



VERIDIAN GROVE
PRIVATE ESTATES

MODERN, LUXURIOUS HOMES
CUSTOM DESIGN
LUSH SURROUNDINGS

WELCOME TO VERIDIAN GROVE

Flora-laden Veridian Grove is an architecturally singular enclave of 20 custom estate homes, which combine luxury and fine craftsmanship. Enjoy blissful privacy convenient to Miami's turquoise water-fringed beaches and its pastel-hued Art Deco district.

Elegant, sun-dappled and stunning in scope, Veridian Grove feels worlds away from daily life. Offering access to Miami's best public and private schools, the exclusive, gated community is also near the area's best boutique shopping, dining and entertainment.

Affording the very best residential luxury, thoughtful design and verdurous vistas in Miami, the gated estate community of Veridian Grove delivers on a promise: privileged, opulent living — in the heart of everything.





VERIDIAN GROVE
PRIVATE ESTATES



A LUXURIOUS, GATED COMMUNITY

Luxury abounds at Veridian Grove Gated Estates, Miami's newest and most exclusive gated community — a singular collection of 20 estate homes nestled into lush tropical surroundings. Featuring spacious floor plans beginning at 6,000 square feet, each home is collaboratively, custom-designed for modern living by our renowned architects and interior designers, who incorporate your preferences every step of the way. Pristinely planned, Veridian Grove affords the utmost in lavishly amenitized South Florida living.

The elegant, modern constructions are offset with serene vistas and flourishing flora by Miami's Bell Landscape Architecture — swaying fishtail, cabada and coconut palms, Japanese Blueberry trees and towering black bamboo, all joined by a sun-dappled succulent and agave mix. Sleek, bold and visually striking, the environmentally mindful plant-life complements the homes' modern architecture, with an emphasis on native tree species, drought-tolerant groundcovers and low-maintenance perennials.

ARTIST'S RENDERING. SEE LEGAL DISCLAIMERS ON PAGE 20

MODERN
WELLNESS CENTER

Veridian Grove takes the word “amenities” to heart, providing residents with health-centric conveniences, steps from their front doors. Anchored by a fully equipped wellness center outfitted with smart technology, integrated Wi-Fi and green innovations, it amply delivers on the promise of luxury living.

Step inside during your downtime and find a heated, 65-foot lap pool, hydrotherapy hot tub, steam room and sauna. Yoga and aerobics areas team with a modern gym, ideal for arranging sessions with your personal trainer. Surrounding the wellness center are intimate nooks tucked into tropical gardens, which serve as relaxation spaces for families and residents of all ages.



ARTIST'S RENDERING. SEE LEGAL DISCLAIMERS ON PAGE 20



ARTIST'S RENDERING. SEE LEGAL DISCLAIMERS ON PAGE 20





ARTIST'S RENDERING. SEE LEGAL DISCLAIMERS ON PAGE 20



ARTIST'S RENDERING. SEE LEGAL DISCLAIMERS ON PAGE 20



ARTIST'S RENDERING. SEE LEGAL DISCLAIMERS ON PAGE 20

INSPIRING ARCHITECTURE

Designed by award-winning Sotolongo Salman Henderson Architects, Veridian Grove features four fully customizable estate homes to choose from: the Sequoia, the Cypress, the Ivy and the Palm. Each has its own allure, be it a sun-drenched infinity pool or a relaxation-ready gazebo. And every concept offers an optional elevator and expansive rooftop patio, replete with wood flooring, retractable canopy, hot tub and grill-outfitted summer kitchen. Ambient lighting and integrated music ensure residents entertain outdoors in comfort and style.

As the force behind South Florida's most luxurious, innovative residential designs, Sotolongo Salman Henderson Architects boasts a portfolio of over 25,000 residential properties throughout South Florida and the Caribbean. The recipient of many prestigious national and local awards for design excellence, the firm recently received a Builder's Choice Award from Builder magazine and one of its custom residences graced the cover of Luxe Interiors + Design magazine.



CURATED LIVING
IN EVERY WAY

Veridian Grove’s clean-lined architecture gives way to large windows and doors, which capitalize on South Florida’s abundant sunshine. Belgium-based Delta Light juxtaposes this with fully customized, timeless-yet-trendsetting architectural illumination. Gourmet kitchens feature custom cabinetry with soft, silent-close drawers, elegant quartz or marble countertops and a choice of Sub-Zero or Miele appliances. Elegant bathrooms showcase wall-mount toilets and bidets, custom vanities with wall-mount faucets, sumptuous, freestanding bathtubs and rainfall showerheads.

Meanwhile, home automation expert Savant takes comfort and convenience to another level entirely. Whether it’s climate control, living room lighting, the sound system or access control, Veridian Grove’s customizable automation experience changes the way residents interact with – and enjoy – their homes.



ARTIST’S RENDERING. SEE LEGAL DISCLAIMERS ON PAGE 20



ARTIST’S RENDERING. SEE LEGAL DISCLAIMERS ON PAGE 20



ARTIST’S RENDERING. SEE LEGAL DISCLAIMERS ON PAGE 20



INSPIRED INTERIOR DESIGN

Renowned for its passion and uncompromising attention to detail, TOGU Architecture earned its reputation curating art and furniture at opulent hotels throughout France and Switzerland. Its impressive portfolio includes custom-designed wood and glass furnishings, as well as lighting that showcases priceless relics, at the Louvre's Department of Egyptian Antiquities.

Applying its artistic vision to Veridian Grove's interiors, the firm's love of art and mixed media translates to lavish details that both contrast and complement. Residences feature superior, large-format INALCO, Cotto d'Este, Gigacer and Coem tiles, offset by long-planked white oak floors. Throughout, homes offer a curated living experience, reflective of the firm's own gallery in France.



ARTIST'S RENDERING. SEE LEGAL DISCLAIMERS ON PAGE 20



ARTIST'S RENDERING. SEE LEGAL DISCLAIMERS ON PAGE 20



ARTIST'S RENDERING. SEE LEGAL DISCLAIMERS ON PAGE 20



ARTIST'S RENDERING. SEE LEGAL DISCLAIMERS ON PAGE 20

SINGULAR VISION

Veridian Grove, 8290 Partners, LLC (an affiliate of Sabal Development) joined together a comprehensive team of architects and designers from across the world. Drawing from their unique visions and experience in the Miami Beach, Palm Beach and Broward luxury real estate markets, they've introduced a new level of splendor, innovation and contemporary architecture to the city of Miami.

Offering the only high-end construction of its kind in the world, 8290 Partners, LLC carefully selects each project for its complementary habitat. Rather than distract or compete with its surroundings, each property peacefully coexists in, and complements its, setting. Whether perched on the bay or tucked away in a lush, tropical landscape, 8290 Partners, LLC designs are context-driven and environmentally conscious, with sustainably sourced materials and appliances that are meticulously chosen to promote relaxation and serenity.

AMENITIES

- Architecturally compelling, on-site villa
 - Modern fitness center
 - Heated, 65’ lap pool
 - Luxuriant hydrotherapy hot tub
- Stress-relieving sauna and steam room
 - High-tech training gym
 - Aerobics and yoga studio
- Tropical gardens with intimate nooks
- Integrated, high-speed Wi-Fi in common areas
 - Striking, luxury bathroom fixtures
- State-of-the-art appliances in gourmet kitchens
- Illumination by Ambience Lighting System
 - Accent lighting by Delta Light
- Customizable smart technology by Savant or Control Four, controlling homes’ AC, lights and alarm
- 10.5 acre secluded gated community
- Digital concierge with seamless iPad and smartphone integration
- Eco-conscious, tropical landscaping by award-winning designer Deena Bell
 - Children’s playground



POINTS OF INTEREST

- SHOPPING**

 1. Merrick Park
 2. Dadeland Mall
 3. The Falls

RECREATION

 4. Pinecrest Gardens
 5. Fairchild Tropical Botanic Garden
 6. The Deering Estate
 7. Vizcaya Museum & Gardens

HEALTH & WELLNESS

 8. Baptist Health South Florida /Baptist Children’s Hospital
 9. Baptist Health Urgent Care
 10. Baptist Health Medical Plaza
 11. Baptist Health Primary Care

EDUCATION

 12. Vineland K-8 Center
 13. Miami Palmetto Senior High
 14. Palmetto Middle School
 15. Riviera Preparatory
 16. Gulliver Preparatory
 17. Carrollton School
 18. University of Miami
 19. Miami Dade College
 20. Florida International University

MARKETS

 21. Whole Foods
 22. Trader Joes
 23. The Fresh Market
 24. Publix Super Market
- GOLF COURSES**

 25. Deering Bay Yacht & Country Club
 26. Biltmore Golf Course
 27. Riviera Golf Course
 28. Granada Golf Course
 29. Killian Palms Country Club
 30. Killian Greens Golf Club
 31. Palmetto Golf Course

OTHER NEARBY AMENITIES

 - + Continental Park
 - + Pinecrest Community Center
 - + Pinecrest Branch Library
 - + Miami International Airport
 - + Kendall-Tamiami Executive Airport
 - + Homestead General Airport
 - + Matheson Hammock Park
 - + Flagler Grive Park
 - + Evelyn Greer Park
 - + Sunniland Park
 - + Veterans Wayside Park
 - + Coral Pine Park

Short drive from Coral Gables, Coconut Grove, Brickell, Downtown Miami, Miami Beach and Wynwood.

8290 PARTNERS, LLC



All plans, specifications, prices, brands, features, materials, finishes, amenities, renderings, sizes and dimensions, and other statements contained in this brochure (collectively, "Plans and Renderings") are based upon preliminary development plans, which are conceptual in nature, are subject to change without notice and may not be relied upon. No guarantees or representations whatsoever are made that any matters described or depicted in such Plans and Renderings will be provided or, if provided, will be of the same type, size, location or nature as described herein. All prices are subject to change, and price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. All depictions and other descriptions of appliances, brands, counters, floor coverings, upgrades and other matters of detail depict options and upgrades which are not representative of standard features for the dwellings, may not be available for all model types, and are not included with the dwellings unless expressly provided in your purchase agreement. Other proposed and/or existing projects, parks, commercial, retail, or other facilities referenced herein are not owned or being developed by the Developer. The Developer has no control over such facilities and there is no guarantee regarding their continued existence.

All measurements and dimensions for dwellings reflected herein are estimates based on preliminary plans which will vary with actual construction. Measurements of rooms set forth on floorplans are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All floorplans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specification.

This project is being developed by 8290 Partners, LLC ("Developer"), which has a limited right to use the trademarked names and logos of Sabal Development pursuant to a license and marketing agreement with Sabal Development. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Sabal Development or any other party, and you agree to look solely to Developer (and not to Sabal Development and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the project and with respect to the sales of dwellings in the project.

This offering is made only by the purchase agreement and disclosure summary for the dwelling and no statement should be relied upon if not made therein. This is not intended to be an offer to sell nor a solicitation of offers to buy real estate to residents of NY or in any jurisdiction where prohibited by law. This project is being developed solely by 8290 Partners LLC, which was recently formed solely for such purpose. Sabal Development is not the developer of this project. 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, marketing and sales program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin.

