

# House Manual

*Everything inside the residence — and a few favorites just outside it.*

This residence is a Two Bedroom Type C — 804 square feet of interior space plus a 25-square-foot private terrace, on the 5th floor. It was designed by Toronto-based DesignAgency as part of NoMad Residences Wynwood. Every element — from the lighting to the kitchenware — was chosen with care. We hope you enjoy it as much as we do.

If anything is missing, broken, or simply unclear during your stay, please send me a message. The sooner I know, the faster I can fix it.

## WIFI & CONNECTIVITY

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### Network

Name: NoMad Residents

Password: MiamiWynNomad531

### Streaming

The Smart TV in the living room supports Netflix, Hulu, Amazon Prime, YouTube, and Apple TV. Please sign in with your own accounts and sign out before check-out.

*AirPlay and Chromecast are supported from your phone or laptop.*

## CLIMATE & AIR CONDITIONING

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Miami humidity is real. The building requires the AC to be kept at 78°F (26°C) maximum at all times — including when the unit is empty — to prevent moisture damage. This is a building HOA rule, not a preference.

- Building maximum: 78°F (26°C). Going above this is not permitted.
- Recommended for comfort during your stay: 72°F – 76°F (22°C – 24°C).
- Keep the balcony door closed while the AC is running — outdoor humidity will fight the AC otherwise.
- The AC air handler is in a closet near the entry. Do not block the closet door — it needs airflow.

## KITCHEN

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The kitchen is fully stocked for everyday cooking. You will find:

- Induction cooktop and oven (Bosch)
- Full-size refrigerator
- Dishwasher and disposal

- Nespresso machine — pods in the cabinet above
- Bodum electric kettle
- Wine glasses, stemware, and a basic cocktail set
- Pots, pans, knives, and utensils for two-course meals

### **Starter supplies provided**

Coffee pods, salt, pepper, olive oil, dishwasher tablets, dish soap, and paper towels are stocked at check-in. For longer stays, you are welcome to replenish anything you like.

### **Dishwasher tip**

Please scrape plates before loading and start the dishwasher before leaving for the day or before check-out.

## **LAUNDRY**

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An in-unit washer and dryer is located in the closet near the entry, next to the AC handler. Detergent pods are in the cabinet above the machine.

- Wash cycle: approximately 45 minutes
- Dry cycle: approximately 60 minutes — Miami humidity slows drying, so do not overload

## **TOWELS & LINENS**

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Luxury linens and towels are provided. To help us preserve them:

- Bath towels are for bathing only. Black makeup towels are provided in the bathroom drawer (next to the hair dryer) for makeup, sunscreen, and self-tanner.
- Please do not use white towels to clean spills, shoes, or hair products.
- If something stains accidentally, just let me know — I would rather fix it than discover it later.

## **BATHROOMS**

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The unit has two full bathrooms. Each includes shampoo, conditioner, body wash, and hand soap. Hair dryers are in the vanity drawer. Extra toilet paper is under the sink. The master bathroom has a spa shower; the second bathroom has a tub.

## **BUILDING AMENITIES**

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Your FOB unlocks the residential amenity floors. Please carry it whenever you leave the unit.

### **Rooftop pool deck**

Full-service pool with sun deck and cabanas. Hours and dress code are posted at the entrance. No glass containers on the pool deck.

### **NoMad Bar & rooftop restaurant**

On the rooftop with panoramic Miami views. Cocktails, light fare, seasonal menu. A separate elevator serves the rooftop restaurant. Reservations recommended on weekends.

### **Fitness & wellness center**

Top-tier equipment, dedicated outdoor fitness lawn. Open during posted hours — check the amenity schedule in the lobby.

### **Library & co-working**

Quiet space for working or reading, with high-speed WiFi. Coffee available.

### **Outdoor grilling & cinema**

Communal grilling area and outdoor cinema — schedule via the concierge if you want to use them.

### **Casa Tua Cucina**

Ground floor of the building. Italian cuisine — exceptional menu, lively scene. Reservations strongly recommended, especially on weekends.

## **WYNWOOD & BEYOND — PABLO'S RECOMMENDATIONS**

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### **Coffee & Breakfast**

- Panther Coffee — Wynwood's iconic roaster, two blocks away.
- Zak the Baker — outstanding bakery, walking distance.
- OTL — relaxed café, all-day menu.

### **Lunch & Casual**

- Coyo Taco — tacos with a hidden bar in the back.
- Joey's Italian Café — Wynwood institution.
- Doya — Aegean small plates.

### **Dinner**

- Casa Tua Cucina — downstairs in your building.
- KYU — wood-fired, reserve well in advance.
- Sereia — coastal Mediterranean.

### **Drinks & Nightlife**

- Gramps — neighborhood institution, casual outdoor space.
- Wood Tavern — patio, great for groups.
- The Sylvester — cocktail bar.

### **Art & Culture**

- Wynwood Walls — five minutes on foot, open-air street-art museum.

- Margulies Collection at the Warehouse — open seasonally (Nov–Apr).
- Rubell Museum — major contemporary collection in nearby Allapattah.

### **Day Trips**

- Design District: 5 minutes by car.
- Miami Beach (South Beach + Lincoln Road): 15 minutes.
- Brickell & Downtown: 10 minutes.
- Key Biscayne & Crandon Park: 25 minutes.

## **PRACTICAL NOTES**

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### **Deliveries**

The building accepts deliveries Monday through Friday, 9 AM – 4:30 PM only. No deliveries on weekends or holidays. For food delivery, meet the courier in the lobby.

### **Trash**

The trash chute is at the end of the hallway. Please bag everything and do not leave bags in the hallway.

### **Parking**

Valet parking is available at the building entrance for guests at the prevailing daily rate set by the building, paid directly to the valet at check-out. The rate is not included in your reservation. Self-parking is not available on-site.

### **Nearest pharmacies**

- Walgreens — 3308 N Miami Ave (Wynwood, walking distance).
- Walgreens — 3101 Biscayne Blvd.

### **Nearest grocery**

- Publix Midtown (18Biscayne) — 1776 Biscayne Blvd, open daily 7am–10pm. About 5 minutes by car.
- Publix Baypoint — 4870 Biscayne Blvd, open daily 7am–10pm.
- Trader Joe's — Midtown, walking distance for smaller runs.

## **IF YOU NEED ANYTHING**

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Message me anytime: +1 (786) 566-0070.

I am local, responsive, and happy to help — whether it is a restaurant recommendation, a building question, or something not quite right in the unit.

*Enjoy your stay.*

— *Pablo*