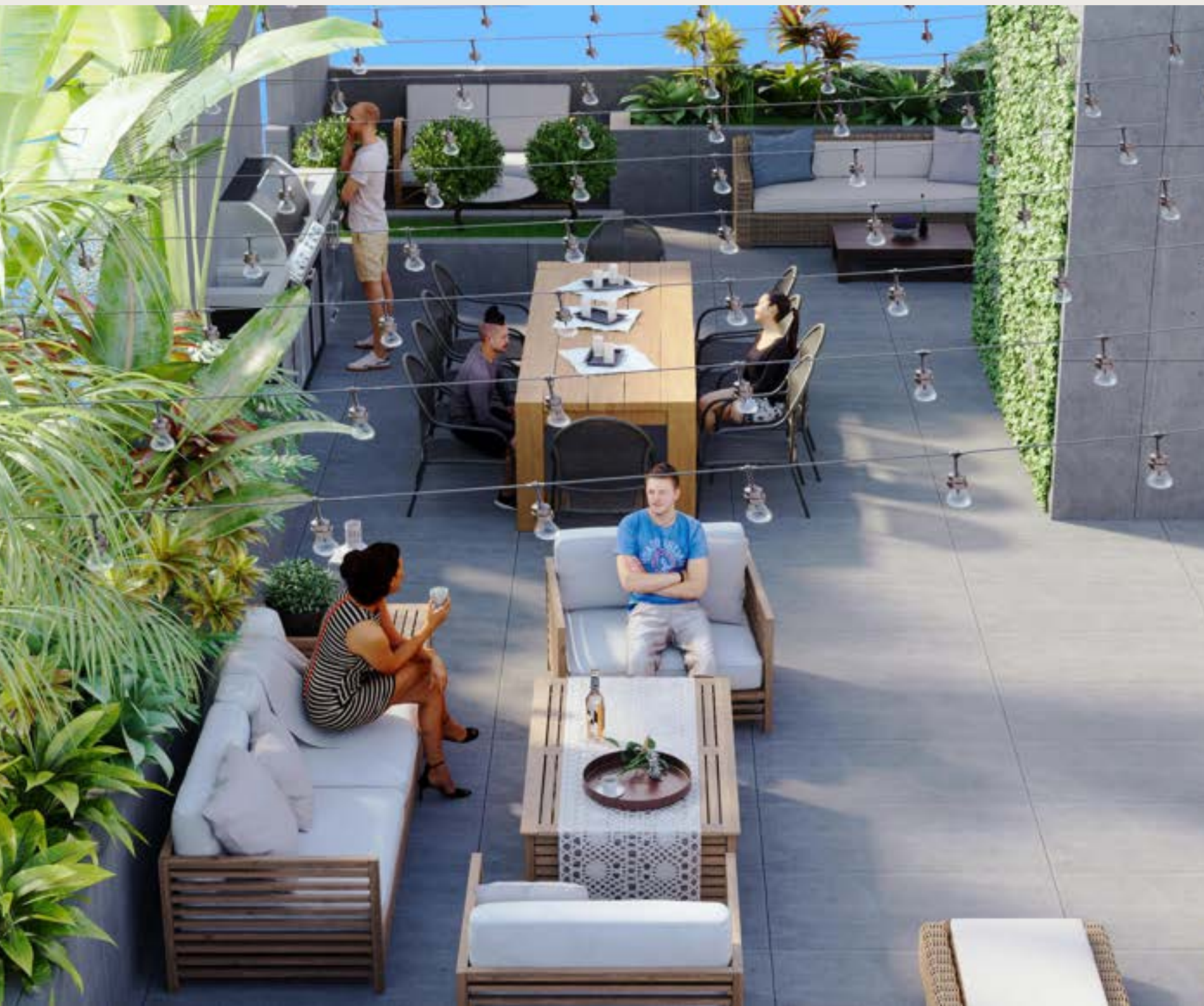
ABH is a new development firm focused on ground-up construction opportunities in the residential market of South Florida. Our goal is to differentiate ourselves by integrating technology and sustainability into our vision to create a future-oriented product that stands out as the best in its class. We are developers who are constantly seeking opportunities, creatively adding value to our projects by leveraging our resources and strategic skills.



modis
architects

MODIS ARCHITECTS

From initial zoning analysis to master planning, design development, and construction phases, With over 20 years of experience in design, their portfolio includes some critically acclaimed large-scale retail and mixed-use developments, aviation spaces, offices and warehouses, and iconic residential buildings. Their approach ensures a seamless integration of form and function, making them a trusted name in real estate development.



CASA WYN
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CASA WYN
WYNWOOD NORTE



Reserve your unit.

ABH DEVELOPER GROUP

Thank
You.

CASA WYN



Disclaimer

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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.

Each purchaser is hereby advised that there are various methods for calculating the square footage of a Unit, and that depending on the method of calculation, the quoted square footage of a Unit in this Prospectus and advertising materials may vary. Additionally, marketing materials may calculate the square footage of Units in a manner different than that set forth in the Declaration of Condominium and the Condominium Act. Therefore, marketing materials may understate or overstate the square footage of Units as calculated pursuant to the Declaration of Condominium and the Condominium Act. Additionally, as a result of field construction, other permitted changes to the Unit, actual location of drywall and settling and shifting of improvements, actual square footage of a Unit may also be affected.