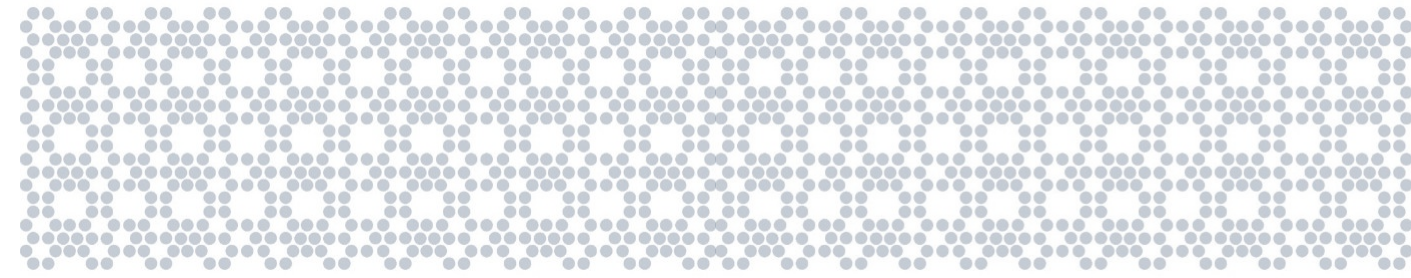


756

84th street
MIAMI BEACH



Biscayne Point Location Statistics:

- Total Area 0.392 sq mi (1.02km²)
- High Walkability Score: 76
- 5 miles from the key tourist destination, South Beach
- 3.3 miles from prestigious Bal Harbour
- 11.4 miles from Downtown, Miami
- 13.6 miles to Miami International Airport

BISCAYNE POINT



SPEC SHEET • FLOOR PLANS

2 Bedrooms + Den
2 Bathrooms + Powder Room

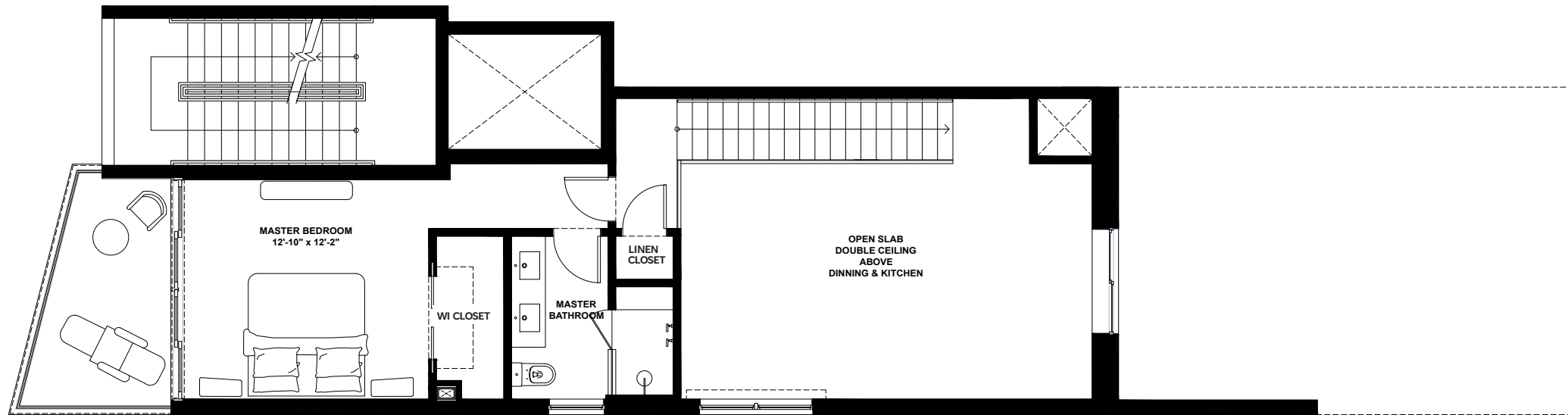
1,765 Sq. ft. (163 Sq. mt.)

1,505 Sq. ft. NET INTERIOR

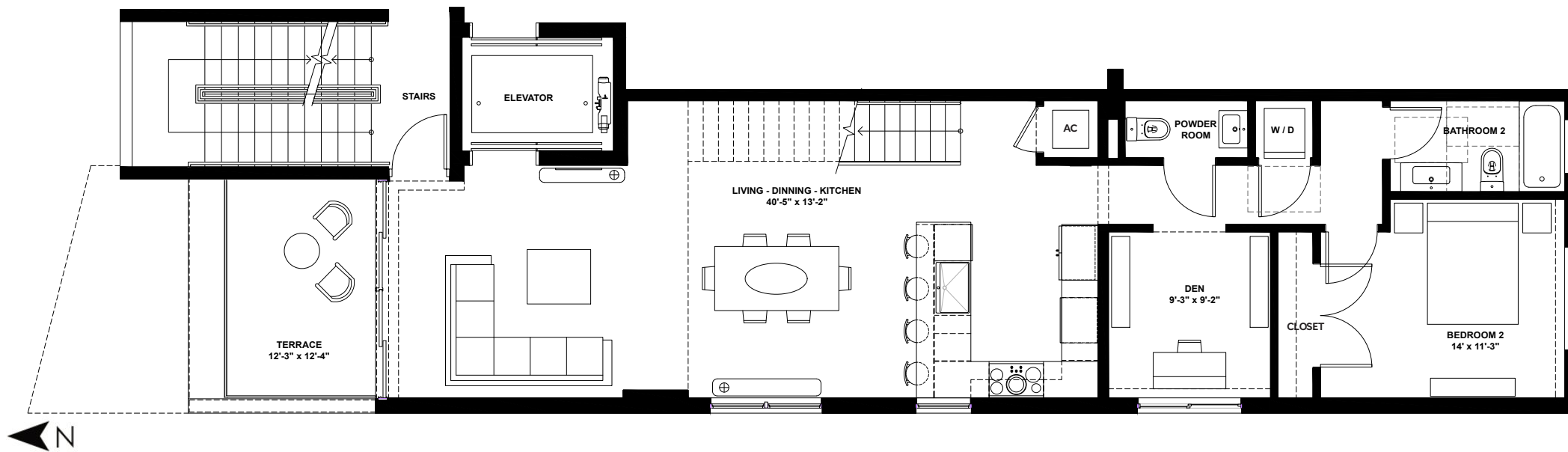
260 Sq. ft. EXTERIOR TERRACES

In each residence, the main floor consists of an 11-ft high living area and a 20-ft high open slab dining & kitchen area. The large main floor terrace opens with views to the North. Upstairs contains the 9-ft high master bedroom area with a master bathroom and private terrace.

MASTERBEDROOM floor plan



MAIN floor plan



84th street

756

84th street
MIAMI BEACH

Residence A

spread over two floors

2 Bedrooms +Den
2 Bathrooms +Pow. R.

Interior area: 1,505 Sq. ft.
Exterior area: 260 Sq. ft.

Total: 1,765 Sq. ft.
163 Sq. mt.

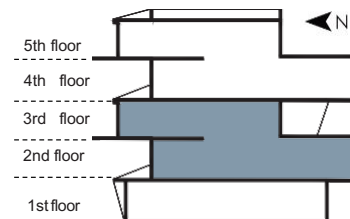
2nd floor : MAIN floor

Living area with terrace - Dining area
Kitchen-Powder Room
guest Bedroom - guest Bathroom
Den-closets- washer and dryer

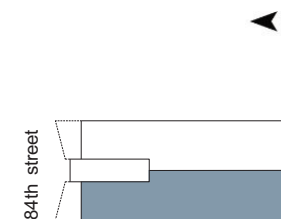
3rd floor: MASTER BEDROOM floor

master Bedroom with balcony
master Bathroom - walk-in closet

a private keyed elevator opens directly on the Unit
two parking spaces available for each Unit



section view - Unit position



aerial view - Unit position



frontal view - Unit position

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. Ceiling heights are measured from top of slab to top of slab. As a result, actual clearance between the top of the finished floor coverings and the underside of the finished ceiling, drop ceiling or soffits will be less. All ceiling heights are approximate and subject to change. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between Units and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration, which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements. The method used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For the dimensions of the Units based on the definition of "Unit" in the Declaration, refer to Exhibit "2" to the Declaration of Condominium included in the prospectus. Terraces and Private Elevators are not part of the Unit. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions are estimates based on preliminary plans and will vary with actual construction. Prices, availability, artist's renderings, dimensions, specifications, and features are subject to change at any time without notice. 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.

MASTERBEDROOM floor plan

756

84th street
MIAMI BEACH

Residence B

spread over two floors

2 Bedrooms +Den
2 Bathrooms +Pow. R.

Interior area: 1,505 Sq. ft.
Exterior area: 260 Sq. ft.

Total: 1,765 Sq. ft.
163 Sq. mt.

2nd floor : MAIN floor

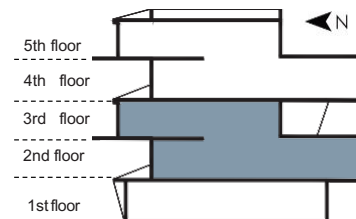
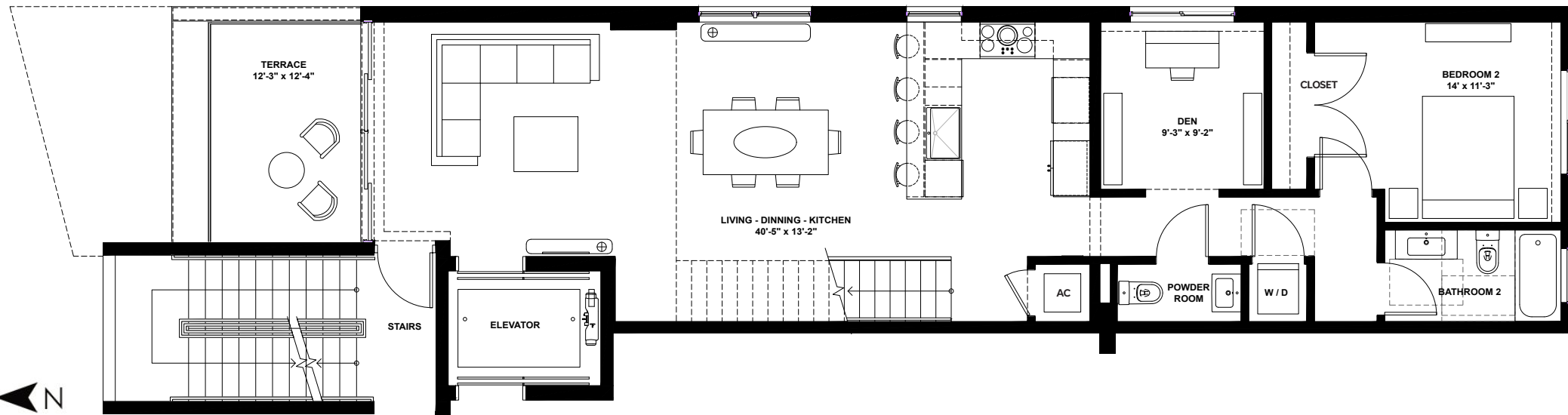
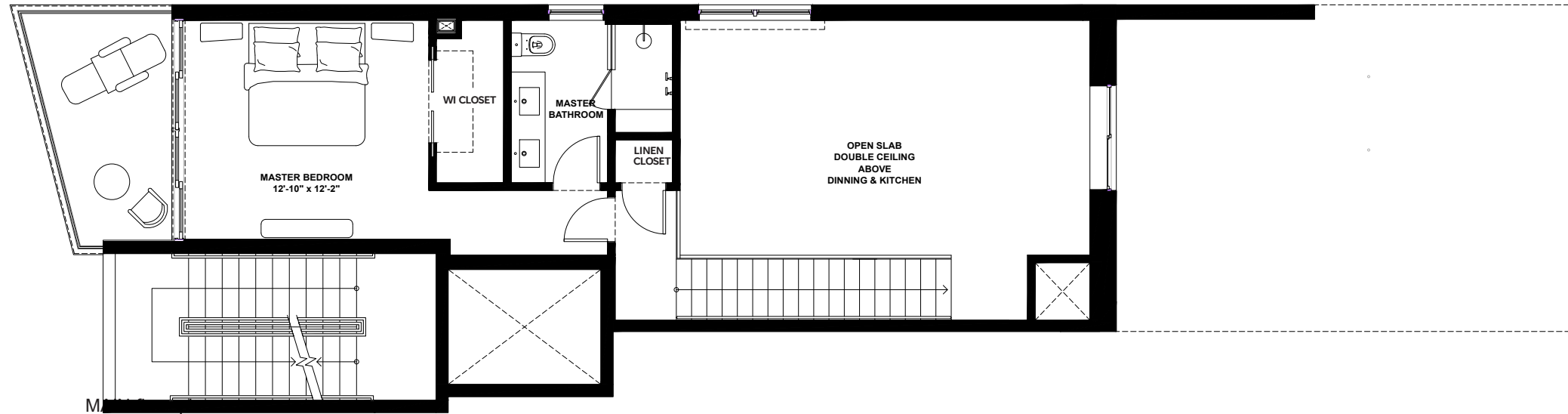
Living area with terrace - Dining area
Kitchen-Powder Room
guest Bedroom - guest Bathroom
Den-closets- washer and dryer

3rd floor: MASTER BEDROOM floor

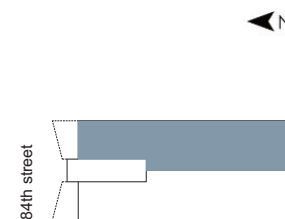
master Bedroom with balcony
master Bathroom - walk-in closet

a private keyed elevator opens directly on the Unit
two parking spaces available for each Unit

84th street



section view - Unit position



aerial view - Unit position



frontal view - Unit position

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. Ceiling heights are measured from top of slab to top of slab. As a result, actual clearance between the top of the finished floor coverings and the underside of the finished ceiling, drop ceiling or soffits will be less. All ceiling heights are approximate and subject to change. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between Units and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration, which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements. The method used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For the dimensions of the Units based on the definition of "Unit" in the Declaration, refer to Exhibit "2" to the Declaration of Condominium included in the prospectus. Terraces and Private Elevators are not part of the Unit. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions are estimates based on preliminary plans and will vary with actual construction. Prices, availability, artist's renderings, dimensions, specifications, and features are subject to change at any time without notice. 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.

MASTERBEDROOM floor plan

756

84th street
MIAMI BEACH

Residence C

spread over two floors

2 Bedrooms +Den
2 Bathrooms +Pow. R.

Interior area: 1,505 Sq. ft.
Exterior area: 260 Sq. ft.

Total: 1,765 Sq. ft.
163 Sq. mt.

4th floor : MAIN floor

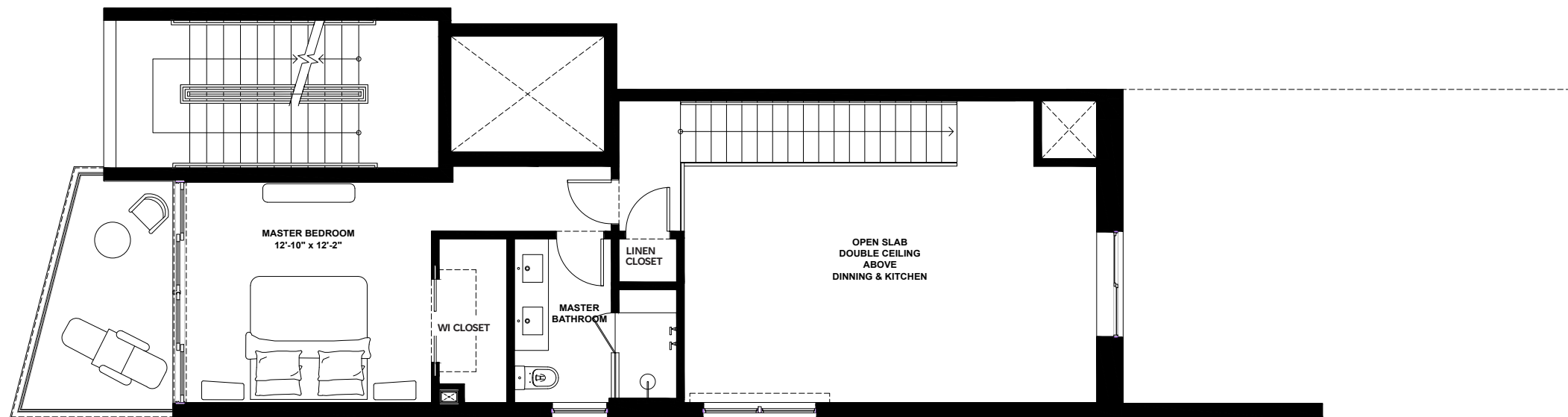
Living area with terrace - Dining area
Kitchen-Powder Room
guest Bedroom - guest Bathroom
Den-closets- washer and dryer

5th floor: MASTER BEDROOM floor

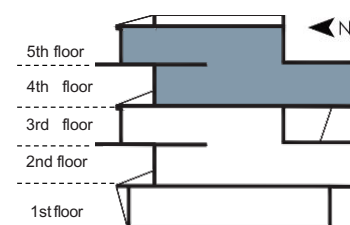
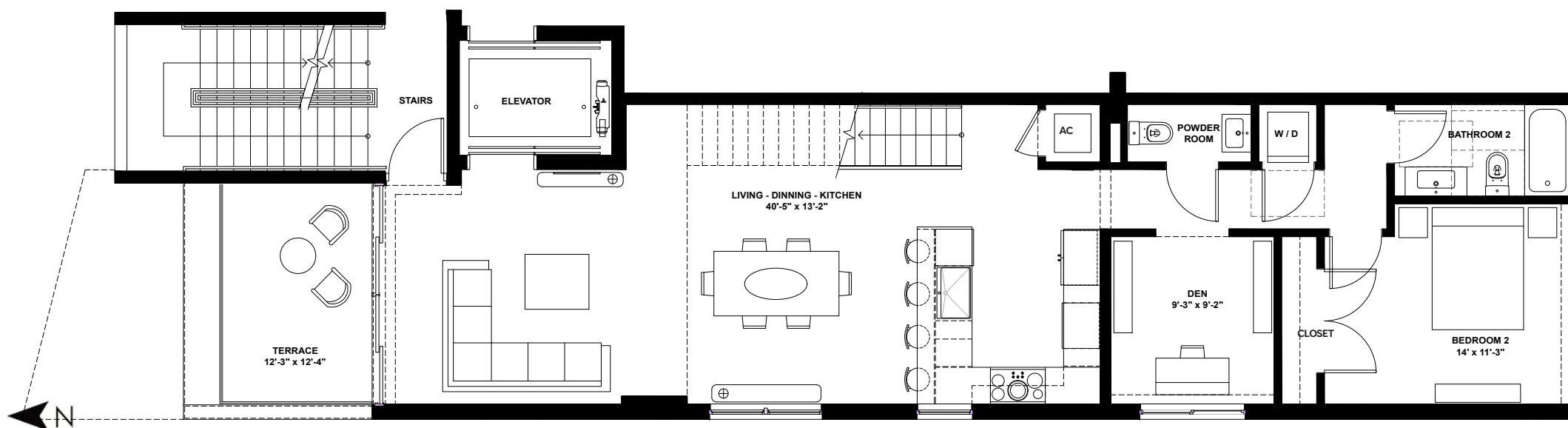
master Bedroom with balcony
master Bathroom - walk-in closet

a private keyed elevator opens directly on the Unit
two parking spaces available for each Unit

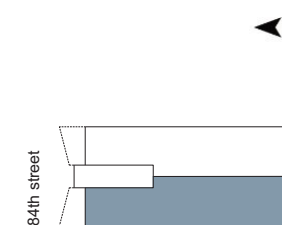
84th street



MAIN floor plan



section view - Unit position



aerial view - Unit position



frontal view - Unit position

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. Ceiling heights are measured from top of slab to top of slab. As a result, actual clearance between the top of the finished floor coverings and the underside of the finished ceiling, drop ceiling or soffits will be less. All ceiling heights are approximate and subject to change. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between Units and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration, which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements. The method used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For the dimensions of the Units based on the definition of "Unit" in the Declaration, refer to Exhibit "2" to the Declaration of Condominium included in the prospectus. Terraces and Private Elevators are not part of the Unit. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions are estimates based on preliminary plans and will vary with actual construction. Prices, availability, artist's renderings, dimensions, specifications, and features are subject to change at any time without notice. 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.

MASTERBEDROOM floor plan

756

84th street
MIAMI BEACH

Residence D

spread over two floors

2 Bedrooms +Den
2 Bathrooms +Pow. R.

Interior area: 1,505 Sq. ft.
Exterior area: 260 Sq. ft.

Total: 1,765 Sq. ft.
163 Sq. mt.

4th floor : MAIN floor

Living area with terrace - Dining area
Kitchen-Powder Room
guest Bedroom - guest Bathroom
Den-closets- washer and dryer

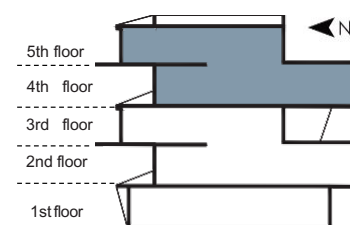
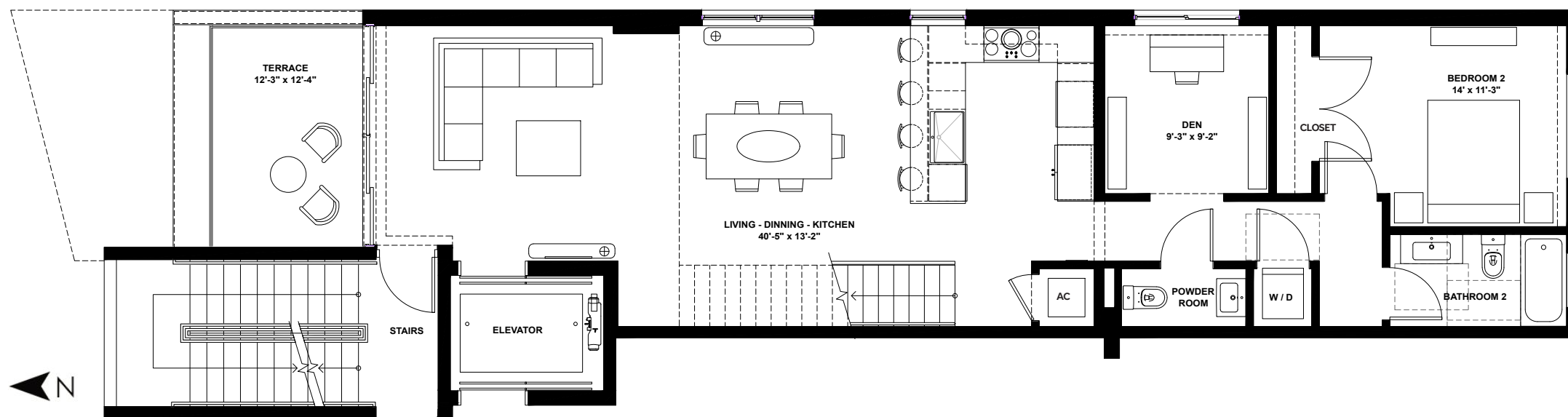
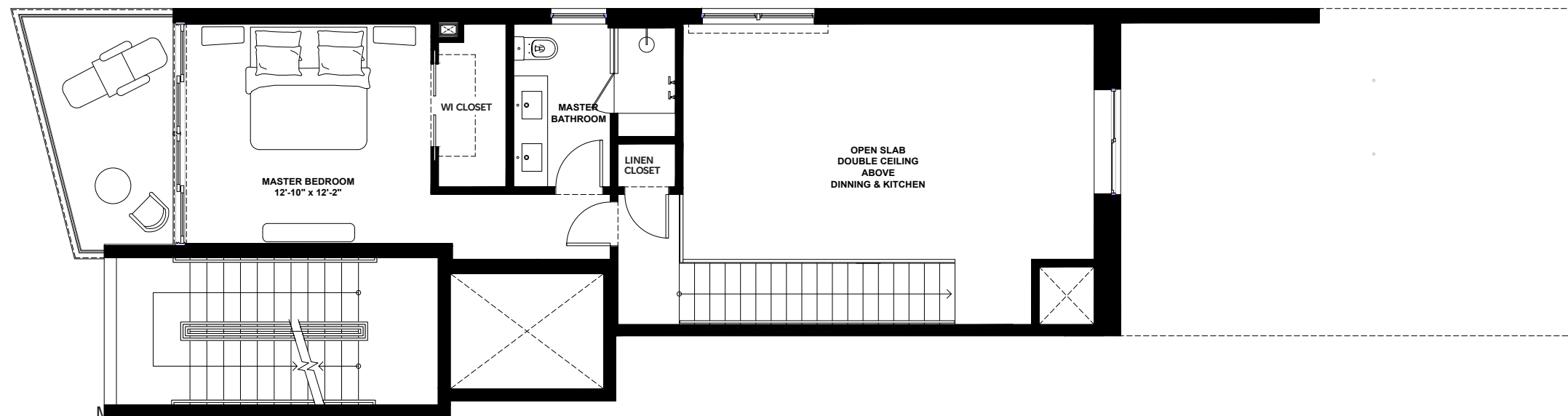
5th floor: MASTER BEDROOM floor

master Bedroom with balcony
master Bathroom - walk-in closet

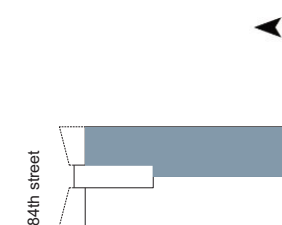
a private keyed elevator opens directly on the Unit
two parking spaces available for each Unit



frontal view - Unit position



section view - Unit position



aerial view - Unit position

84th street

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. Ceiling heights are measured from top of slab to top of slab. As a result, actual clearance between the top of the finished floor coverings and the underside of the finished ceiling, drop ceiling or soffits will be less. All ceiling heights are approximate and subject to change. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between Units and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration, which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements. The method used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For the dimensions of the Units based on the definition of "Unit" in the Declaration, refer to Exhibit "2" to the Declaration of Condominium included in the prospectus. Terraces and Private Elevators are not part of the Unit. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions are estimates based on preliminary plans and will vary with actual construction. Prices, availability, artist's renderings, dimensions, specifications, and features are subject to change at any time without notice. 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.

This project is developed by Diva Estate, LLC, a Florida limited liability company ("Developer"), which has a right to use the trademarked names and logos. Any and all statements, disclosures and/or representations shall be deemed made by Developer with respect to any and all matters relating to the marketing and/or development of the project.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE DEVELOPER'S REPRESENTATIONS. 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.

These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium, and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. Renderings depict proposed views, which are not identical to each unit. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein will be provided or, if provided, will be as depicted or described herein. Any view from a unit of other portions of the property may, in the future, be limited or eliminated by future development or forces of nature. The developer in no manner guarantees to continue the existence of any view. 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 lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as an illustration of the activities and concepts depicted therein. Interior photos shown may depict options and upgrades and are not representative of standard features and may not be available for all model types. All fixtures, furniture, and items of finish and decoration of units described herein are for display only and may not be included with the unit unless expressly provided in the purchase agreement. Certain items, if included with the unit, such as tile, marble, stone, granite, cabinets, wood, stain, grout, wall and ceiling textures, mica and carpeting, are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by the manufacturer from those shown in the models or in illustrations or in any published list of standard items (if any). If circumstances arise which, in Developer's opinion, warrant changes of suppliers, manufacturers, brand names, models or items, or if Developer elects to omit certain items, Developer may modify the list of standard features or make substitutions for equipment, material, appliances, brands, models, etc., with items which, in Developer's opinion, are of equal or better quality (regardless of cost). Certain items such as the following, which may be seen in model apartments (if any), brochures and/or in illustrations are not included with.



INTERIOR DESIGN CUSTOM YOUR OWN

We make your dreams come true.

We offer customizable interiors and finishes with Italian craftsmanship, designed by the Italian firm.

756 84th street
MIAMI BEACH

DIVA  **ESTATE**
development company