



AURORA®

SUNNY ISLES BEACH

A Collection of Intimate Boutique Residences

61 LUXURIOUS RESIDENCES



PERFECTLY LOCATED BETWEEN OCEAN AND INTRACOASTAL



AURORA®

SUNNY ISLES BEACH

Sunny Isles Beach

AMERICA'S RIVIERA



Beach
Access

CITY OF SUNNY ISLES BEACH

• THE PERFECT BEACH



A photograph of the Sunny Isles Beach Government Center, a modern blue building with a grid-like facade. The building is partially obscured by several palm trees in the foreground. The sky is bright blue with some light clouds. The text "Sunny Isles Beach Government Center" is visible on the upper part of the building's facade.

Sunny Isles Beach
Government Center

A YOUNG, FORWARD-THINKING CITY



THE ATLANTIC OCEAN
Directly across the street



AVENTURA MALL
10 minutes



BAL HARBOUR SHOPS
10 minutes



PUBLIX SUPERMARKET
5 minutes



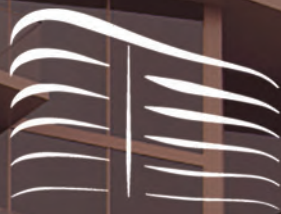
SOUTH BEACH
30 minutes



DOWNTOWN MIAMI
30 minutes



AURORA ACCESS



AURORA®

SUNNY ISLES BEACH

An Architectural Wonder

DESIGNED BY LUIS REVUELTA









AURORA®

SUNNY ISLES BEACH

Interior Inspirations

READY FOR YOUR CREATIVE TOUCH



GREAT ROOM



KITCHEN



BATH



AURORA®

SUNNY ISLES BEACH

Amenities

ELEVATE YOUR LIFE



LOBBY



4TH FLOOR POOL DECK AND TROPICAL GARDEN



KIDS' RECREATION ZONE



YOGA LOUNGE



LUXURIOUS HAMMAM



FITNESS CLUB

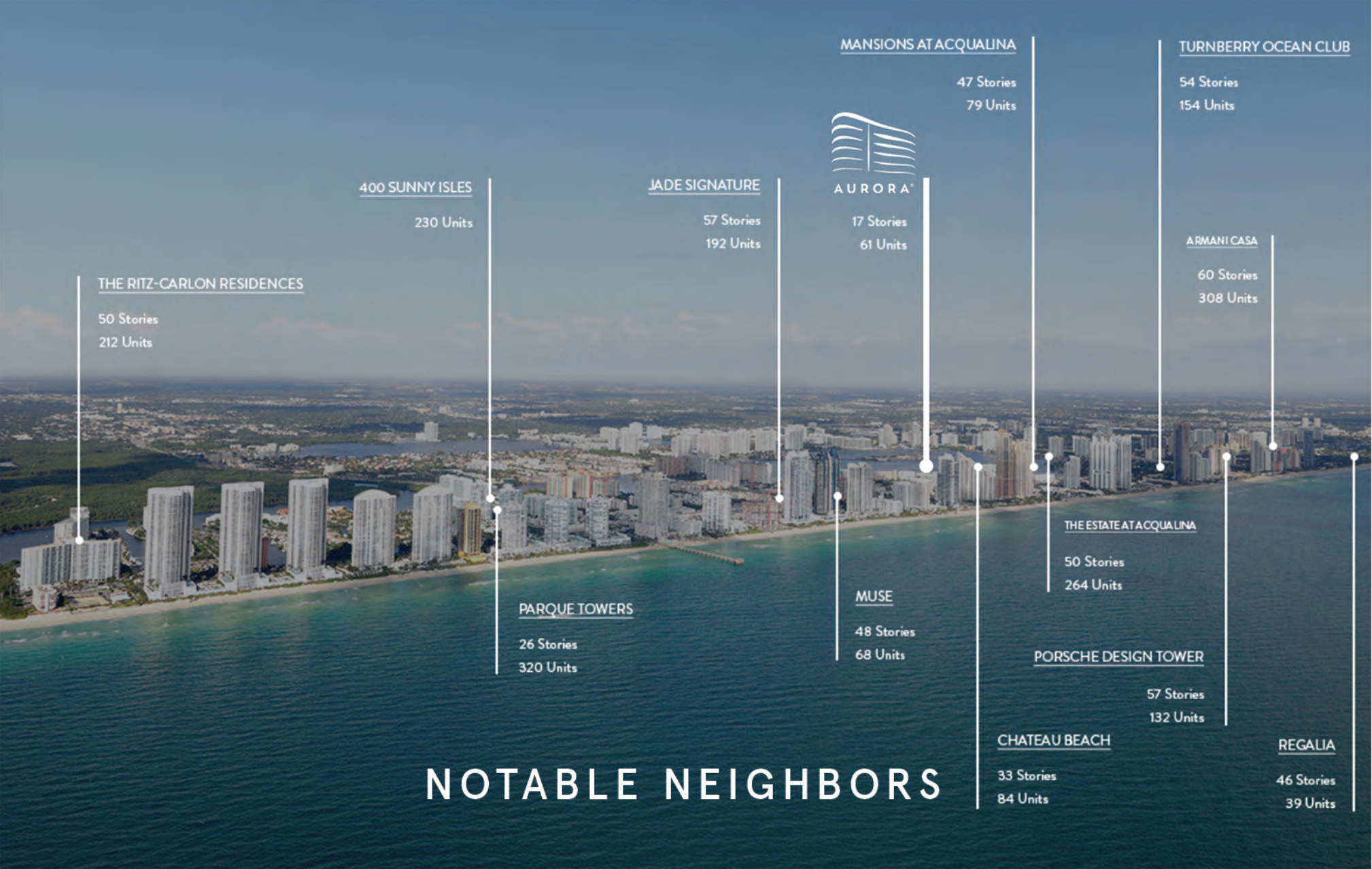


AURORA®

SUNNY ISLES BEACH

Aurora Advantages





MANSIONS AT ACQUALINA

47 Stories
79 Units



AURORA

17 Stories
61 Units

TURNBERRY OCEAN CLUB

54 Stories
154 Units

400 SUNNY ISLES

230 Units

JADE SIGNATURE

57 Stories
192 Units

THE RITZ-CARLON RESIDENCES

50 Stories
212 Units

ARMANI CASA

60 Stories
308 Units

PARQUE TOWERS

26 Stories
320 Units

MUSE

48 Stories
68 Units

THE ESTATE AT ACQUALINA

50 Stories
264 Units

PORSCHE DESIGN TOWER

57 Stories
132 Units

CHATEAU BEACH

33 Stories
84 Units

REGALIA

46 Stories
39 Units

NOTABLE NEIGHBORS

PRICING PER SQ FT
COMPARATIVE



AURORA

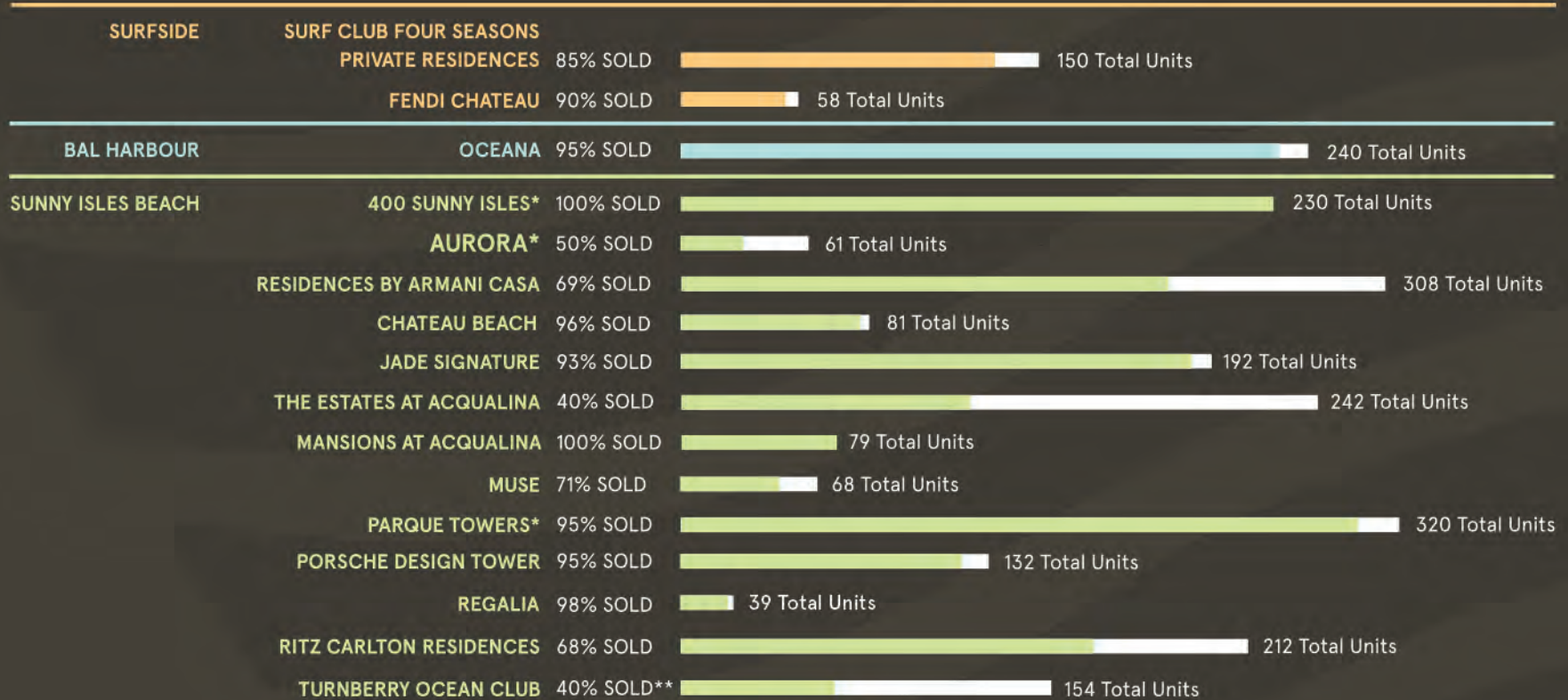
\$700 SQ/FT AVERAGE

OCEAN-FRONT NEW CONSTRUCTION
\$1,500 SQ/FT AVERAGE

OCEANFRONT OR OCEANVIEW? YOU DECIDE



Local Inventory At A Glance



*NOT WATERFRONT **APPROX. % SOLD; DATA NOT RELEASED BY SALES OFFICE



AURORA®

SUNNY ISLES BEACH

DEPOSIT:
40% DUE AT CONTRACT



2ND TRANSACTION:
10% DUE AT TOP-OFF

DEPOSIT STRUCTURE



17550 Collins Avenue | Sunny Isles Beach, Florida

Designed by Revuelta Architects, Aurora will rise 17 stories in Sunny Isles Beach. The boutique condominium is the first project to be developed on the west side of Collins Avenue in more than a decade. Offering one of the finest amenities packages with pool and recreation areas in Sunny Isles Beach, Aurora features an array of resort-quality outdoor amenities, including an outdoor theatre and relaxation area fashioned for families and hosting outdoor events. With several children's entertainment areas, including indoor and outdoor playrooms, as well as daycare areas and a specialized Kids' Zone, Aurora gives families year-round access to customized amusement and social spaces. Aurora provides residents with a world-class fitness and gym area, complete with state-of-the-art cardio, weight, and training equipment, as well as a yoga center overlooking the scenic pool deck. Additionally Aurora provides an exclusive beach concierge service as well as 24-hour valet services and a private garage that includes 10 electric car-charging stations. All these amenities combined with the most luxurious interior design and features of the individual units are available at 50% of the price of all other luxurious condominium projects under construction or already built. The only differentiation of these buildings is their location on the east side of Collins Avenue directly on the beach.



Architectural rendering

LeJardin RESIDENCES

1150 102nd St. | Bay Harbor Islands, FL | www.LeJardinMiami.com

Newly designed, ultra-modern residences featuring expansive wrap-around windows that open each space to the lush greenery and natural light of the surrounding landscape, a rooftop pool with panoramic views of the Atlantic Ocean, Downtown Miami, Bal Harbour, Miami Beach and Biscayne Bay as well as private terraces for the penthouses.



Construction status, January 2018

Number of units: 30

Floors: 7

Unit size range: 1,385 – 2,235 s.f.

Price range: \$610,000 – \$985,000

Gross construction area: 80,017 s.f.

Hard construction cost: \$13.2M

Budgeted soft cost: \$4.4M

Anticipated occupancy: First quarter 2018

Status: Under construction (currently 80% completed, TCO Q1/2018)

Sales	# Units	Total Amount	\$/s.f.
Hard Contract	19	\$13,445,355	\$450
Available	11	\$9,397,000	\$521
Total	30	\$22,842,355	\$486



Architectural rendering



PEARL HOUSE
BAY HARBOR ISLANDS

1170 101st St. | Bay Harbor Islands, FL | www.PearlHouseMiami.com

Most of the Pearl House amenities are found on the rooftop and include a swimming pool with low depth areas so you can relax and sunbathe, a jacuzzi, areas for enjoying a barbecue and al fresco dining areas. Many of the Pearl House units come decorator ready and are available with two, three or four bedrooms. Features include walk-in closets, private terraces and summer kitchens in the penthouse, European bathrooms and more.



Construction status, January 2018

Number of units: 15

Floors: 7

Unit size range: 1,414 – 2,202 s.f.

Gross construction area: 37,686 s.f.

Hard construction cost: \$6.5M

Budgeted soft cost: \$1.8M

Price range: \$615,000 – \$970,000

Anticipated occupancy: First quarter 2018

Status: Under construction (currently 80% completed, TCO Q1/2018)

Sales	# Units	Total Amount	\$/s.f.
Hard Contract	13	\$9,400,802	\$410
Available	2	\$1,684,000	\$511
Total	15	\$11,224,802	\$443



Current Projects continued



2000
BISCAYNE

2000 Biscayne | 2000 Biscayne Boulevard. | Miami, FL
Mixed-use residential and retail rental project consisting of a double frontage (Biscayne Boulevard and NE 20th St.) with retail unit on the ground floor (14,286 sq. ft.) and residential complex on 27 upper floors.

Number of units: 393

Floors: 36

Gross construction area: 636,475 s.f.

Unit size range: 560 – 1,412 s.f.

Price range: \$2.95 – \$3.15 per rentable s.f.

Anticipated occupancy: Third quarter, 2020

Status: Design development

Architect: Dorsky + Yue

Interior Design: CID Design Group

Landscape Architect: Neilsen Landscape Architects



The Developer



Based in South Florida, Verzasca Group is a privately held real estate firm with direct hands-on experience in the acquisition, development, financing, operation and marketing of residential and commercial real estate. The firm operates with a mission to create more than new buildings – it strives to build communities. Its commercial and residential projects draw from and enhance the best attributes of each community, using materials of the highest quality and partnering with the industry’s finest architects, designers, landscape artists and craftsmen to deliver modern beauty and simplicity for an impressive value. Verzasca’s recent projects include Aurora Sunny Isles Beach, Le Jardin Residences, Pearl House and 2000 Biscayne.

Website: www.verzasca-group.com



The Developer Principals



Darius Kasparaitis
President, Co-Founder



Tim Lobanov
Managing Director

Darius Kasparaitis oversees Verzasca's projects in South Florida, the European Union and Russia. He provides executive leadership and guidance and spearheads the group's real estate endeavors. Previously, Darius was an NHL and Olympic hockey player whose athletic career spanned nearly two decades.

Tim Lobanov manages daily operations and develops marketing strategies for the firm's development projects. Formerly, he was affiliated with a major Russian real estate developer as well as with prominent U.S. real estate companies. Working internationally, Tim identifies emerging residential and commercial market trends, particularly those that appeal to high net-worth investors.



VERZASCA
GROUP

For further information on Verzasca Group's development projects, please visit verzasca-group.com



Legal Team

The Verzasca Group is pleased to be affiliated with one of the largest and most successful law practices in the U.S. With a dedicated Land Development Division that services the needs of some of South Florida's most successful developers, we feel we are in good hands as we navigate the challenges of 21st-century urban development in one of the hemisphere's most dynamic and growing markets for high-rise, luxury residential real estate. In their own words, here is a look at some of the industry-specific services and expertise we are able to tap into with Greenberg Traurig...

“Greenberg Traurig's Land Development Group represents landowners, joint venture partners, and entrepreneurs in developing the full cycle of real estate projects, from financing to the issuance of building permits, and certificates of occupancy to development. Aspects of our representation encompass due diligence investigations; site plan approval and rezoning applications; special permits, variances, and designations and alterations of landmarked buildings; public

and private financing; land use appraisals and entitlements and construction financing and permitting; and air rights and utilities transactions. Representative projects include the development of new communities; high-rise/urban office, condominium, and mixed-use developments; retail shopping centers; hotel, resort, and golf course projects; entertainment venues; industrial parks; transit-oriented projects; rock mining activities; marina permitting; and brownfields redevelopment. In addition, our attorneys have broad litigation experience, including administrative and civil litigation in state and federal tribunals, at both the trial and appellate levels, on behalf of clients facing potential liability for environmental, zoning, and complex land uses issues.”

Website: www.greenbergtraurig.com





The Architect



The acclaimed firm of Revuelta Architecture International leads the vision of South Florida's residential, hospitality and commercial development. With capstones located throughout the Miami Beach area, their commitment is founded on preservation, revolutionary ideas and the combination of economically sound and aesthetic solutions for local and national clients.

Website: www.revuelta.com

revuelta
architecture
international



The Interior Designers



The internationally renowned design team of Antrobus + Ramirez bring the vision of making interior design not simply an aspect of living, but an experience for private and residential clients throughout the Miami Beach area. With additional accomplishments in luxury fashion and product branding across numerous creative mediums, Antrobus + Ramirez deliver clients a unique blend of artisanal comfort and contemporary artistry to give identity to their ideas.

Web site: www.antrobusramirez.com

ANTROBUS + RAMIREZ



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www.aurorasunnyislesbeach.com