

30  
Exclusive  
modern  
residences

# LeJardin

RESIDENCES



# Le Jardin Residences / Bay Harbor Islands Florida

**LeJardin**  
RESIDENCES

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Location



# Bay Harbor Islands

Bay Harbor Islands is an exclusive community of fine homes, schools, shops, restaurants and cultural centers conveniently close to the metropolis, yet maintaining an intimate community atmosphere.

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





**LeJardin**  
RESIDENCES

The Ritz-Carlton

## Neighborhood

# Community & Surrounding Area

St. Regis

Bal Harbour Shops

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

Indian Creek

Four Seasons

Situated between the bustling centers of Aventura and Miami Beach, Le Jardin Residences are a short walk away from the coast, Bal Harbour Shops and nearby supermarkets and schools. Both South Beach and Miami International Airport are a quick car ride away.

**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.

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.



East view



# Rooftop terrace views

North 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 offer an exquisite collection of designer boutiques, entertainment and dining options, that cater to everyone at home.



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Lifestyle

Bright modern  
simplicity  
designed with  
nature in mind





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Lifestyle

# A place to grow

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 spend time at the gym, walk to the beach, or head to the roof to enjoy the terrace pool and jacuzzi. Le Jardin is a private garden of simple everyday pleasures.





Amenities

# Residence features

- 30 exclusive modern residences
- 9-foot ceilings
- WOLF and Sub-Zero appliances and custom Italian cabinetry by ITALKRAFT
- Residence-assigned parking spots
- State-of-the-art gym with yoga, steam and locker rooms
- Rooftop pool with panoramic views
- Valet parking service
- Private storage spaces and bike lockers
- 6 private rooftop enclaves with jacuzzis
- Tropical garden area and verdant landscaping throughout
- Community rooftop terrace with barbecue area
- Electric vehicle charging station (Tesla compatible)



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## The Lush Life

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





Artistic Conceptual Rendering









SUB-ZERO WOLF ITALKRAFT

Artistic Conceptual Rendering









Artistic Conceptual Rendering

**The Dining Room**









Artistic Conceptual Rendering



Artistic Conceptual Rendering









Artistic Conceptual Rendering





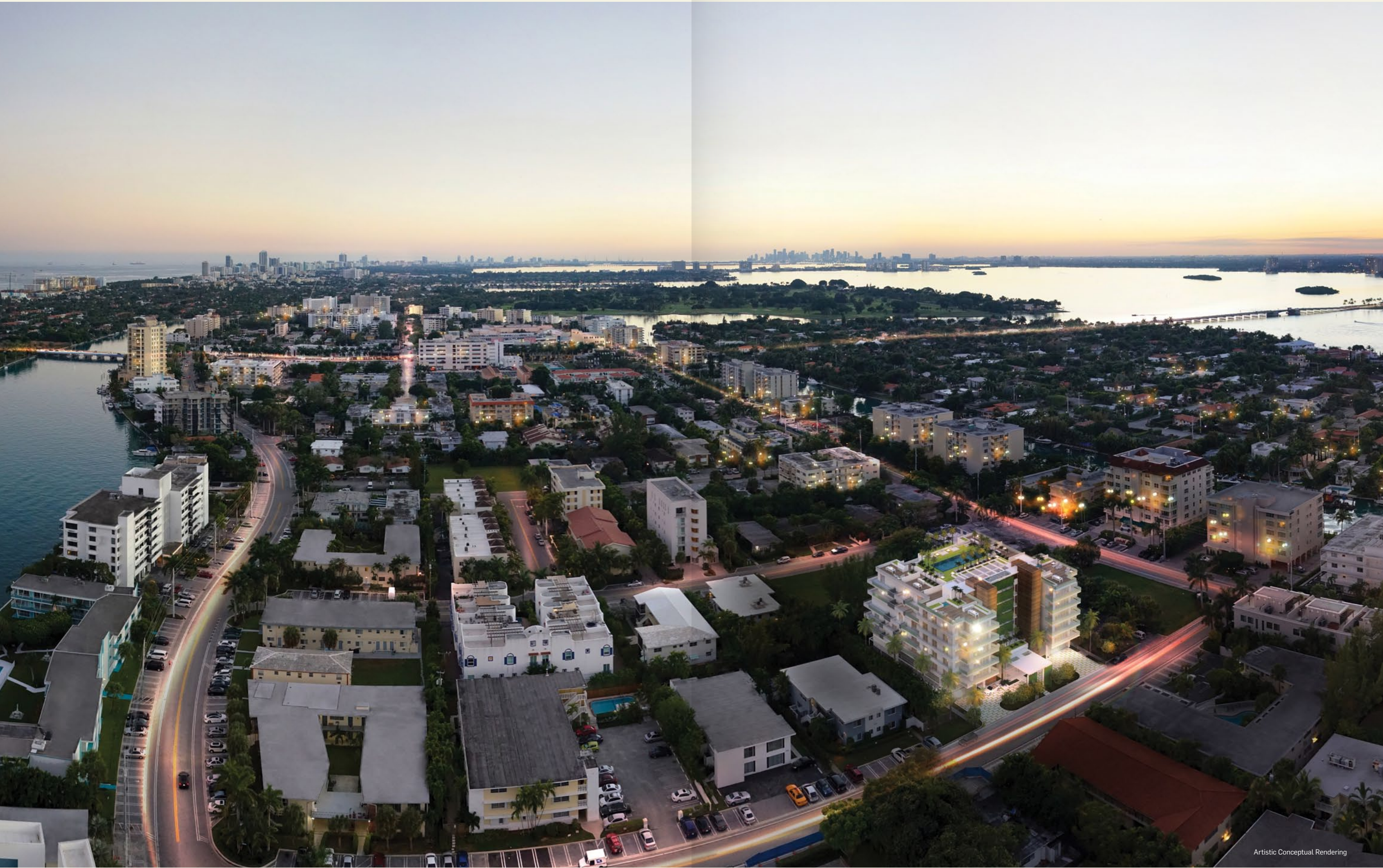




Artistic Conceptual Rendering

**Rooftop  
pool and terrace**









## 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.

### 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.

### 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.

### Legal & Title

Greenberg Traurig, LLP provides 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.

### Escrow Services

Fidelity Title Insurance Company provides 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.

### 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.



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GROUP

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