



PEARL HOUSE
BAY HARBOR ISLANDS

MIAMI

PEARL HOUSE

1170 101 Street
Bay Harbor Islands



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.

We studied the pace and pulse of **Bay Harbor Islands** and its very distinct feel, and we designed PEARL HOUSE to reflect the confidence and self-assured elegance that comes from the area itself





BAY HARBOR ISLANDS

The Islands of Bay Harbor grew from the foresight of Shepard Broad, who came to America from Pinsk, Russia in 1920.

In 1945 Broad acquired two undeveloped mangrove swamp islands, located between the beach Barrier Island and mainland North Miami. With his own funds and with down payments on the sale of lots, Shepard Broad filled in the islands and watched as Bay Harbor began to spring up. He was joined in the venture by a prominent businessman, the late Benjamin N. Kane, for whom the Town's main thoroughfare was named.

Source: www.bayharborislands.org

COMMUNITY & SURROUNDING AREA

- Exclusive and tranquil Bay Harbour Islands Community
- Walking distance to the Bal Harbour Shops
- Restaurant and outdoor cafes
- Walking distance to the Atlantic Ocean
- Ruth K Broad Elementary School
- Close to Aventura Mall and enchanting South Beach







Uniquely situated on prestigious
Bay Harbor Islands.
PEARL HOUSE offers you
the best Island living in
the middle of everything.

BUILDING FEATURES

Private garden building entry
Rooftop swimming pool and sun deck with panoramic views of the Atlantic Ocean, Bay Harbor Islands, Bal Harbour, Downtown Miami, Miami Beach and Biscayne Bay

Beautifully appointed residential lobby
Two assigned, covered self-parking spaces per unit
Electric Vehicle Charging Stations / Tesla compatible
Workout room
Bicycle rack and storage

THE RESIDENCES



Two, three and four-bedroom residences with generous indoor and outdoor living space
Decorator ready residences
Energy-efficient and impact-resistant windows and floor-to-ceiling sliding glass doors

Generous oversized balconies
Smart-home ready technology
Spacious walk-in closets
Penthouse residences with private rooftop terraces and summer kitchens

See Legal Disclaimers on final page.



THE KITCHEN

State-of-the-art designer kitchen featuring Miele appliances, gas range and Subzero refrigerator
Exotic imported stone countertops
Custom made cabinetry

Chef's Island
Concealed dishwasher

THE BATHROOMS

A modern bathroom featuring a long, dark wood vanity with a white countertop and two sinks. The vanity is set against a wall with a large, dark wood mirror. The floor is light-colored with a grid pattern. In the background, a glass shower enclosure and a toilet are visible.

European wet bathroom design
Italian stone countertops from Italy
Designer fixtures and accessories
Custom designed cabinetry

See Legal Disclaimers on final page.

THE LOBBY

SALES: 786.470.9657

INFO@PEARLHOUSEMIAMI.COM

WWW.PEARLHOUSEMIAMI.COM



THE ROOFTOP

Rooftop amenities with Bay and Ocean views
Pool with low-depth areas for lounging
Jacuzzi
Lounge and bar area

BBQ designated areas
Outdoor dining space

See Legal Disclaimers on final page.

THE 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.

www.verzasca-group.com

ARCHITECTURE

FRANKEL BENAYOUN
ARCHITECTS INC

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.

www.frankelbenayoun.com

INTERIOR DESIGN

garcíamathies
group

Garcia – Mathies Group. Garcia 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, Garcia Mathies Group imprints their innovative signature style at home and abroad. With a recognize portfolio of projects throughout Europe, North America, the Caribbean, Central and South America counting successes in New York, Paris, LaRomana, Cap Cana, San Salvador and Caracas.

www.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 attorney 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.

www.gtlaw.com

ESCROW SERVICES



Fidelity National Title
Insurance Company

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.

www.fntic.com

SALES & MARKETING



Founded in 1996, Best Beach Real Estate has shown consistent and steady growth offering real estate services in South Florida. Our mission is to build happiness by providing our colleagues and clients with the most extraordinary service in the industry. We understand our clients' need for a different kind of service: a family oriented approach on doing business with the highest level of integrity, communication, knowledge and support. We take great pride in our core values and the fact that our lives are guided by them on a daily basis.

www.bestbeach.net





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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.

6. 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.

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.

8. 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.

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.



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SALES CENTER

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