

CURRENT AVAILABILITY

			STUDIO RES	IDENCES		
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
		ON	E BEDROOM + D	EN RESIDENCE	S	
223	1 BR + DEN	1.5	1,065	78 sf	FE	\$1,350,000
			TWO BEDROON	1 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
		TW	O BEDROOM + D	EN RESIDENCI	ES	
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
		т	HREE BEDROON	I RESIDENCES		
224	3 BR	2.5	1561	152 sf	FE	\$1,995,000
			PENTHO	USE		
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 applicances, 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 prive discretion of such materials is strictly prohibited and construction. The project graphics, renderings and texprovided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display or other discemination of suc



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International Italian fashion brand Diesel embodies the rebellious energy of Miami's Wynwood neighborhood with **PROJECT** 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 **OVERVIEW** 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. **BUILT FOR BOLDNESS CUTTING-EDGE ESSENTIALS** BUILDING · Mezzanine plus 8-story building in Miami's Wynwood core • Miele complete appliance package **INFORMATION** 159 residences · Technoglass energy-efficient impact-resistant - Studios windows - Residences with 1, 2, or 3 bedrooms Decorative mesh - Penthouses with private rooftop terraces Italian Barausse doors LEED Certified Real mullion windows • High tech variable refrigerant flow (VRF) HVAC system Solid surface countertops in standard residences • Medical grade air purification system / additional countertop options for the penthouses • Mega-mural façade with sculptural geometric accents • Multi-zone climate control system · Brick & glass street-level styling • Wall-mounted toilets · Outdoor courtyard with lush landscaping Optional terrace hot tub and outdoor kitchen in • Statement architecture by Bernard Zyscovich PH units Bold design-forward interiors by Diesel Living · Optional color palette choice for all units Poured-concrete ceilings Spacious balconies Water filtration system AMENITIES FOR AUDACIOUS LIVING BUILDING Rooftop Pool Deck and wet bar Diesel-Inspired Spa **AMENITIES** - Terraced pool, sundeck - Self-care regimen to detox and destress - Architectural lighting & shade structures - Spa refreshments, towels & robes Arctic Room Lounge - Indoor living room, dining room & full kitchen with - Ultimate rejuvenation - Disconnect and decompress access to the pool deck - Available for inside and outside events 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.

- Professional Pursuits
 - Fully-equipped conference room - Co-working area
- Wine Cellar / Library
 - Event space with ample tables + seating for soirces 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



RESIDENCE SIZE CHART

148 NW 28[™] ST MIAMI, FL 33127 [] +1 (305) 381-0323

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

RESIDENCE FEATURES

CUSTOM "EXCLUSIVELY BY DIESEL" BY ITALIAN COLLABORATIONS

- Berti by Diesel engineered hardwood floors withlight
 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

ZYSCOVICH

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

WELL CERTIFIED

DouglasElliman

Development Marketing

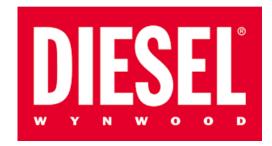
- Water covers overall access to, control and quality of a building's water supply
- Light recognizing the importance of the body's circadian rhythm, our light system concept examines natural light availability, visual lighting design, electric glare control, light color quality, night lighting, and 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

BELINVEST



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.

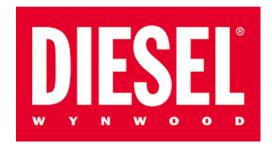
Upon confirmation from Ownership that the offer is accepted, the Purchase Agreement and complete Condo Docs thereto will be delivered to your attorney for review.

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.

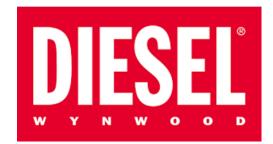
- 1. Branding Fee (3%)
- 2. Sponsor Fee (1.75%)
- 3. Working Capital Fund Contribution: Amount equal to two (2) months of common charges / HOA

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 G					

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