

AURA

NIDO RESIDENTIAL

1101 Wren Avenue · Miami Springs

\$2,450,000



WREN AVENUE ELEVATION

THE RESIDENCE

The corner residence on Wren.

Casa Nido is four contemporary residences — Aura, Luma, Nova and Vera — drawn under one architectural vision and finished each with its own palette and character. Aura is the corner residence on Wren: single storey, flat-roofed, set behind a walled and gated courtyard. The great room runs uninterrupted from kitchen to dining to living, then dissolves entirely into a covered terrace, summer kitchen and pool, screened on every side by mature hedge walls.

Its two-car garage is air-conditioned — the only one in the collection built that way. In a Miami August that is not a detail. It is a room you get back: a gym, a studio, a workshop, somewhere a collection can live in a temperature controlled environment.



LIVING AND DINING



THE GREAT ROOM, LOOKING TO THE TERRACE



KITCHEN, WITH OVERSIZED ISLAND AND WALK-IN PANTRY BEYOND



COVERED TERRACE, SUMMER KITCHEN, EXTERIOR SHOWER AND POOL

THE ENCLAVE

Between a Wren and an Oriole.

The Bird Section runs from Ludlam to North Esplanade, from Royal Poinciana down to Westward — Cardinal, Dove, Swan, Quail, Heron, Lark, Nightingale, and two dozen more. Aura and Nova front Wren. Vera and Luma front Oriole, backing onto them across a ten-foot planted lane. Aura is the corner residence, and the only one whose garage is under air.

AURA

1101 Wren • Lot 1, Block 2

GARAGE • AIR-CONDITIONED

NOVA

1081 Wren • Lot 2, Block 2

VERA

1100 Oriole • Lot 1, Block 1

LUMA

1080 Oriole • Lot 2, Block 1

ORIOLE AVENUE



TEN-FOOT PLANTED LANE



WREN AVENUE

THE BLOCK · AURA AT THE WESTERN CORNER OF WREN

“A collection of homes rooted in light, nature, and belonging.”

CASA NIDO CONCEPT STATEMENT · AMA DESIGNS



MASTER BEDROOM



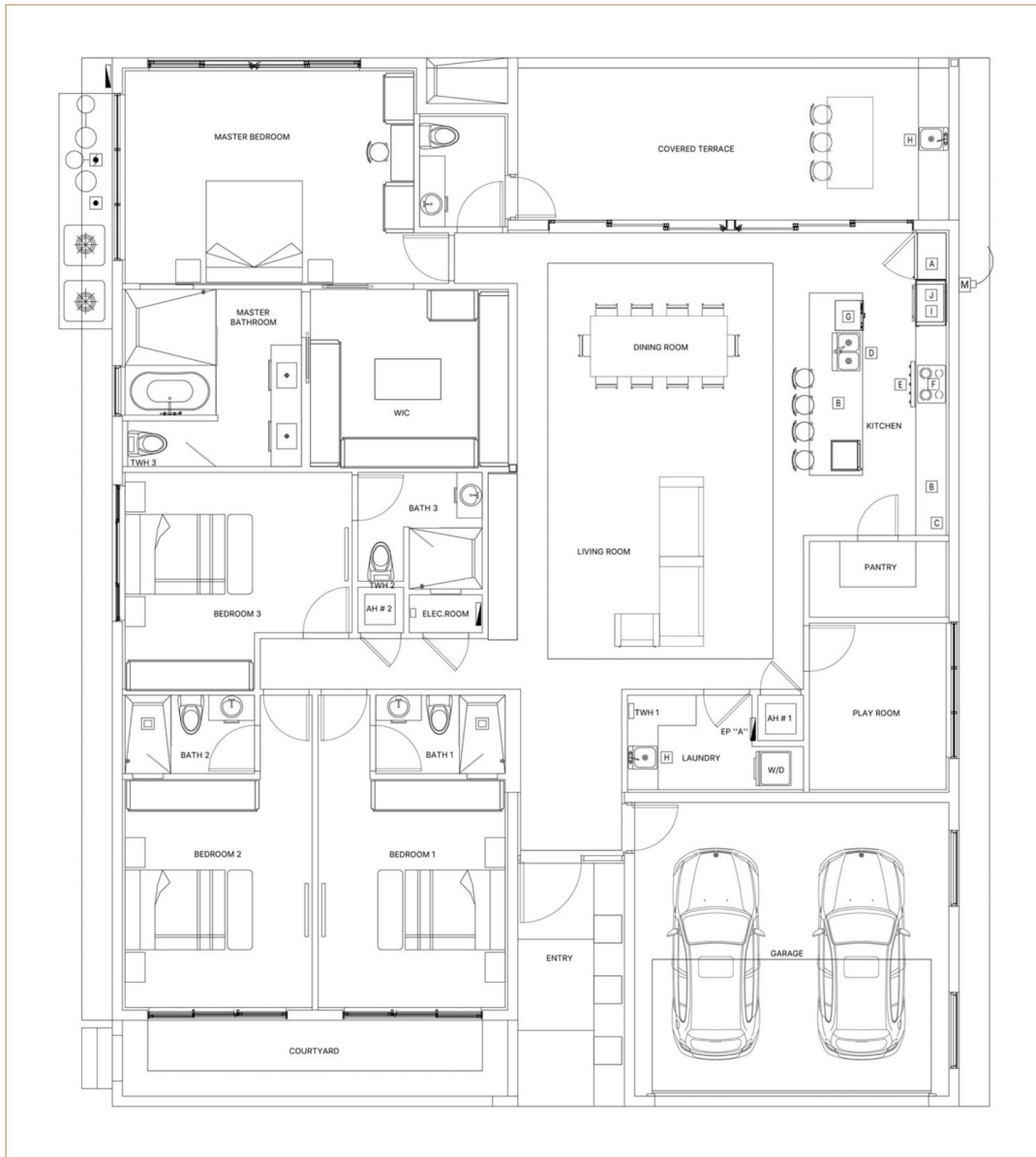
MASTER BATH

SPECIFICATION

Specified, in full.

There is no upgrade menu at Casa Aura. The pool, the impact glass, the conditioned garage and the finish schedule below are the house as priced — not a base from which options are sold. There is no association and no maintenance fee.

LIST PRICE	\$2,450,000
LIVING AREA, UNDER AIR	2,900 sq ft
TOTAL UNDER ROOF	3,840 sq ft
LOT	9,658 sq ft · corner
BEDROOMS	4, each en-suite
BATHROOMS	4 full + 1 cabana half
STORIES	One
GARAGE	2 cars · air-conditioned
POOL	Private · included
GLAZING	Impact throughout
ASSOCIATION	None
UPGRADE MENU	None — price is all-in
COMPLETION	Late 2027
INTERIOR DESIGN	AMA Designs
FOLIO	05-3024-021-0030



FLOOR PLAN · 2,900 SQ FT UNDER AIR, 3,840 UNDER ROOF



WALK-IN CLOSET



THE OFFICE



COURTYARD ENTRY AND STREET WALL

MATERIALS

Specified, not selected later.

Aura's finish schedule was drawn as part of the design concept rather than left to an allowance. These are the materials named for this residence.

Surfaces

Cosentino Fantasy Brown

Cosentino Taj Mahal

Cosentino Nebu

Cosentino Trevi & Trevi Dekton

Floors & tile

Roble de Orleáns Arena — European white oak

Roca Bone Crosscut 48×48

Roca Arena Moscato

Roca Avalon

Millwork & fittings

Egger W1200 ST9 Blanco Porcelana

Egger U211 ST9 Beige Almendra

Gun-metal fixtures throughout

Venetian stucco, powder room

PALETTE



SOFT SAND

AUBURN CLAY

AGED BRONZE

WARM LINEN



BEDROOM THREE



POWDER ROOM



THE TEN-FOOT LANE BETWEEN WREN AND ORIOLE

01 **The lots**
Four parcels between Wren and Oriole, before anything.

02 **Slab**
The floor exists before the house does.

03 **Walls**
The first day you can walk the rooms.

04 **Dry-in**
The roof goes on and it becomes a shape.

05 **Glazing**
Sliders and impact glass are set. The light arrives.

06 **Stucco**
It stops looking like a site and starts looking like the drawing.

07 **Materials**
Cosentino slabs, white oak, cabinetry — arriving and named.

08 **Interiors**
Floors down, millwork in, the kitchen taking shape.

09 **Hedge walls**
The landscape goes in and the nest closes.

10 **Pool**
Filled.

11 **Certificate of occupancy**
The first walkthrough.

ENQUIRIES

Private appointments, by arrangement.

Casa Aura is shown by appointment with twenty-four hours' notice. Sister residences Luma, Nova and Vera are releasing separately; enquiries on those are welcome through the same office.

The Leonard Real Estate Group

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Renderings are artist's impressions and are subject to change. Dimensions, finishes, features and delivery dates are as represented by the developer and remain subject to written confirmation; buyers should verify all measurements and specifications independently. This is not an offer to sell where prior registration is required. Equal Housing Opportunity.