DUOS
WYNWOOD

LIVE ARTFULLY *& Own Effortlessly*

Purchaser's Guide





LIVE ARTFULLY *& Own Effortlessly*

DUOS introduces a refined collection of 49 fully furnished hotel condominiums, thoughtfully designed by MKDA with interiors and curated amenities by AvroKO—two internationally recognized design studios known for distinctive hospitality experiences.

Unmatched Ownership Flexibility
Owners enjoy complete freedom with no short-term rental restrictions, allowing seamless rentals in one of Miami's most sought-after, rental-friendly neighborhoods. DUOS is purpose-built with short-term rentals in mind.

In the Heart of Wynwood
Surrounded by the district's creative energy, DUOS is steps from acclaimed restaurants, craft breweries, contemporary galleries along 2nd Avenue, and iconic street art.

Everything Miami
Centrally located with easy access to Miami International Airport, Brickell, Brightline at Miami Central, South Beach, and the Design District.

Global Business Leaders
Situated just blocks from offices of leading companies including Amazon, Citadel, Founders Fund, Live Nation, MIAX, PwC, and Spotify—placing DUOS at the intersection of culture, innovation, and commerce.



CHECK IN *& Check Out*

Designed to accommodate both short and long-term stays, DUOS offers a curated collection of amenities that support living, working, and creating with ease—delivering a seamless lifestyle in the heart of Wynwood.

- **Landscaped Paseo Arrival** creating a welcoming and design-forward entry experience
- **Hospitality-Driven Lobby** with digital access control and a 24-hour security system
- **Gallery Lobby Lounge** with coffee bar, featuring artwork by acclaimed artist Bill Rebholz
- **Windowed Fitness Center** equipped with state-of-the-art cardio and strength-training equipment
- **Two-Stage Access** with secured entry at the elevator and front door, complemented by digital access control.

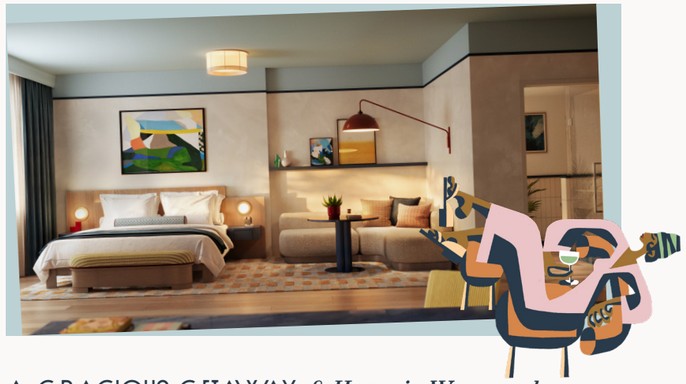
Meeting Gallery ergonomically designed for productivity and collaboration

- **Conference Room** with full teleconferencing capabilities
- **Private Zoom Rooms** with acoustic insulation
- High-Speed WiFi throughout building
- Dedicated printing facilities

Additional Conveniences

- Controlled elevator access throughout the building
- On-site administrative office
- On-site laundry facilities
- Expansive ground-floor retail space
- On-site storage facilities





A GRACIOUS GETAWAY *& Home in Wynwood*

The design of DUOS reflects an elevated interpretation of Wynwood's creative energy, blending eclectic modernism with refined minimalist architecture. Clean lines and sculptural forms create a sophisticated canvas, while a vibrant palette brings movement and rhythm throughout.

Suite Features

- Studio, one-bedroom, and two-bedroom suites designed for both short-and long-term stays
- Fully furnished suites curated by internationally acclaimed hospitality design firm AvroKO
- Generous 8.5 to 9-foot ceilings throughout
- Luxury vinyl plank flooring with the warmth of natural wood and enhanced durability-ideal for hospitality use
- AvroKO-designed millwork throughout, thoughtfully anticipating the needs of modern travelers and owners
- Dedicated living, working, and sleeping zones for comfort and flexibility
- Oversized, acoustically insulated hurricane-impact windows providing natural light and sound attenuation
- Individual climate control in each suite

Furnishings & Finishes

- Designer-curated furniture package
- Premium mattresses
- Custom artwork program reflecting the Wynwood art district
- Large-format area rugs to complement the interior design palette and assist with sound attenuation
- Integrated technology features designed for modern hospitality and connectivity

Kitchenette

- Custom millwork cabinets accented by designer countertops
- Best in-class appliance suite with millwork paneling: Refrigerator / Freezer, Dishwasher, Microwave and Induction burner

Bathroom

- Oversized walk-in showers with deep blue ceramic tile
- Designer-grade vanity and shower hardware
- Dramatic blue detailing throughout with custom AvroKO sconces

FREQUENTLY ASKED QUESTIONS



What is the deposit structure?

20%	At Contract Signing
10%	At Groundbreaking
10%	At Topping Off
60%	At Closing

What sets the location of DUOS apart?
DUOS is ideally positioned in the heart of Wynwood, just one block from 2nd Avenue—the neighborhood's central corridor for leading offices, retail, dining, galleries, and nightlife. This proximity offers immediate access to the energy and convenience of the district, while its slightly removed setting provides a more refined and relaxing hospitality experience.

What amenities does DUOS offer?
The building was intentionally designed for short-term living, with amenities tailored to the needs of transient guests while thoughtfully avoiding features that carry excessive long-term operating costs for owners. Its location further enhances the offering, placing residents just steps from one of the most amenity-rich neighborhoods in the country.

Who is the Condominium Association (HOA) management company?
The HOA will be managed by a community association management company with experience in Florida condominiums. It is anticipated that the Association will engage FirstService Residential, a licensed firm that manages over 12,000 units across the United States.

In addition, the Association plans to retain a hotel management company to hold the required hotel license and oversee services such as centralized check-in and check-out.

Will there be an opportunity to place my suite in a rental program?
There will mostly likely be an opportunity to participate in a rental program following closing.

FREQUENTLY ASKED QUESTIONS

(Continued)



Are there additional fees outside of the HOA?
The HOA does not charge additional fees related to renting your suite. However, owners are responsible for any third-party costs associated with renting, including fees from rental agents or property managers, as well as applicable insurance, hotel licensing, and tax requirements.

Where can I learn more about short-term rentals in Wynwood? For a broader understanding of the rental market, we recommend speaking with a local real estate broker or trusted industry professional.

What are the rental guidelines for DUOS?
The property is located in a zoning district that allows for short-term rentals, with no minimum stay requirement and a maximum stay of 30 days.

Additional guidelines, including rental and leasing procedures, will be outlined in the Condominium Documents and are designed to ensure a well-managed and consistent experience for owners and guests.

What is the ownership structure?
DUOS is a condominium, with each suite individually owned. In accordance with zoning requirements, all suites will operate under a single hotel license.

The Association will be responsible for maintaining this license and intends to engage a hotel management company to oversee that process.





VISIONARIES

Development Team: Wave Group Development, Vitrim Capital, and Zambala Luxury Apartments

Architect of Record: MKDA

Interior and Amenity Designer: AvroKO

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