



# veridian grove

PRIVATE ESTATE HOMES

## COMING SOON IN 2017

Modern. Exclusive. Bold. Veridian Grove offers the most luxurious and vibrant lifestyle in Miami. Pairing a serene natural landscape with innovative and contemporary designs, Veridian Grove is a private enclave of 20 unparalleled homes designed for modern luxury in a central, yet secluded location, neighboring the Village of Pinecrest, Coral Gables, and Coconut Grove.



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. OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin.







# FACT SHEET

*Veridian Grove / Private Estate Homes*  
8290 SW 120th St, Miami, FL, 33156

## DEVELOPMENT TEAM

A Sabal Development & 8290 Partners  
LLC Joint Venture  
170 SE 14th Street, Suite 1002  
Miami, Florida 33131

## ARCHITECTURE

Sotolongo Salman Henderson + TOGU

## INTERIOR DESIGN

TOGU Architecture

## PROJECT NAME

Veridian Grove | Private Estate Homes

## EXCLUSIVE SALES + MARKETING

The DevStar Group



## ESCROW COMPANY

First American Title & Insurance  
Company

## TOTAL UNITS

20 Luxury Homes

## PRICES

Starting from \$2.8 million or \$470/sq ft

## PROJECT OVERVIEW

**Modern. Exclusive. Bold.** Veridian Grove offers the most luxurious and vibrant lifestyle in Miami, paired with the comfort of a state-of-the-art wellness center just steps from your front door. Blending a tranquil, natural landscape with innovative and contemporary designs, Veridian Grove creates a private enclave of 20 unparalleled homes, uniquely designed for modern luxury living by our exclusive, internationally-acclaimed architects and interior designers TOGU Architecture. Each residence sits on over 15,000 square feet of land and is fully customizable in terms of spatial design, materials, and all architectural finishes.

The renowned architects of Sotolongo Salman Henderson create a whimsical setting where tropical modern homes are balanced by nature’s peaceful surroundings. Exclusive, serene and enclosed by lush greenery while in a central Miami location, the community intertwines nature with contemporary living. As the area’s only architecturally modern, lavishly amenitized new development, Veridian Grove is a pristinely planned community that makes South Florida living truly ideal.

## LOCATION OVERVIEW

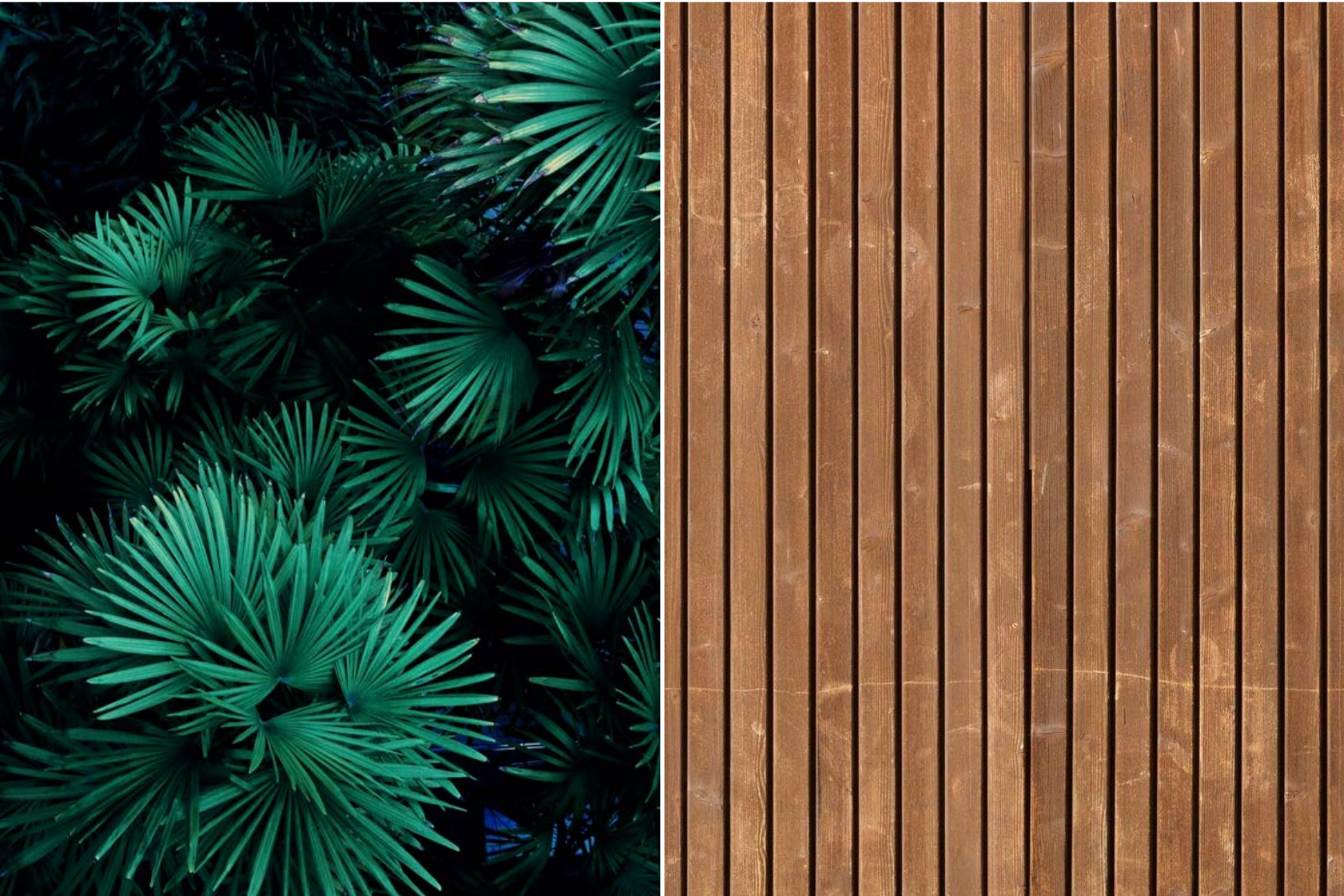
Its abundant and serene tropical landscape, as well as its close proximity to the bustling charismatic core of Miami make South Florida a place unlike anywhere else in the word. Veridian Grove sits at the intersection of South Miami and Pinecrest– just minutes from Coconut Grove, Coral Gables and a short ride to Brickell or Miami Beach.

With multiple premium shopping, dining, and nightlife destinations nearby, including Merrick Park and Brickell City Center, plus easy access to the premier neighboring communities, Veridian Grove combines nature’s lush features with a vibrant lifestyle and active locale.

The Veridian Grove enclave is conveniently located south of Downtown Miami, just south of Miami International Airport and a short drive from the Miami Executive Airport. Nearby gardens, parks, top-ranked schools and universities plus various entertainment options make Veridian Grove’s coveted location great for families seeking the best quality of life in South Florida. Veridian Grove residents enjoy access to state-of-the-art recreational facilities and beautiful landscapes designed by acclaimed landscape architect Deena Bell, with numerous community parks and gardens just minutes away.







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## WELLNESS CENTER

- On-site villa offering indoor/outdoor delights for residents
- State-of-the-Art Fitness Center
- 65’ Heated Lap Pool
- Hydrotherapy Hot Tub
- Hamam Steam Room
- Swedish Sauna
- Private Tropical Gardens with Nooks for Socializing
- Smart Building Technology and Green Innovations
- Integrated, High-Speed Wi-Fi throughout Common Areas

## COMMUNITY FEATURES

- 24-hour Security
- 10.5 Acre Secluded, private gated enclave
- Attended Community
- Digital Concierge that seamlessly integrates with your iPad
- Virtual Doorman
- Estate Manager
- Whimsical, Lush, Tropical Landscaping by Award Winning Designer Deena Bell
- Green and Sustainable Technology
- Pet-Friendly Environment
- Children’s Playground (Access from Wellness Center or from street)

## HOME DETAILS

- Homes ranging from 5,996 sq ft to 6,684 sq ft in size
- Home Layouts ranging from 6BR/6.5BA to 7BR/8BA
- Developed by Sabal Development
- Architecture by Sotolongo Salman Henderson
- Landscape design by Deena Bell
- Interior Design by TOGU
- Sales + Marketing by DevStar Realty LLC
- Advertising + Creative by Levie Creative Co, Inc

## RESIDENCE FEATURES

*Uniquely designed for each residence by TOGU Architecture.*

- Luxury Bathroom Fixtures
- State-of-the-Art Appliances
- Customizable Smart Technology by **Savant** controls AC, **Sonos** sound system, light control, gate camera, alarm and cameras.
- Spacious Open Floor Plans
- Closets
- Washer / Dryer
- Counter Top type
- Flooring
- Pool
- Outdoor BBQ
- Kitchen Cabinet type

*Coming Soon*  
*Coming Soon*  
*Coming Soon*  
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## CONSTRUCTION TIMEFRAME

**Est. ready for occupancy:** Semester 1, 2018



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## POINTS OF INTEREST

COCONUT GROVE / CORAL GABLES /  
SOUTH MIAMI / VILLAGE OF PINECREST

- GROCERY
- Whole Foods • Publix • Trader Joes
- SHOPPING
- Dadeland Mall • The Falls • Merrick Park
- HEALTH & WELLNESS
- Baptist Health South Florida • Baptist Children’s Hospital • Urgent Care
- PARKS
- Matheson Hammock Park • Flagler Grive Park • Evelyn Greer Park • Sunniland Park • Veterans Wayside Park • Coral Pine Park
- GARDENS
- Pinecrest Gardens • Montgomery Botanical Center • Fairchild Tropical Botanic Garden
- MUSEUMS
- Vizcaya Museum & Gardens • Miami Science Museum • Deering Estate
- GOLF COURSES
- Biltmore Golf Course • Palmetto Golf Course.
- OTHER NEARBY AMENITIES
- Pinecrest Community Center
  - Pinecrest Branch Library
  - Killian Palms Country Club
  - **Transit:** US 1 & I-95
  - **Short Drive from:** Brickell • Coconut Grove • Coral Gables • Downtown Miami • Miami Beach • Wynwood
  - **Airports:** Miami International Airport • Kendall-Tamiami Executive Airport • Homestead General Airport

## AREA SCHOOLS

PUBLIC

- Howard Drive Elementary School
- 7750 Sw 136th St  
Miami, FL 33156  
*B-Rated*
- Kenwood K-8 Center
- 9300 Sw 79th Ave  
Miami, FL 33156  
*B-Rated*
- Miami Palmetto Senior High Adult
- 7460 Sw 118th St  
Miami, FL 33156  
*A-Rated*
- Miami Palmetto Senior High School Magnet School
- 7460 Sw 118th St  
Miami, FL 33156  
*A-Rated*
- Palmetto Elementary School
- 12401 Sw 74th Ave  
Miami, FL 33156  
*A-Rated*
- Palmetto Middle School
- 7351 Sw 128th St  
Miami, FL 33156  
*A-Rated*
- Vineland K-8 Center
- 8455 Sw 119th St  
Miami, FL 33156  
*A-Rated*

## PRIVATE / MAGNET

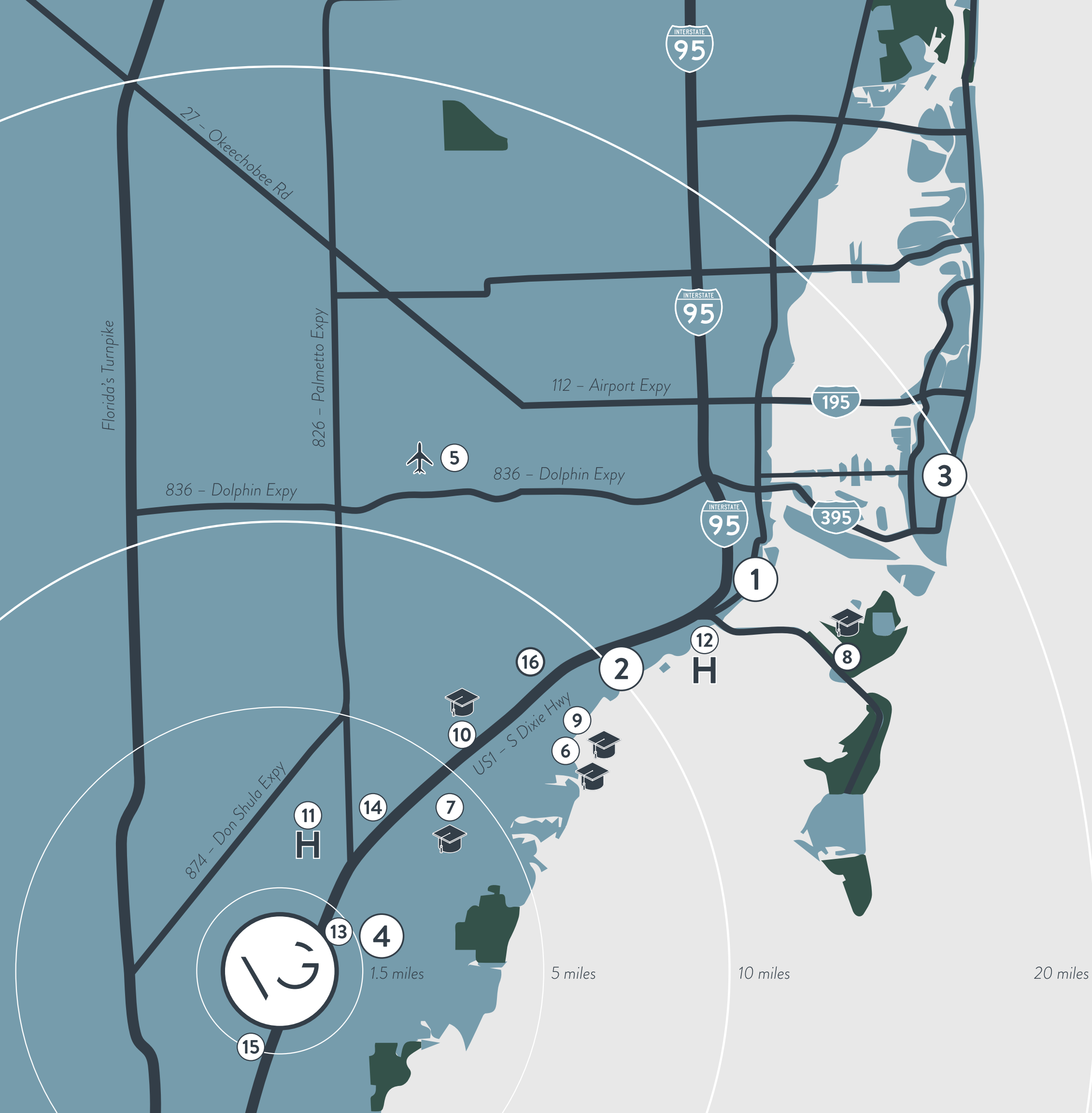
- Bet Shira Early Childhood Center
- Daycare / Preschool (Jewish)*  
7500 Sw 120th St  
Miami, FL 33156
- Carrollton School of the Sacred Heart
- Preparatory School (Catholic / All Girls)*  
3747 Main Highway  
Miami FL 33133
- Cattoira Montessori School
- Montessori School*  
9385 SW 79 Avenue  
Miami, FL 33156
- Children’s Resources
- Special Education School*  
8571 Sw 112nd St  
Miami, FL 33156
- Design & Architecture Senior High
- High School (Magnet)*  
4001 NE 2nd Ave  
Miami, FL 33137
- Gulliver Academy - Marian C. Krutulis Campus
- Preparatory School (Co-Ed)*  
12595 Red Road  
Coral Gables, FL 33156
- Gulliver Preparatory School
- 6575 North Kendall Drive  
Miami, FL 33156
- Killian Montessori School
- Montessori School*  
8640 Sw 112th St  
Miami, FL 33156
- MAST Academy
- Middle & High School (Magnet)*  
3979 Rickenbacker Causeway  
Miami, FL 33149
- Palmer Trinity School
- Preparatory School (Co-Ed)*  
*Middle School & Upper School*  
7900 SW 176th St,  
Miami, FL 33157
- The Roig Academy
- Special Education School*  
8000 Sw 112th St  
Miami, FL 33156
- Ransom Everglades School
- Preparatory School (Co-Ed)*  
Middle School  
2045 S Bayshore Drive  
Upper School  
3575 Main Highway  
Coconut Grove, FL 33133
- Westminster Christian School
- PK3 – 12 Christian School (Co-Ed)*  
6855 SW 152nd St,  
Miami, FL 33157

## COLLEGES & UNIVERSITIES

PUBLIC & PRIVATE

- Florida International University – Biscayne Bay Campus
- 3000 Northeast 151st Street  
Miami, FL 33181
- Florida International University – MMC Campus
- 11200 S.W. 8th Street  
Miami, FL 33199
- Florida International University – Miami Beach Urban Studios
- 420 Lincoln Rd. Suite 440  
Miami Beach, FL 33139
- Miami Dade College – Kendall Campus
- 11011 SW 104 Street  
Miami, FL 33167
- Miami Dade College – Downtown Campus
- 300 NE 2nd Ave  
Miami, FL 33132
- Miami Dade College – InterAmerican Campus
- 627 SW 27th Ave  
Miami, FL 33135
- Miami Dade College – Medical Campus
- 950 NW 20th St  
Miami, FL 33127
- Miami International University of Art & Design
- 1501 Biscayne Boulevard #100  
Miami, FL 33132
- University Of Miami
- 1320 South Dixie Highway  
Coral Gables, FL 33124





## POINTS OF INTEREST.

### 25-MILE RADIUS

### Destinations

1. Brickell
2. Coconut Grove
3. Miami Beach
4. Pinecrest

### Travel

5. Miami International Airport

### Schools

6. Carrollton
7. Gulliver
8. MAST Academy
9. Ransom Everglades
10. University of Miami

### Services

11. Baptist Hospital of Miami
12. Mercy Hospital
13. Baptist Health Urgent Care

### Shop

14. Dadeland Mall
15. The Falls
16. Merrick Park







## WELLNESS CENTER

A State-of-the-Art Community Wellness Center with a 65' heated lap pool, hydrotherapy hot tub, hamam steam room, Swedish sauna, and other amenities for families and residents of all ages.





CUSTOMIZED INTERIOR ARCHITECTURE / BY TOGU







## INSPIRED BY MODERN ARCHITECTURE.

Designed by Sotolongo Salman Henderson Architects, Veridian Grove features a contemporary architectural style with clean lines, flat roofs, and large windows, where the mix of modern stones and wood bring a tropical charm to the overall community design. The stone accents and wood details create warm and comforting spaces on each residence. The community also features a two story luxury 5,300 square foot clubhouse with a theater, business area, club room, gym, exercise area, locker rooms, sauna and steam rooms.

## DESIGNED & BUILT FOR YOUR LIFE.

Design the house of your dreams with an acclaimed team of architects and interior designers. Each residence is fully customizable & uniquely designed for your own lifestyle by TOGU Architecture & Interior Design.







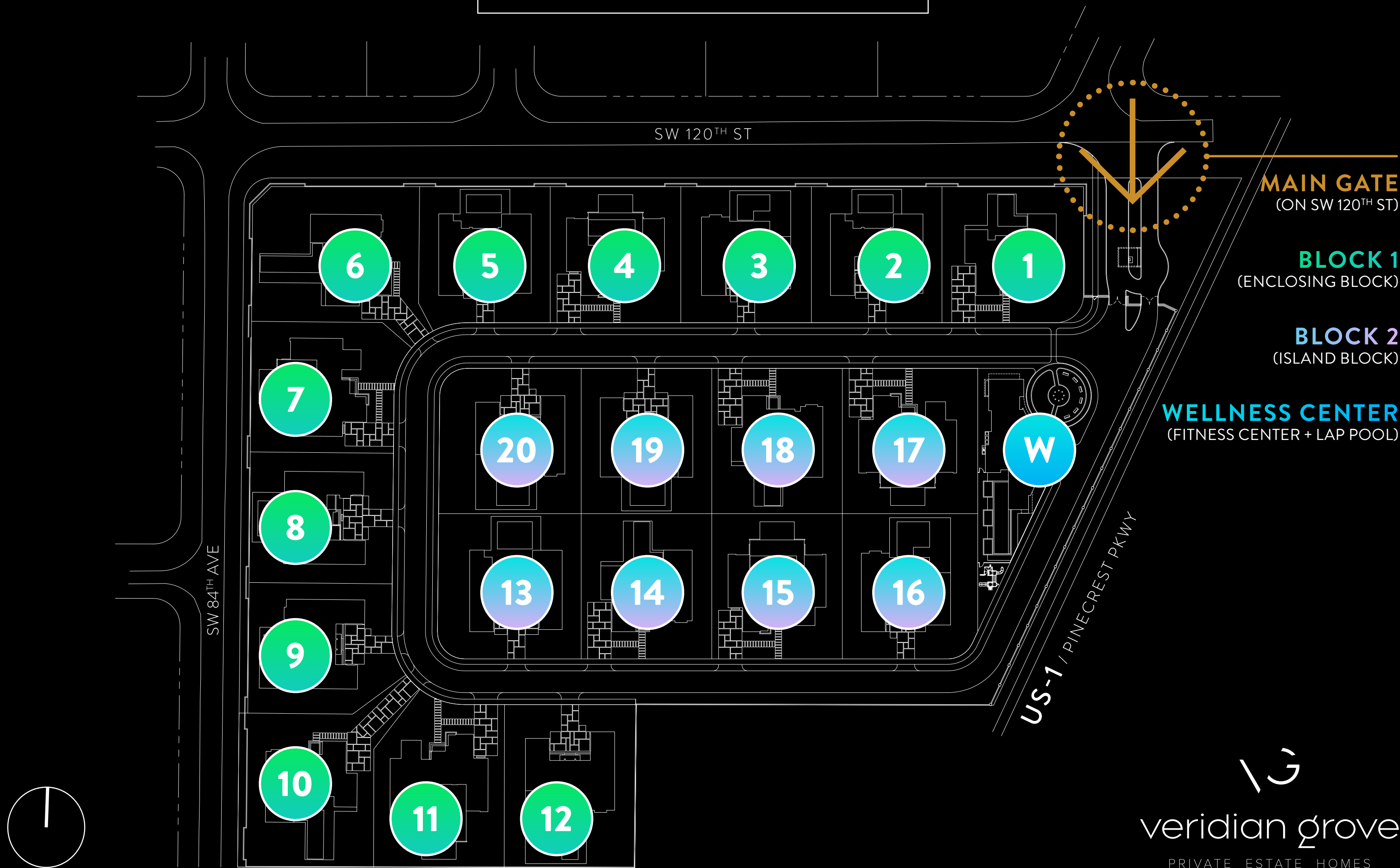
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LUXURY MODERN HOMES

*in an exclusive & gated community*



SITE PLAN WITH LOT LOCATIONS.





# LES MAISONS:

## 4 BEAUTIFULLY-DESIGNED RESIDENTIAL CONCEPTS

Pairing a serene natural landscape with innovative and contemporary designs, Veridian Grove offers four styles of homes designed for modern luxury living.

Each residence sits on a 15,000+ square foot lot and is fully customizable, with each home built uniquely in terms of design. The renowned architects of Sotolongo Salman Henderson have created a whimsical setting where warm, modern homes are balanced by nature's peaceful surroundings.

All models have large open kitchens interacting with the Family room, outdoor summer kitchens, large covered terraces and en suite bedrooms throughout.





# Sequoia House

// Concept A



# Cypress House

// Concept B







# Palm House

// Concept C



# Ivy House

// Concept D





# SEQUOIA HOUSE

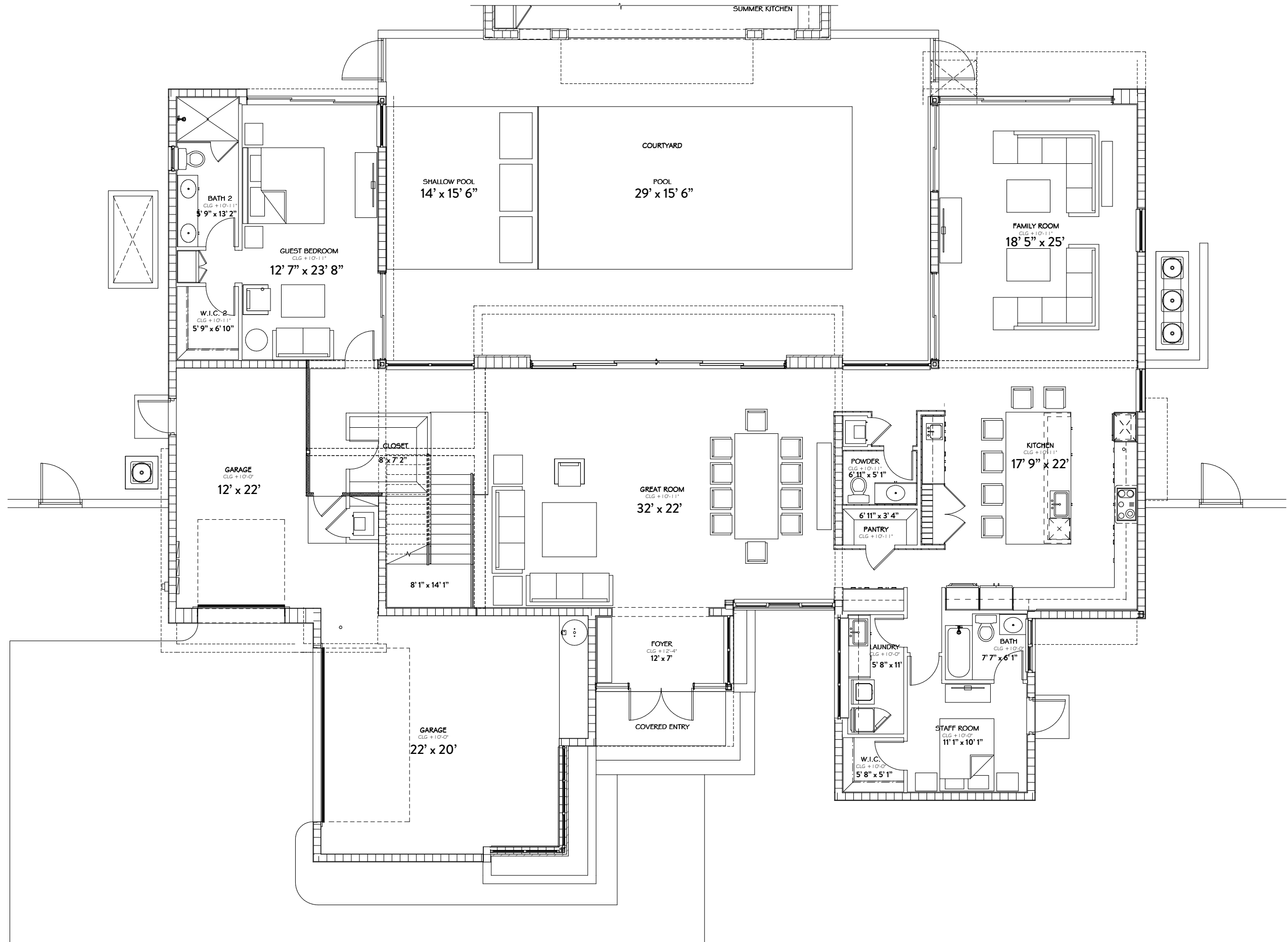
## // CONCEPT A

The Sequoia House draws inspiration from a European courtyard, with living spaces that wrap around the pool featuring a detached gazebo with a summer kitchen and a cabana bath.

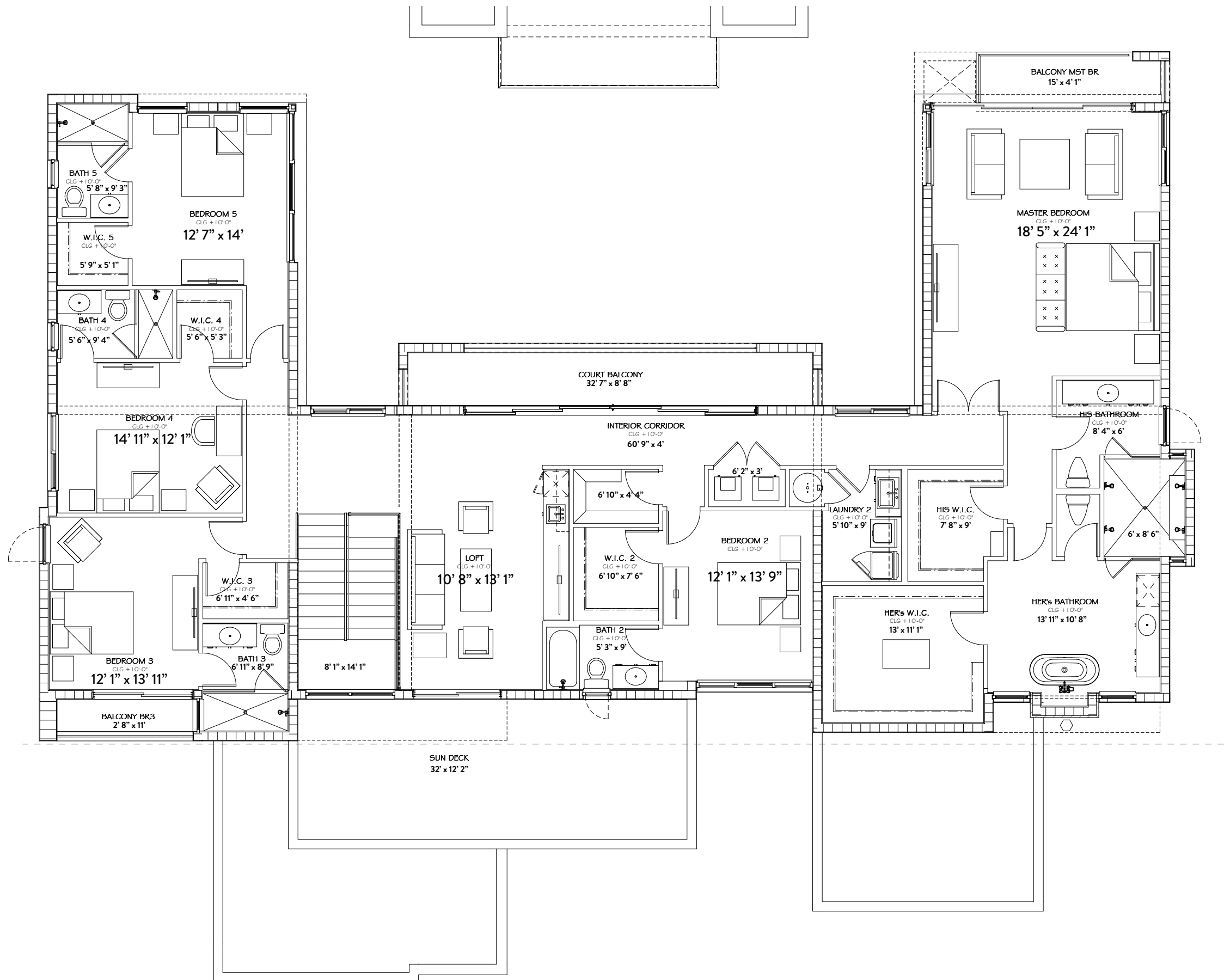














# CYPRESS HOUSE

// CONCEPT B

The Cypress House is a more formal concept with a double height living room, dedicated formal dining room, and features a separate game room.

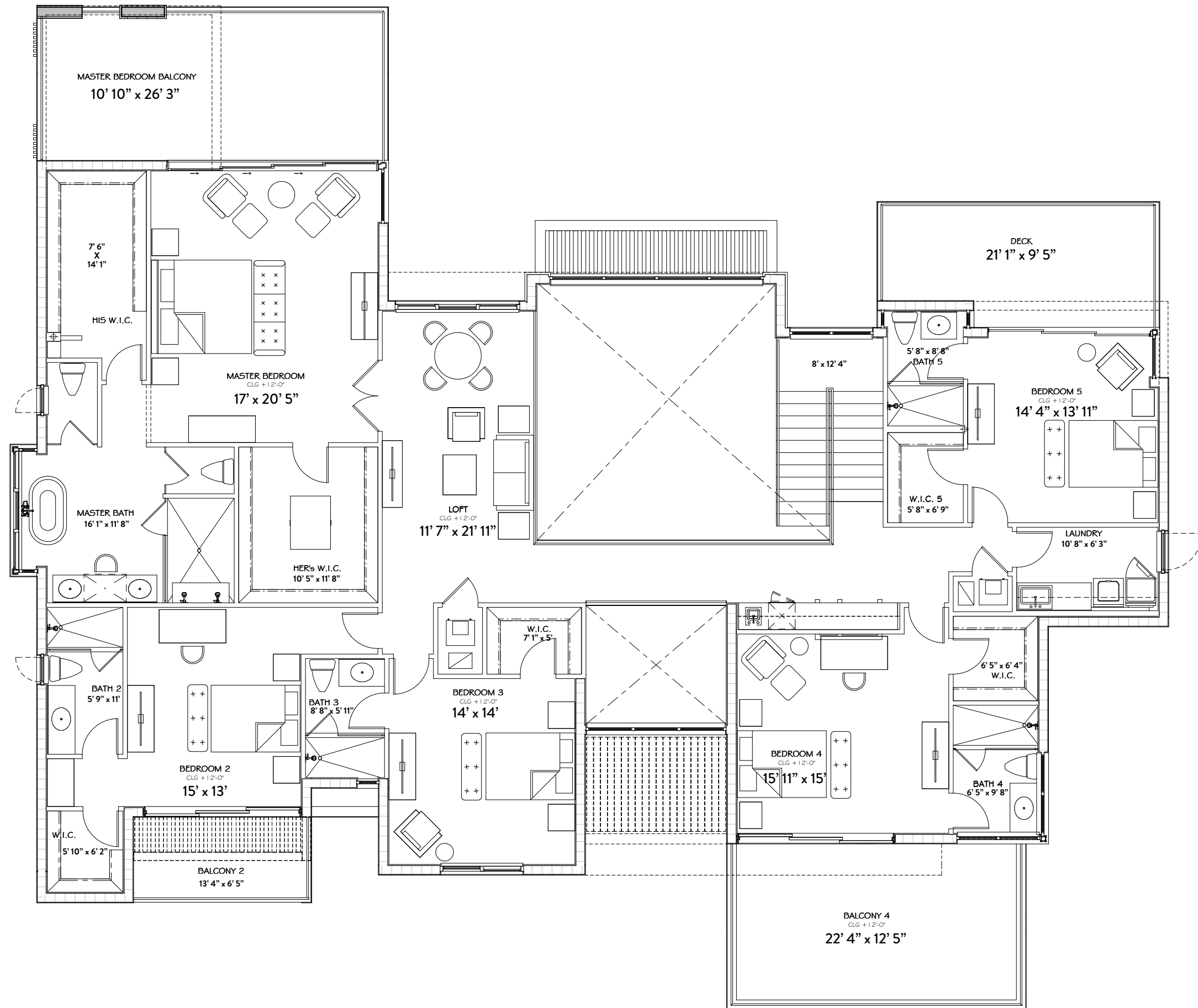














# PALM HOUSE

## // CONCEPT C

The Palm House's design captivates immediately with its welcoming entrance, featuring a front courtyard. This concept additionally has a downstairs Master Suite for increased convenience and privacy.

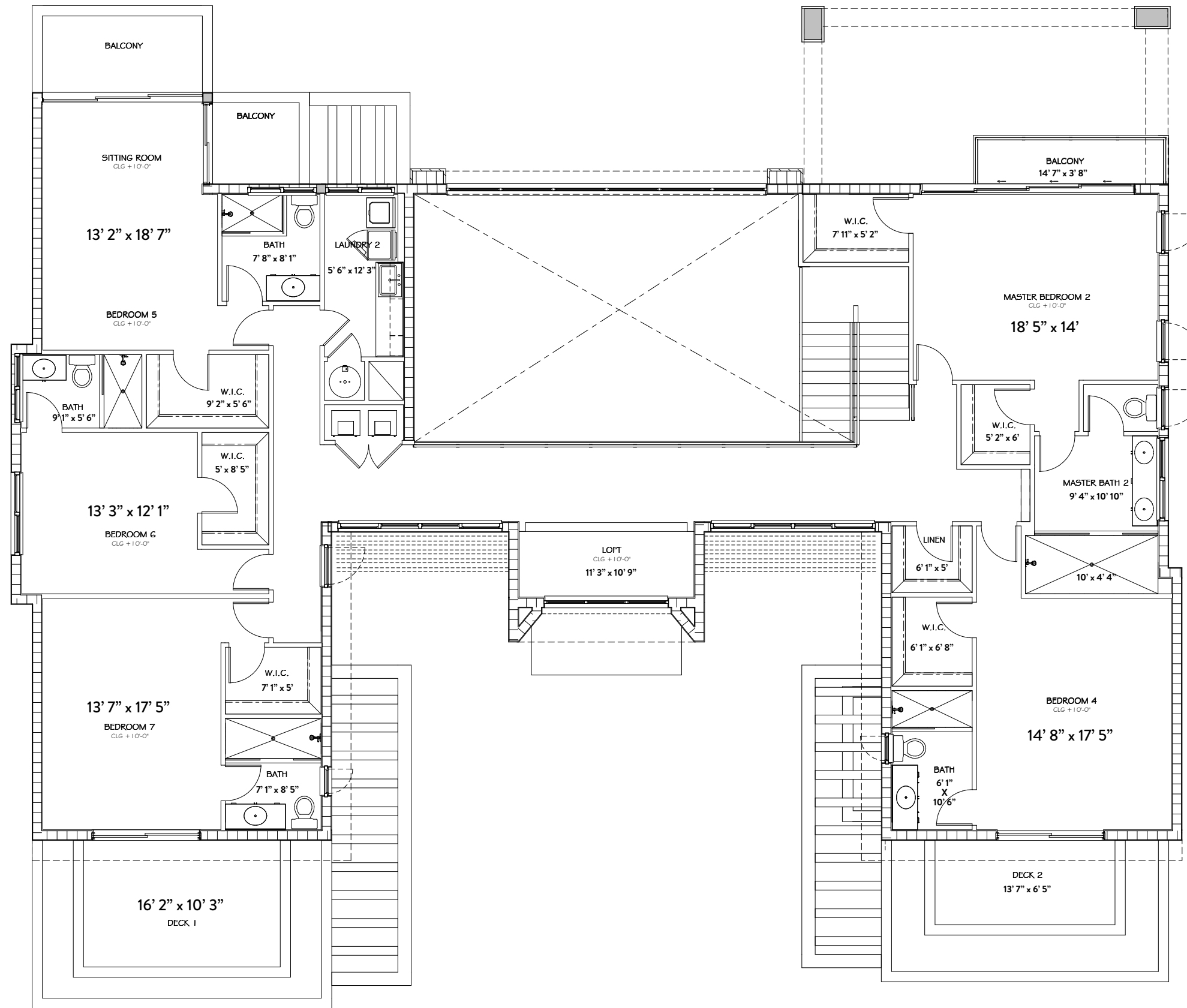














# IVY HOUSE

## // CONCEPT D

The Ivy House's grand entrance features a double height great room and wall-to-wall sliding doors that fully open to the pool and rear garden.

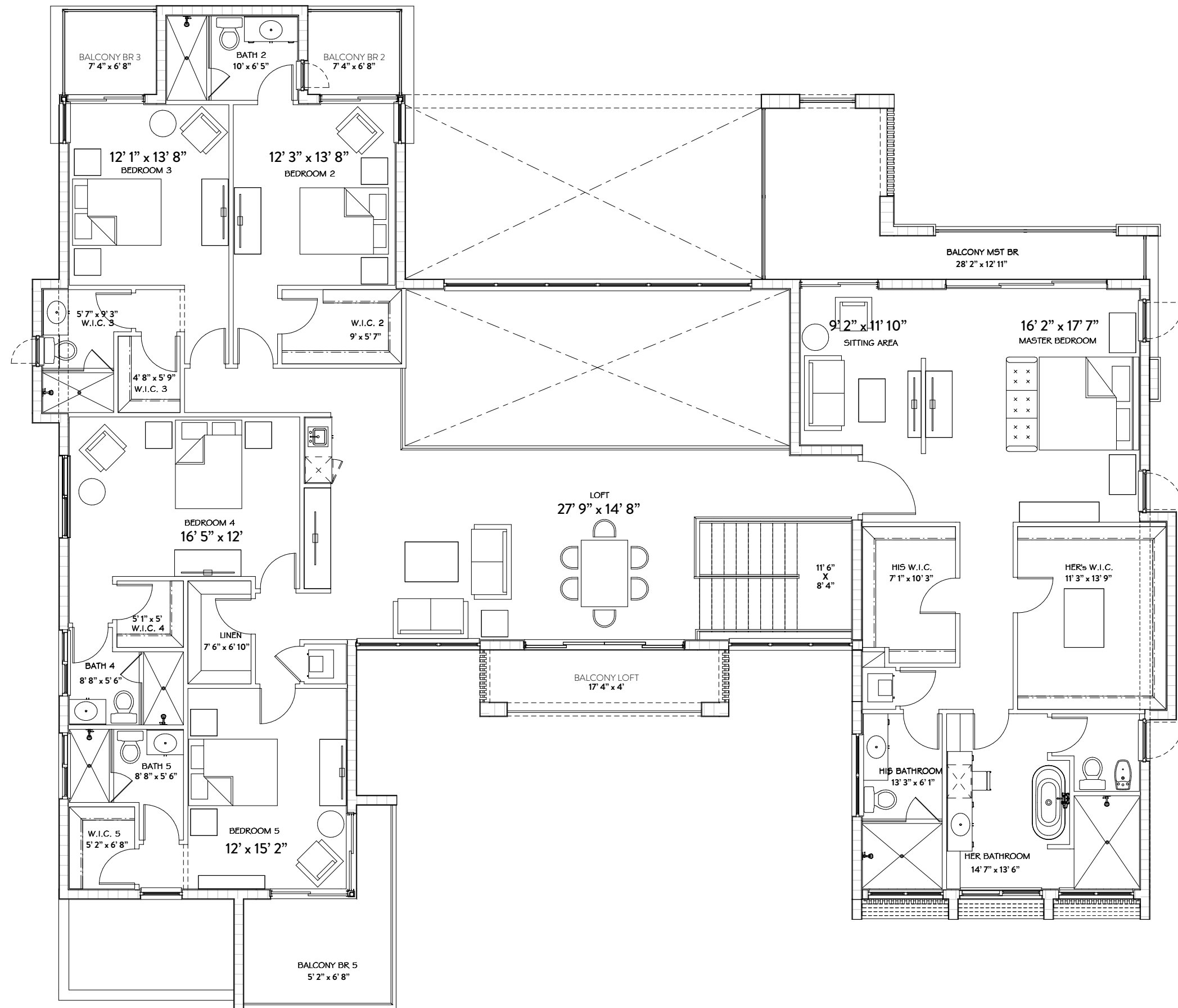




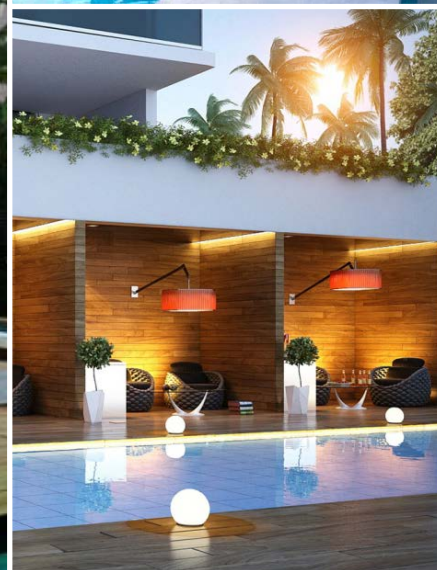
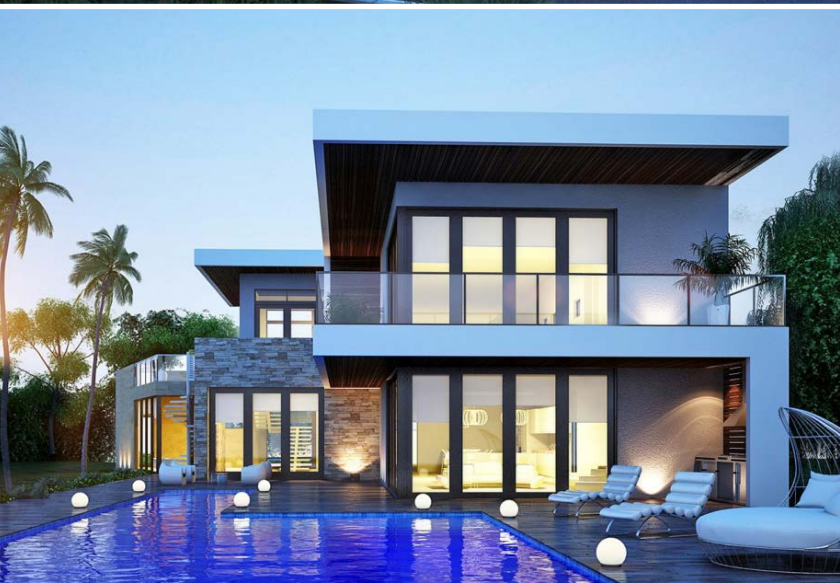












# VISION TEAM

## A Sabal Development and 8290 Partners LLC Joint Venture Development.

For their latest development, 8290 Partners LLC and Sabal Development have brought together a comprehensive team of developers, architects, and designers from across the world. Drawing from their unique vision and experiences in Miami Beach, Palm Beach, and Broward luxury real estate, they were able to bring a new level of innovation and contemporary architecture to the Pinecrest area with Veridian Grove.

Sophisticated modern homes, produced in the world's most coveted locations, are the signature of Sabal Development. Each project's location is carefully selected for its complimentary position in its habitat. Rather than distract or compete with its environment, a Sabal developed property exists in peaceful agreement with its surroundings. Whether resting on the bay or tucked away in a lush and tropical property, Sabal's designs are context-driven and environmentally-conscious, with sustainably sourced materials and appliances that are meticulously chosen to promote relaxation and serenity.

## About DevStar Realty.

DevStar Realty is a boutique real estate services company that employs a hands-on approach to satisfy the unique demands of each client. Through innovative and creative solutions, complex challenges are turned into opportunity. We are a firm that values trust, integrity and relationships.

Focused on the high-end residential market, DevStar principals have headed sales efforts of some of South Florida's most exciting luxury condominium projects including the 47-story Paramount Bay located in the Edgewater district of Miami; Ocean House South Beach, a collection of boutique oceanfront residences located in the exclusive South of Fifth neighborhood and most recently; Marina Palms Yacht Club & Residences, Miami's first new yacht club and condominium project in over 20 years, responsible for redefining the North Miami Beach neighborhood.

## About Sotolongo Salman Henderson.

Award-winning Sotolongo Salman Henderson Architects LLC, is one of South Florida's premier planning and architectural firms specializing in residential design. Previously operating under the name of Sotolongo Architects, the firm has created successful and innovative designs for more than 25,000 residential units in South Florida and the Caribbean since 1981. Its clients include many leading builders and developers from South Florida and the Caribbean, including CC Homes (a Carr, Codina Company), The Rockefeller Group, Codina Partners, Lennar Homes, K Hovnanian and Levitt Homes, among others.

Over the past two decades, Sotolongo Salman Henderson Architects has earned scores of prestigious national and local awards for design excellence, including more than 60 Florida Achievement in Marketing Excellence (FAME) Awards, South Florida's BEST Awards, and Aurora Awards (Southeast Builder's Conference) including many first place awards. One of its projects, The Oakmont at Admiral's Cove Golf Village in Jupiter, received a Builders Choice Award in the national competition held by BUILDER Magazine. One of it's custom residences recently appeared on the front cover of the 2013 summer issue of Luxe Magazine.









# veridian grove

PRIVATE ESTATE HOMES

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These materials are not intended to be an offer to sell, or solicitation to buy a unit in the development. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the development be made in, or to residents of, any state or country in which such activity would be unlawful. No real estate broker or salesperson is authorized to make any representations or other statements regarding this project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All artist's or architectural renderings, sketches, graphic materials, prices, plans, specifications, terms, conditions, statements, features, dimensions, amenities, existing or future views and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to withdrawal, revisions and other changes, without notice, as provided in the purchase agreement and the offering circular. They should not be relied upon as representations, express or implied, of the final detail of the proposed improvements. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. All features listed for the residences are representative only, and the developer reserves the right, without notice to or approval by the Buyer, to make changes or substitutions of equal or better quality for any features, materials and equipment which are included with the unit. Interior photos may depict options and upgrades that are not representative of standard features and may not be available for all model types, and all depictions of furniture, appliances, counters, sofas, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are not necessarily included in each unit. Furnishings and finishes are only included if and to the extent provided in your purchase agreement. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from any unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature. 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 lifestyle 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.