Project report: Tula Residences

Facts as published, each with its source. Built by Kolaboro on 25 Nov 2026 from its public data. No verdicts.

Certificate

In short

Tula Residences is listed as off-plan in North Bay Village, Florida, Miami, USA, by Pacific & Orient Properties, LLC. The handover date on record is 2026. A permit number is published. Transparency score: 64 of 100, rank 14 of 135 in Miami. 0 of 2 developer claims we tested are confirmed. Last checked 25 Nov 2026.

Key facts

Developer: Pacific & Orient Properties, LLC
source: https://www.condoblackbook.com/north-bay-village/tula-residences

Location: North Bay Village, Florida, Miami, USA
source: https://www.condoblackbook.com/north-bay-village/tula-residences

Stage: off-plan
source: https://www.condoblackbook.com/north-bay-village/tula-residences

Handover on record: 2026
source: https://www.condoblackbook.com/north-bay-village/tula-residences

Permit or licence number: DBPR condominium filing PR77764
source: https://www.condoblackbook.com/north-bay-village/tula-residences

Price from: USD 1,809,000
source: https://www.condoblackbook.com/north-bay-village/tula-residences

Payment plan: not published

Last checked: 25 Nov 2026

Page we read: https://www.condoblackbook.com/north-bay-village/tula-residences

Transparency checklist

Transparency score: 64 of 100. Rank 14 of 135 in Miami

[x] Developer identified by legal name: Legal name: PACIFIC & ORIENT PROPERTIES, LLC (DBPR developer of record)

[?] Developer found in an official company register: Not checked

[x] Permit or licence number published: Number published: DBPR condominium filing PR77764

[x] Permit confirmed by a register or independent source: Confirmed (registry)

[x] Handover date published: Published: 2026

[?] Handover date record: Not enough dated history yet

[o] Deposit protection stated: No deposit protection stated in the pages we read

[o] Address or plot location published: No precise address or plot location published

[?] Developer website health: Developer website not checked by us

[?] Official lists screened: not screened yet

[x] Price published: Price published

https://kolaboro.com/methods/transparency-score/

Changes on record

25 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/tula-residences/

25 Nov 2026: Official register checked: Florida DBPR condominium filings
https://kolaboro.com/registers/

Sources

https://www.condoblackbook.com/north-bay-village/tula-residences

https://www2.myfloridalicense.com/sto/file_download/extracts/developersummary.csv

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.

The live page has the latest data: https://kolaboro.com/projects/tula-residences/
Free to share under CC BY 4.0, credit Kolaboro.