



CURRENT AVAILABILITY

STUDIO RESIDENCES						
Residence	Bedrooms	Bathrooms	Interior Sq Ft	Balcony	View	Price
216	Studio	1	480	66 sf	CE	\$595,000
209	Studio	1	405	316 sf	CW	\$550,000
407	Studio	1	498	59 sf	CW	\$549,000
413	Studio	1	405	61 sf	CE	\$479,000
414	Studio	1	405	61 sf	CE	\$479,000
ONE BEDROOM RESIDENCES						
404	1 BR	1	667	57 sf	CW	\$735,000
325	1 BR	1.5	748	0 sf	CC	\$895,000
ONE BEDROOM + DEN RESIDENCES						
223	1 BR + DEN	1.5	1,065	78 sf	FE	\$1,350,000
TWO BEDROOM RESIDENCES						
602	2 BR	2.5	1,075	0 sf	FW	\$1,375,000
201	2 BR	2.5	1,387	725 sf	FW	\$1,775,000
TWO BEDROOM + DEN RESIDENCES						
202	2 BR + DEN	2.5	1,220	0 sf	FW	\$1,495,000
311	2 BR + DEN	2.5	1,295	113 sf	CW	\$1,420,000
320	2 BR + DEN	2.5	1,437	74 sf	FE	\$1,895,000
THREE BEDROOM RESIDENCES						
224	3 BR	2.5	1561	152 sf	FE	\$1,995,000
PENTHOUSE						
724	2 BR	3.5	2,787	133 sf	FE	\$5,995,000
804	2 BR	1.5	1,130	400 sf	CW	\$2,250,000
812	2 BR	2.5	1,317	400 sf	CE	\$2,595,000
820	2 BR	2.5	1,462	400 sf	FE	\$3,490,000
722	2 BR	2.5	1,955	152 sf	FE	\$4,200,000

ALL INFORMATION AND PRICING HEREIN MAY CHANGE WITHOUT NOTICE.

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. 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 including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, soffits, 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. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing. Equal Housing Opportunity

Opportunity



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PROJECT OVERVIEW

International Italian fashion brand Diesel embodies the rebellious energy of Miami's Wynwood neighborhood with the launch of the brand's first luxury residential condominium project, made "only for the brave," with development partner **Bel Invest**. Diesel Wynwood Condominium will rise eight stories and be comprised of 159 residences. Built for boldness, a vibrant sculptural façade will unapologetically meet the streetscape, ushering a new era of living based on wellness, creativity and unconventional enjoyment. Effortlessly eco-conscious and supporting urban sustainability, the building will boast **LEED** certification. Inside are memorable, move-in-ready residences curated by **Diesel Living**, in addition to anti-ordinary amenities made for peace and play. Defining what it means to live audaciously, Diesel Wynwood Condominium is a powerful platform for a daring and authentic life. With spaces that cultivate community and inspiration, it is never boring. Ever.

BUILDING INFORMATION

BUILT FOR BOLDNESS

- Mezzanine plus 8-story building in Miami's Wynwood core
- 159 residences
 - Studios
 - Residences with 1, 2, or 3 bedrooms
 - Penthouses with private rooftop terraces
- **LEED** Certified
- High tech variable refrigerant flow (VRF) HVAC system
- Medical grade air purification system
- Mega-mural façade with sculptural geometric accents
- Brick & glass street-level styling
- Outdoor courtyard with lush landscaping
- Statement architecture by **Bernard Zyscovich**
- Bold design-forward interiors by **Diesel Living**
- Poured-concrete ceilings

CUTTING-EDGE ESSENTIALS

- **Miele** complete appliance package
- **Technoglass** energy-efficient impact-resistant windows
- Decorative mesh
- Italian **Barausse** doors
- Real **mullion** windows
- Solid surface countertops in standard residences / additional countertop options for the penthouses
- Multi-zone climate control system
- Wall-mounted toilets
- Optional terrace hot tub and outdoor kitchen in PH units
- Optional color palette choice for all units
- Spacious balconies
- Water filtration system

BUILDING AMENITIES

AMENITIES FOR AUDACIOUS LIVING

- Rooftop Pool Deck and wet bar
 - Terraced pool, sundeck
 - Architectural lighting & shade structures
- Lounge
 - Indoor living room, dining room & full kitchen with access to the pool deck
 - Available for inside and outside events
- Professional Pursuits
 - Fully-equipped conference room
 - Co-working area
- Wine Cellar / Library
 - Event space with ample tables + seating for soirees and tastings
 - Personal wine lock-box with climate control available
- Fitness Center
 - Cutting-edge exercise technology & equipment
 - Cardio & weight-training machines by Technogym
 - Virtual training & group fitness sessions
 - Indoor and outdoor yoga spaces

- Diesel-Inspired Spa
 - Self-care regimen to detox and destress
 - Spa refreshments, towels & robes
- Arctic Room
 - Ultimate rejuvenation
 - Disconnect and decompress
- Building Features
 - Valet & concierge/receptionist
 - 24/7 security
 - Daily housekeeping & service staff for common areas
 - High-speed internet in common areas
 - Electric vehicle charging stations
 - Bicycle & storage spaces
 - Separate service entrance
 - Pet-friendly
 - Climate-controlled delivery storage areas

HOME BEYOND ORDINARY

The collection showcases iconic, loft-style architecture with flexible floor plans. Unit sizes range from studios to three-bedrooms, including 14 penthouses with private rooftop terraces and double-height gallery walls. These residences soar to new heights, ranging from a minimum of 11' in all residences to 20' ceilings in penthouses, making for a truly imaginative experience.

RESIDENCE SIZE CHART

S RESIDENCES

- Studios with outdoor terrace or balcony
- Multiple color scheme options
- **Berti** flooring
- **Miele** appliances - 24" refrigerator & freezer, induction cooktop, speed oven, dishwasher, washer & dryer
- **Scavolini** designed kitchen with **IRIS** tiling
- **Scavolini** designed kitchens and bathrooms with **IRIS** tiling

L RESIDENCES

- 2 bedrooms, with outdoor terrace or balcony, multi-floor options (PH only)
- Multiple color scheme options
- **Berti** flooring
- **Miele** appliances - 30" refrigerator & 18" freezer, induction cooktop, speed oven, convection oven, dishwasher, washer & dryer
- **Scavolini** designed kitchen and bathrooms with **IRIS** tiling
- Optional modular walls to divide spaces
- Private rooftop terrace in PH unit

M RESIDENCES

- 1 bedroom with outdoor terrace or balcony, multi floor options (in 1 bedroom PH only)
- Multiple color scheme options
- **Berti** flooring
- **Miele** appliances - 30" refrigerator & freezer, induction cooktop, speed oven, convection oven, dishwasher, washer & dryer
- **Scavolini** designed kitchen with **IRIS** tiling
- Optional modular walls to divide spaces
- Private rooftop terrace in PH units

XL RESIDENCES

- 3 bedrooms, multi-view corner balcony
- Multiple color scheme options
- **Berti** flooring
- **Miele** appliances - 30" refrigerator & 18" freezer, induction cooktop, speed oven, convection oven, dishwasher, washer & dryer
- **Scavolini** designed kitchen and bathrooms with **IRIS** tiling
- Optional modular walls to divide spaces
- Private rooftop terrace in PH unit

RESIDENCE FEATURES

CUSTOM "EXCLUSIVELY BY DIESEL" BY ITALIAN COLLABORATIONS

- **Berti** by Diesel engineered hardwood floors with light and dark coloring options
- **Lodes** by Diesel decorative lighting available as an optional upgrade
- **IRIS** tiles by Diesel
- **Scavolini** by Diesel cabinetry in kitchen and bathrooms
- Tailored **Poliform** closets available as an optional upgrade

WELL CERTIFIED

- **Water** - covers overall access to, control and quality of a building's water supply
- **Light** - recognizing the importance of the body's circadian rhythm, our light system concept examines natural light availability, visual lighting design, electric glare control, light color quality, night lighting, and others to promote visual and mental health
- **Air** - assures overall indoor air quality and examines/monitors a wide variety of factors including ventilation effectiveness, air filtration, microbe & mold control, and moisture/humidity management
- **Thermal comfort** - aims to provide a maximum level of thermal comfort through an enhanced HVAC system design and control by meeting individual thermal preferences based on variable refrigerant flow (VRF) technology.
- **Movement** - promotes fitness and provides opportunities to maximize physical movement through environmental design



ZYSCOVICH

 Douglas Elliman
Development Marketing

BELINVEST
CREATING VALUE



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.

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PROCEDURE TO PURCHASE

Once you have decided to purchase a residence at Diesel Wynwood you will be asked to provide your detailed contact information and that of your attorney.

Upon confirmation from Ownership that the offer is accepted, the Purchase Agreement and complete Condo Docs thereto will be delivered to your attorney for review.

The Purchase Agreement and supporting riders and forms are to be signed and returned to Ownership's attorney along with a deposit equaling seven-and-a-half percent (7.5%) of the purchase price within 48 (Forty-Eight) hours of receipt.

DEPOSIT STRUCTURE

- 7.5% - Upon Contract Execution
- 7.5% - Within 4 Months of Contract Execution
- 10% - On 07/15/24 or Groundbreaking
(Whichever Comes First)
- 20% - At Top Off
- 55% - At Closing

SALES GALLERY
148 NW 28th Street, Miami FL 33127
(305) 381-0323



OFFER LETTER

Residence: _____

Price: _____

I/We understand that this purchase will be non-contingent on financing.

ADDITIONAL PURCHASER CLOSING COSTS

The following are some of the closing costs associated with purchasing at Diesel Wynwood. These closing costs are assigned to the purchasers.

1. Branding Fee (3%)
2. Sponsor Fee (1.75%)
3. Working Capital Fund Contribution: Amount equal to two (2) months of common charges / HOA

Name

Signature

Date

SALES GALLERY
148 NW 28th Street, Miami FL 33127
(305) 381-0323



PURCHASER CONTRACT INFORMATION

Purchaser 1: _____

(Please list name as you would like it to appear on the contract)

Address: _____

Home Phone: _____ Cell: _____

Email: _____ Date of Birth: _____

Purchaser 2 (if any): _____

Address: _____

Home Phone: _____ Cell: _____

Email: _____ Date of Birth: _____

Purchaser's Attorney:

Name: _____

Firm: _____

Address: _____

Attorney Phone: _____ Fax: _____

Attorney Email: _____

Purchaser's Sales Agent (if any):

Agent Name: _____

Brokerage Firm: _____

Address: _____

Sales Agent Phone: _____

Email: _____

SALES GALLERY
148 NW 28th Street, Miami FL 33127
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