

30
Exclusive
modern
residences

LeJardin

RESIDENCES



Bay Harbor / Miami Beach

Le Jardin Residences / Bay Harbor Miami Florida

LeJardin
RESIDENCES

With only 30 residences available, this exclusive address offers modern design, world-class amenities and panoramic views at the heart of Bay Harbor Islands.

Le Jardin Residences / Bay Harbor Miami Florida

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Artistic Conceptual Rendering

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Location



Artistic Conceptual Rendering

Bay Harbor Islands

Bay Harbor Islands is an exclusive community of fine homes, schools, shops, restaurants and cultural centers close enough to the metropolis for convenience, yet still maintains an intimate community atmosphere.

Set apart from the mainland by the waters of Biscayne Bay, this idyllic community is bordered by Miami, Aventura, Bal Harbor and Surfside.



LeJardin
RESIDENCES

The
Ritz-Carlton

St. Regis

Bal Harbour
Shops

Ruth K. Broad
Bay Harbor K-8
Center
Elementary
School

Four Seasons

Neighborhood

Community & Surrounding Area

Situated between the bustling centers of Aventura and Miami Beach, Le Jardin Residences are a short walk away from the beach, Bal Harbour shops and nearby supermarkets and schools. A quick trip by car takes you to South Beach or Miami International Airport.

5 minutes from
Beach
Publix Market
Bal Harbour Shops
The Shul of Bal Harbour
Ruth K. Broad Bay Harbor K-8 Center
Elementary School

10 minutes from
Whole Foods Market

15 minutes from
Aventura Mall
Florida International University (FIU)

20 minutes from
South Beach

30 minutes from
Miami International Airport



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Neighborhood

Ruth K. Broad Elementary School

Ranked #2 in all of Miami-Dade County Public Schools.

Le Jardin Residences have the particular benefit of being located near some of the finest schools in the region, including the prestigious Ruth K. Broad Bay Harbor K-8 Center, a modern and well-equipped campus which has achieved an A+ rating by the Department of Education for the past 10 years running.

The school is ranked #2 for teaching excellence in Miami-Dade County among all traditional Elementary, Middle, and K-8 Centers and is proud to be in the 91.0 statewide percentile for test scores.

North View



East View





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Neighborhood

Bal Harbour Shops



A short distance from Le Jardin Residences you'll find one of the most vibrant and luxurious shopping centers in America. Bal Harbour Shops offers an exquisite collection of designer boutiques, entertainment and dining options to please every member of your crew.

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Lifestyle

Bright modern
simplicity
designed with
nature in mind



Lifestyle

An Urban Paradise

Le Jardin Residences offer modern living, lush private outdoor areas, and luxurious amenities all located within the boundaries of its well-planned grounds. Residents can hit the gym, walk to the beach, or head to the roof to enjoy the terrace pool and resident jacuzzi. Le Jardin is a private garden of simple everyday pleasures.



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Amenities

Residence features

- 30 modern residences with 9-foot ceilings, WOLF, Sub Zero and Italcraft appliances and custom Italian cabinetry.
- Assigned parking spots per residence.
- State-of-the-art gym with yoga, steam, and locker rooms.
- Valet parking service.
- Private storage space and bike locker for each unit.
- Rooftop pool with panoramic views.
- 5 private roof top enclaves with jacuzzis.
- Community rooftop terrace with bbq area.
- Tropical garden area and verdant landscaping throughout.
- Electric vehicle charging station (Tesla compatible).

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Amenities

Residence features



The Lush Life

Newly-designed, ultra-modern residences feature expansive wraparound windows that open each space to the beautiful greenery and natural light of the surrounding landscape.







The Living Room





SUB-ZERO WOLF

Artistic Conceptual Rendering





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Artistic Conceptual Rendering

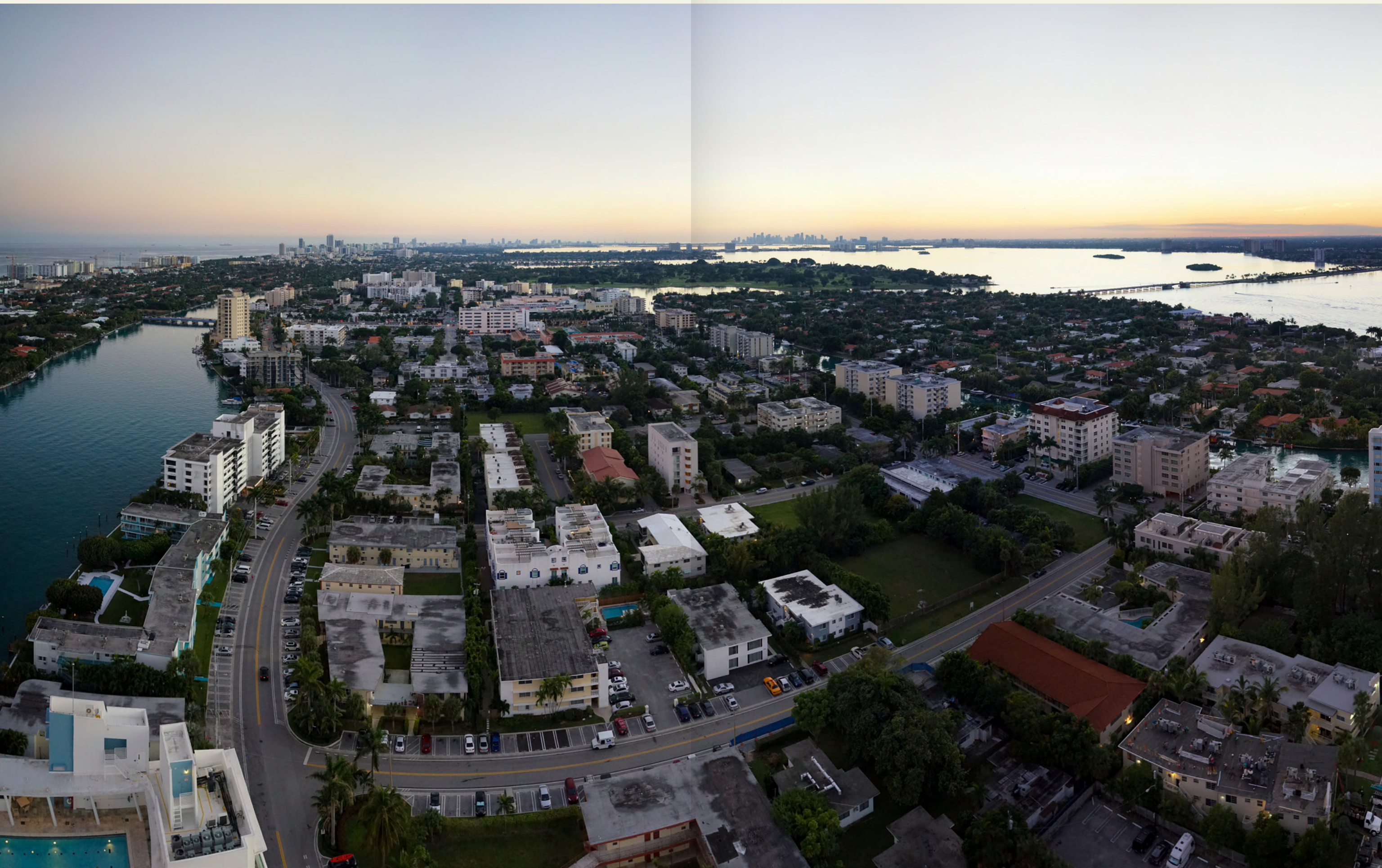


Artistic Conceptual Rendering





Artistic Conceptual Rendering



Team



Developer

Verzasca Group is a privately held firm with direct, hands-on experience in the acquisition, development, financing, operation, and marketing of residential and commercial real estate. With a portfolio of over 10,000,000 sq.ft. of construction area around the world, we are committed to high quality construction in residential neighborhoods, schools, office buildings, shopping malls and hotels in Florida and beyond, meeting the ever-growing need for new housing and commercial centers which offer the highest caliber of living.

verzasca-group.com



Architecture

For the past 38 years, Frankel Benayoun Architects, Inc. has provided comprehensive design services, construction documents, construction administration, and project management services throughout the state of Florida. Since 1976, Frankel Benayoun Architects, Inc. have produced a multitude of varied land uses & building types, such as distinguished public-assembly projects (convention centers, performing arts, museums & judicial centers) educational & libraries, health care, varied mixed-use commercial & residential projects, & unique urban parking structures.

frankelbenayoun.com



Interior Design

García Mathies is a multi-faceted, international architecture and interior design firm self-equipped to create, design, construct and implement every detail of a project from conception to completion. Based in the heart of Miami's trendsetting Design District and in business for over ten years, García Mathies Group imprints their innovative signature style at home and abroad. With a recognizable portfolio of projects throughout Europe, North America, the Caribbean, Central and South America including successes in New York, Paris, La Romana, Cap Cana, San Salvador and Caracas.

garciamathiesgroup.com



Legal & Title

Greenberg Traurig, LLP is providing legal counsel to Pearl House for all matters related to development, construction, and residential sales. Greenberg Traurig is an international, full-service firm with approximately 1,750 attorneys in 35 offices in the United States, Latin America, Europe, the Middle East and Asia. Considered the leading law firm in the United States for residential condominium projects, the firm's real estate practice delivers multidisciplinary legal solutions for property investment, development and management, as well as real estate finance.

gtlaw.com



Escrow Services

Fidelity Title Insurance Company is providing title Insurance and escrow services related to residential sales at Pearl House. Fidelity National Title Group is a leading provider of title insurance and escrow services, and the nation's largest title insurance company. FNTG's title insurance underwriters collectively issue more title insurance policies than any other title company in the United States.

fntic.com



Branding and Marketing

One of the premier real estate marketing agencies in the US and beyond BridgerConway was founded on a simple idea: provide high-impact design, superior service, and collaborative client partnerships that last. More than 25 years later, their rich portfolio of services includes high-impact brand identity design and a broad base of digital offerings including 3D renders, video, websites, mobile optimization, and more. With a talented multicultural staff and locations in New York, Miami, Buenos Aires, and Dubai, BridgerConway delivers integrated brand solutions to real estate clients around the world.

bridgerconway.com

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1. 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.

2. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus.

3. 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.

4. 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.

5. 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.

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7. 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.

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9. 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.

10. 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.

