



P E A R L H O U S E

B A Y H A R B O R I S L A N D S

M I A M I



The confident elegance of Pearl House is a reflection of the unique pulse and personality of the stunning Bay Harbor Islands.

Artist Conceptual Rendering

PEARL HOUSE
1170 101 STREET
BAY HARBOR ISLANDS



BAY HARBOR ISLANDS

Mr. Shepard Broad came to America from Pinsk, Russia in 1920. By 1945 he had embarked on his vision for the Bay Harbor Islands

Beginning with two undeveloped mangrove swamp islands located between the beach Barrier Island and mainland North Miami, Broad used his own funds to fill in the islands. With the help of prominent businessman Benjamin N. Kane, for whom the town's main thoroughfare was eventually named, Bay Harbor was born.

COMMUNITY & SURROUNDING AREA

- Walking distance to the Bal Harbour Shops
 - Restaurant and outdoor cafes
 - Walking distance to the beach
 - Ruth K. Broad Elementary School
 - Close to Aventura Mall and enchanting South Beach
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Artist Conceptual Rendering



BUILDING FEATURES

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- 15 Exclusive residences
 - 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 station / Tesla compatible
 - Workout room
 - Bicycle rack and storage
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Uniquely situated on prestigious Bay Harbor Islands.
Pearl House offers you island living in the middle of a thriving community.



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THE RESIDENCES

- Two, three and four-bedroom residences with generous indoor and outdoor living space
- Decorator-ready interiors
- Energy-efficient and impact-resistant windows
- 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



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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



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THE BATHROOMS

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- European design
 - Italian stone countertops
 - Designer fixtures and accessories
 - Custom cabinetry
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THE BEDROOM



THE LOBBY





THE ROOFTOP

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- 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
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THE TEAM

DEVELOPER

VERZASCA GROUP

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www.verzasca-group.com

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.

LEGAL & TITLE

GREENBERG TRAURIG

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www.gtlaw.com

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.

ARCHITECTURE

FRANKEL BENAYOUN

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www.frankelbenayoun.com

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.

ESCROW SERVICES

FIDELITY NATIONAL TITLE

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www.fntic.com

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.

INTERIOR DESIGN

GARCÍA MATHIES GROUP

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www.garciamathiesgroup.com

García – Mathies Group. 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 vast portfolio of projects throughout Europe, North America, the Caribbean, Central and South America counting successes in New York, Paris, La Romana, Cap Cana, San Salvador and Caracas.





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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.
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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.
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