

EDITION Q3 | 2021  
ULTRA LUXURY MARKET


BRG  
INTERNATIONAL

# MIAMI PROPERTY REPORT

Q3  
2021

BRG INTERNATIONAL, LLC | Licensed Real Estate Brokerage Business

605 Lincoln Road, Suite 302, Miami Beach, FL 33139 | 305.397.8788 | [www.brgintl.com](http://www.brgintl.com)

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## Bal Harbour & Surfside



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# South Florida's *Leading* Luxury *Real Estate* Boutique

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# The art of selling Ultra Luxury Real Estate

Your understanding of the local Real Estate Market where you own or are interested in owning property, is our main goal in producing this publication. We take very seriously informing our clients and readers about what is happening in the markets we concentrate as Real Estate Brokers.

We believe that knowledge is power and we love empowering our clients and network with useful knowledge. We have designed this market report in a way to be simple and effective, giving you a global idea of how your neighborhood market is doing, what is available, and creating a communication platform with owners and readers.

If you would like to give us feedback on our publication or your market use the QR code to access our surveys!

Market surveys will be displayed in our publication, it's a great way to communicate with your neighbors and contribute to the general market!

Our Luxury Boutique Brokerage has been a constant presence in the High-End market since its creation in 2010 and it was conceived under the mantra "Live Better Live Beyond" whereas we look to improve the quality of life of our clients and associates.

We see ourselves as community builders and we strive to add value to the communities we work on by bringing investment and diversity, we believe that Miami has a great potential for growth and development, we are willing to contribute to that growth in a positive way.

We believe in quality not in quantity.

Our attitude is and will always be to help our clients and make a difference.

## MATIAS ALEM

**FOUNDER & CEO**

LICENSED REAL ESTATE BROKER

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YOU ARE ABOUT TO ACCESS THE  
***MOST COMPREHENSIVE*** ULTRA  
LUXURY PROPERTY REPORT FOR  
***BAL HARBOUR & SURFSIDE*** AREAS

Presented by:

**BRG**  
INTERNATIONAL

LIVE BETTER | LIVE BEYOND

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# Condominium Market Report

Sales trend by building - Surfside

Q3 | 2020

AVG DAYS  
ON MARKET  
**102**

Q3 | 2021

AVG DAYS  
ON MARKET  
**83**

Q3 | 2020

AVG DAYS  
ON MARKET  
**92**

Q3 | 2021

AVG DAYS  
ON MARKET  
**114**

Q3 | 2020

AVG DAYS  
ON MARKET  
**510**

Q3 | 2021

AVG DAYS  
ON MARKET  
**696**



Arte by Antonio Citterio | Surfside



Four Seasons | Surf Club



Fendi Château | Surfside

PRICE MOVEMENT ▲ 41.62%

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$3,754
UNITS FOR SALE	5
UNITS IN THE BUILDING	16
% OF BUILDING AVAILABLE	31%
AVERAGE DAYS ON THE MARKET	150
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$3,261
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	83
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$2,302
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	102

PRICE MOVEMENT ▲ 23.61%

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$4,048
UNITS FOR SALE	7
UNITS IN THE BUILDING	150
% OF BUILDING AVAILABLE	5%
AVERAGE DAYS ON THE MARKET	153
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$3,394
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	114
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$2,746
UNITS SOLD	3
AVERAGE DAYS ON THE MARKET	92

PRICE MOVEMENT ▲ 42.31%

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$2,665
UNITS FOR SALE	2
UNITS IN THE BUILDING	58
% OF BUILDING AVAILABLE	3%
AVERAGE DAYS ON THE MARKET	156
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$2,188
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	696
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,538
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	510

# Condominium Market Report

Sales trend by building - Bal Harbour

Q3 | 2020

AVG DAYS  
ON MARKET  
**101**

Q3 | 2021

AVG DAYS  
ON MARKET  
**321**

Q3 | 2020

AVG DAYS  
ON MARKET  
**398**

Q3 | 2021

AVG DAYS  
ON MARKET  
**142**

Q3 | 2020

AVG DAYS  
ON MARKET  
**104**

Q3 | 2021

AVG DAYS  
ON MARKET  
**166**



St Regis | Bal Harbour

PRICE MOVEMENT ▲ 33.65%

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$2,297
UNITS FOR SALE	24
UNITS IN THE BUILDING	282
% OF BUILDING AVAILABLE	9%
AVERAGE DAYS ON THE MARKET	335
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,977
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	321
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,479
UNITS SOLD	3
AVERAGE DAYS ON THE MARKET	101



Oceana | Bal Harbour

PRICE MOVEMENT ▼ -1.10%

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$2,160
UNITS FOR SALE	27
UNITS IN THE BUILDING	240
% OF BUILDING AVAILABLE	11%
AVERAGE DAYS ON THE MARKET	336
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,761
UNITS SOLD	6
AVERAGE DAYS ON THE MARKET	142
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,781
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	398



The Ritz Carlton | Bal Harbour

PRICE MOVEMENT ▼ -12.25%

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,536
UNITS FOR SALE	18
UNITS IN THE BUILDING	185
% OF BUILDING AVAILABLE	10%
AVERAGE DAYS ON THE MARKET	323
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,179
UNITS SOLD	6
AVERAGE DAYS ON THE MARKET	166
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,344
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	104





THE RITZ-CARLTON  
BAL HARBOUR, MIAMI

# A Five-Star Residence Offers A Beautiful, Coastal Sanctuary.

LOCALLY GROWN

Miami is as popular for its culinary scene as it is for its beautiful beaches, and guests of The Ritz-Carlton Bal Harbour, can enjoy both the best restaurants in Miami Beach and stunning surroundings. Artisan Beach House offers bold, soulful dishes prepared masterfully by Chef de Cuisine Tony Coddington in an unique waterfront dining space. Specialty cocktails and refreshingly light fare can be found at the Water's Edge.

Renovated resort accommodations include multi-room suites set on exclusive floors. A day at the semi-private beach is best enjoyed with a luxury cabana. And the Exhale spa is a wellness destination with head-to-toe services and their signature barre and yoga classes



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## THE RITZ-CARLTON AS OF OCTOBER 2021 | LOCATION: BAL HARBOUR

	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH
1 BEDROOM	911	0%	\$750,000	\$1,471 /SF	510 SF	1/1
	716	0%	\$710,000	\$1,392 /SF	510 SF	1/1
	616	0%	\$690,000	\$1,353 /SF	510 SF	1/1
2 BEDROOM	1202	24.45%	\$5,100,000	\$2,666 /SF	1,913 SF	2/2.5
	1406	0%	\$3,289,000	\$1,637 /SF	2,009 SF	2/2.5
	206	0%	\$2,500,000	\$1,244 /SF	2,009 SF	2/2.5
3 BEDROOM	1203	0%	\$5,100,000	\$1,643 /SF	3,105 SF	3/3.5
	803	0%	\$4,900,000	\$1,578 /SF	3,105 SF	3/3.5
	904	-6.20%	\$4,690,000	\$1,503 /SF	3,120 SF	3/3.5
	603	0%	\$4,200,000	\$1,353 /SF	3,105 SF	3/3.5
	1905	0%	\$3,675,000	\$1,655 /SF	2,221 SF	3/3
	1705	-2.90%	\$3,395,000	\$1,529 /SF	2,221 SF	3/3
	2005	-14.71%	\$3,150,000	\$1,418 /SF	2,221 SF	3/3



\$690K to \$5.1M Today's Prices	
Bedrooms	1-2
Year Built	2007
Units	124
Stories	18
Average Price Sq.Ft.	\$1.6K
Average Days on Market	0
City	Bal Harbour

124  
Units

74%

15%

10%

Inventory

13  
FOR SALE

19  
FOR RENT

RITZ-CARLTON BAL HARBOUR STATISTICS

Price Range

Avg Price / Sq.Ft.

Avg Days On Market

10%

15%

27%

\$690K To \$5.1M

\$1.6K

0

Of Building Is For Sale

Of Building Is For Rent

Of Building Sold In Previous 12 Months





## A Paradise Defined By Complete Flow-Through Residences And Unobstructed Ocean Views.

The Oceana Bal Harbour resort-style amenities allow you to create your own 5-star experience without ever having to leave home. With a 24-hour concierge, poolside restaurant, world-class spa, cabanas, oversized pools and more, our team has taken care of every single detail to make your home a lavish retreat.

What was once the famous Bal Harbour Club will become the spectacular all-new Oceana Bal Harbour – a condominium paradise defined by complete flow-through residences and unobstructed views of South Florida beaches, the Atlantic, Biscayne Bay, and city highlights like the Bal Harbour Shops.

The artistry in our beachfront apartments extends to our breathtaking features: floor-to-ceiling windows, extra-deep balconies, gourmet exhibition kitchens, spa-like bathrooms, lofty 10-foot ceilings, herringbone hardwood flooring, and a gallery-like openness to feature your favorite art and furnishings.

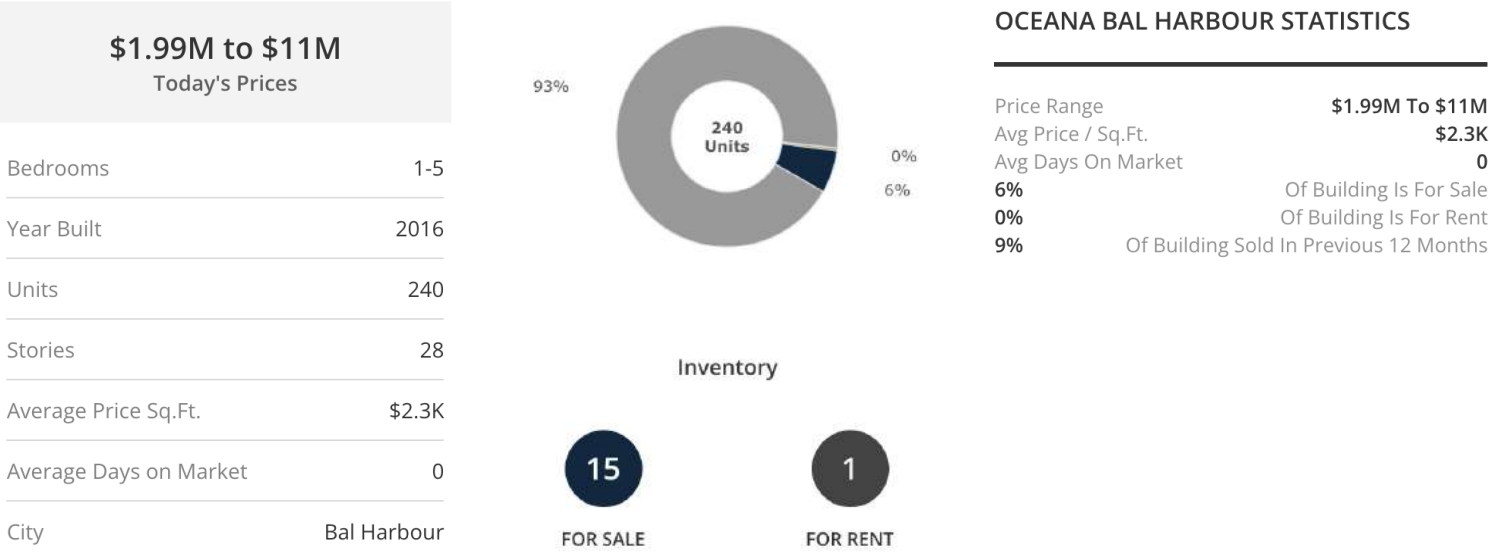


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## OCEANA BAL HARBOUR INVENTORY

AS OF OCTOBER 2021 | LOCATION: BAL HARBOUR

	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH
1 BEDROOM	703	-8.82%	\$3,250,000	\$2,141 /SF	1,518 SF	1/2
	604	10.08%	\$1,990,000	\$1,571 /SF	1,267 SF	1/1.5
2 BEDROOM	2606	0%	\$7,050,500	\$2,791 /SF	2,526 SF	2/2.5
	501	0%	\$5,485,000	\$2,554 /SF	2,148 SF	2/2.5
	2507	0%	\$5,127,000	\$2,296 /SF	2,233 SF	2/3
	2107W	7.32%	\$4,250,000	\$1,909 /SF	2,226 SF	2/3
	1107	0%	\$4,230,000	\$1,894 /SF	2,233 SF	2/3
	905	11.76%	\$3,150,000	\$1,772 /SF	1,778 SF	2/2.5
	405S	-10.71%	\$2,650,000	\$1,555 /SF	1,704 SF	2/2.5
3 BEDROOM	2301	0%	\$10,995,000	\$2,754 /SF	3,992 SF	3/4.5
	2401	0%	\$10,890,000	\$2,728 /SF	3,992 SF	3/4.5
	2402	0%	\$8,499,000	\$2,463 /SF	3,450 SF	3/4.5
	2103	0%	\$8,400,000	\$2,574 /SF	3,264 SF	3/4.5
	1803	-1.70%	\$8,150,000	\$2,497 /SF	3,264 SF	3/4.5
	1603 S	0%	\$7,850,000	\$2,405 /SF	3,264 SF	3/4.5



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# A Peerless Haven Of Oceanfront Elegance, Anticipatory Service And Seductive Amenities.

A born inventor and change maker, John Jacob Astor IV founded The St. Regis New York as a place to pursue his passions in the company of the city's luminaries. More than a century later, the St. Regis brand is renowned for its tradition of innovation and commitment to impeccable service at more than 40 hotels and resorts around the world.

Your St. Regis home awaits at some of the finest addresses around the world. Discover extraordinary living in cosmopolitan cities, exotic islands, mountain resorts and other unique destinations.

Live the St. Regis lifestyle and expand your vacation time to ownership. Everything that you've always found extraordinary about our exquisite hotels and resorts can now be yours with residential ownership. Miami Beach's most distinguished new address and only AAA Five Diamond resort sits between the turquoise ocean and tony Bal Harbour Shops.



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## ST REGIS INVENTORY

AS OF OCTOBER 2021 | LOCATION: BAL HARBOUR

	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH
2 BEDROOM	PH-07	-8.14%	\$5,300,000	\$2,496 /SF	2,123 SF	2/2
	2505N	0%	\$3,495,000	\$1,967 /SF	1,777 SF	2/2.5
	1905N	-11.43%	\$3,300,000	\$2,064 /SF	1,599 SF	2/2.5
	1205N	-5.05%	\$3,280,000	\$2,051 /SF	1,599 SF	2/2.5
	1105N	0%	\$3,200,000	\$1,801 /SF	1,777 SF	2/2.5
	705N	0%	\$3,100,000	\$1,939 /SF	1,599 SF	2/2.5

3 BEDROOM	2600	-3.39%	\$14,500,000	\$5,329 /SF	2,721 SF	3/3.5
	2100	0%	\$9,500,000	\$3,491 /SF	2,721 SF	3/3.5
	1800	-5.41%	\$9,000,000	\$3,308 /SF	2,721 SF	3/3.5
	1001N	0%	\$7,250,000	\$2,057 /SF	3,524 SF	3/3.5
	2503N	7.26%	\$6,990,000	\$2,235 /SF	3,128 SF	3/3.5
	1403N	0%	\$6,690,000	\$2,139 /SF	3,128 SF	3/3.5
	2004N	0%	\$6,200,000	\$2,065 /SF	3,003 SF	3/3.5
	601N	0%	\$6,199,000	\$1,759 /SF	3,524 SF	3/3.5
	403N	0%	\$5,750,000	\$2,025 /SF	2,840 SF	3/3.5
	1705N	0%	\$3,500,000	\$2,189 /SF	1,599 SF	3/2.5

4 BEDROOM	2303S	1.83%	\$13,750,000	\$3,867 /SF	3,556 SF	4/5.5
	2204N & 2205N	0%	\$8,500,000	\$2,305 /SF	3,688 SF	4/4.5
	501N	0%	\$6,850,000	\$1,944 /SF	3,524 SF	4/3.5

5 BEDROOM	2703S	-10.91%	\$13,000,000	\$2,078 /SF	6,256 SF	5/7
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\$2.1M to \$14.5M  
Today's Prices

Bedrooms	2-5
Year Built	2011
Units	473
Stories	27
Average Price Sq.Ft.	\$2.4K
Average Days on Market	0
City	Bal Harbour

Inventory

27  
FOR SALE

14  
FOR RENT

ST REGIS BAL HARBOUR STATISTICS

Price Range	\$2.1M To \$14.5M
Avg Price / Sq.Ft.	\$2.4K
Avg Days On Market	0
6%	Of Building Is For Sale
3%	Of Building Is For Rent
11%	Of Building Sold In Previous 12 Months

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## The Lavish Landscaping Won't Look Like Miami.

Fendi Chateau Residences is the alternative to the luxury development construction cranes reaching high into the sky throughout Miami. Steps away from Bal Harbour, this boutique development will rise just 12 stories and feature 58 exclusive flow-through residences right on the beach. Like their surroundings, the Residences will create a new paradigm for oceanfront luxury living, with an unparalleled degree of elegance and functionality plus the highest caliber of finishes, extraordinary amenities and 5-star white-glove service.

Some people believe it is not enough to live in well-appointed spaces; it is essential to live well in action, too. As such, connoisseurs of luxury lifestyles will find their match here. Fendi Chateau Residences will also be home to an amazing indoor and outdoor health and wellness facility. The Spa's large men's and women's dressing rooms each feature showers, sauna and steam rooms, and a private massage room.

A well-equipped fitness center offers views of the beach and ocean through a dramatic wrap-around glass window wall. Before or after spa treatments or workouts, residents can recline on chaise lounges or enjoy the oversized whirlpool on the Deck overlooking a limitless horizon.



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# FENDI CHÂTEAU INVENTORY

AS OF OCTOBER 2021 | LOCATION: SURFSIDE

	UNIT	% / \$	PRICE	\$ /SF	SIZE	BED/BATH
3 BEDROOM	506	0%	\$13,600,000	\$2,545 /SF	5,343 SF	3/4.5
	304	0%	\$9,000,000	\$2,785 /SF	3,232 SF	3/4.5



\$9M to \$13.6M Today's Prices	
Bedrooms	1-5
Year Built	2016
Stories	12
Average Price Sq.Ft.	\$2.6K
Average Days on Market	0
City	Surfside



Inventory



FOR SALE



FOR RENT

FENDI CHATEAU RESIDENCES STATISTICS	
Price Range	\$9M To \$13.6M
Avg Price / Sq.Ft.	\$2.6K
Avg Days On Market	0
0%	Of Building Is For Sale
0%	Of Building Is For Rent
0%	Of Building Sold In Previous 12 Months

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# An Inspiring Collection Of Private Luxury Residences In The World’s Most Sought-After Destination.

Born out of a desire to escape the overcrowded social clubs of nearby Miami, The Surf Club made a grand and decidedly chic impact on the South Florida coast when it debuted in 1930. By bringing the iconic club back to life – complete with modern improvements and additions befitting of its elegant past – Four Seasons is offering those looking for an exclusive seaside hideaway the opportunity to own a piece of this legendary landmark.

A prestigious residential address with all the advantages and amenities of living in a grand hotel. Designed by Pritzker Prize-winning architect Richard Meier, Four Seasons Residences at The Surf Club is intimately scaled at just 12 stories, featuring two residential towers and a Four Seasons Hotel rising above the historical Surf Club, designed by Russell Pancoast.



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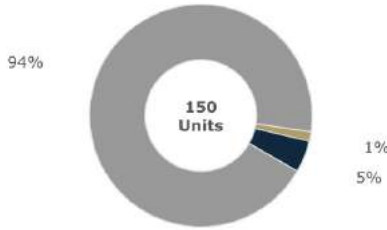
## THE SURF CLUB INVENTORY

AS OF OCTOBER 2021 | LOCATION: SURFSIDE

	UNIT	% / \$	PRICE	\$ /SF	SIZE	BED/BATH
1 BEDROOM	N-913	0%	\$3,500,000	\$2,163 /SF	1,618 SF	1/1.5
2 BEDROOM	201	-4.89%	\$399,000	\$344 /SF	1,160 SF	2/2
4 BEDROOM	S-511	0%	\$24,000,000	\$5,141 /SF	4,668 SF	4/4.5
	S-309	0%	\$19,500,000	\$4,393 /SF	4,439 SF	4/6.5
	S-205	0%	\$14,750,000	\$3,758 /SF	3,925 SF	4/5.5
5 BEDROOM	S-PH2	0%	\$32,950,000	\$5,806 /SF	5,675 SF	5/8.5
	S-201	0%	\$17,500,000	\$3,296 /SF	5,310 SF	5/6



\$399K to \$33M Today's Prices	
Bedrooms	2-5
Year Built	2017
Units	150
Stories	12
Average Price Sq.Ft.	\$3.8K
Average Days on Market	0
City	Surfside



Inventory

7

FOR SALE

2

FOR RENT

### FOUR SEASONS SURF CLUB STATISTICS

Price Range	\$399K To \$33M
Avg Price / Sq.Ft.	\$3.8K
Avg Days On Market	0
5%	Of Building Is For Sale
1%	Of Building Is For Rent
23%	Of Building Sold In Previous 12 Months

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# Arte, A One-Of-A-Kind Collection Of 16 Exquisitely Finished Oceanfront Residences.

Drawing inspiration from classic European apartments of the 1920s and '30s, Italian Modernist master Antonio Citterio combines architectural virtuosity with a purist sensibility, weaving a richly layered world of tactile wonder. Each highly individual residence is designed to maintain privacy between entertaining areas and bedrooms. Soaring floor-to-ceiling glass windows allow the flow of abundant natural light and frame the prized views of the Atlantic Ocean and Miami skylines. Expansive, deep terraces with Brazilian ipe decking are wrapped in travertine and offer seamless indoor and outdoor living. Wide plank 11" European white oak flooring accentuates the impressive layouts and offsets the bronze detailing and architectural travertine seen throughout.



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## ARTE BY ANTONIO CITTERIO

AS OF OCTOBER 2021 | LOCATION: SURFSIDE

	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH
4 BEDROOM	LPH	0%	\$28,000,000	\$5,526	5,067	4/4
	601	3.04%	\$13,350,000	\$3,155	4,232	4/4.5
6 BEDROOM	201	10.72%	\$18,925,000	\$2,713 /SF	6,975 SF	6/7.5



\$13.4M to \$28M  
Today's Prices

Bedrooms	3-5
Year Built	2019
Units	16
Stories	12
Average Price Sq.Ft.	\$3.8K
Average Days on Market	0
City	Surfside



ARTE SURFSIDE STATISTICS	
Price Range	\$13.4M To \$28M
Avg Price / Sq.Ft.	\$3.8K
Avg Days On Market	0
19%	Of Building Is For Sale
0%	Of Building Is For Rent
44%	Of Building Sold In Previous 12 Months





 **Eighty Seven Park**  
by Renzo Piano

## An Idea Floated; A Thought Made Real. A Place Bound By Land And Sea, But Rising Free Of Both.

Eighty Seven Park (87 Park) is an ultra-luxury condo development located at 8701 Collins Avenue, Miami Beach, FL 33154.

The condo residences at Eighty Seven Park feature expansive open floor plan layouts, extra wide balconies for outdoor living, floor-to-ceiling glass windows, high-end kitchen appliances by Wolf and Sub-Zero, summer kitchens, Italian cabinetry with glass doors, Electrolux washer and dryer, and natural stone countertops. The amenities at 87 Park include full-service concierge and butler service, wine bar, library, state-of-the-art fitness center, spa, pool, private garden, and juice bar.

Eighty Seven Park condominiums is strategically located on the northern-most parcel of land in Miami Beach and just north of a public park, offering sweeping, unobstructed views of the Atlantic Ocean and city skylines.



**CONTACT FOR OFF MARKET OPPORTUNITIES**

 : 305 397 8788 |  : [info@brgintl.com](mailto:info@brgintl.com)

## EIGHTY SEVEN PARK BY RENZO PIANO

AS OF OCTOBER 2021 | LOCATION: SURFSIDE

	UNIT	% / \$	PRICE	\$ /SF	SIZE	BED/BATH
1 BEDROOM	703	11%	\$2,225,000	\$2,186 /SF	1,018 SF	1/1.5
2 BEDROOM	706	0%	\$5,250,000	\$3,277 /SF	1,602 SF	2/2.5
	404	0%	\$3,950,000	\$2,478 /SF	1,594 SF	2/2.5
	1005	0%	\$3,699,000	\$2,430 /SF	1,522 SF	2/2.5
	304	-6%	\$3,295,000	\$2,261 /SF	1,457 SF	2/2.5
3 BEDROOM	601	0%	\$6,450,000	\$2,888 /SF	2,233 SF	3/3.5
4 BEDROOM	1102/1106	0%	\$24,000,000	\$4,437	5,409	4/4.5
	1501	0%	\$10,900,000	\$3,471	3,140	4/3.5



**\$2.23M to \$24M**

Today's Prices

Bedrooms 1-5

Year Built 2018

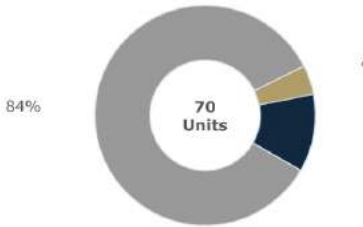
Units 70

Stories 18

Average Price Sq.Ft. \$3K

Average Days on Market 0

City Miami Beach



Inventory

8

FOR SALE

3

FOR RENT

### 87 PARK STATISTICS

Price Range	\$2.23M To \$24M
Avg Price / Sq.Ft.	\$3K
Avg Days On Market	0
11%	Of Building Is For Sale
4%	Of Building Is For Rent
26%	Of Building Sold In Previous 12 Months

Reliance Disclaimer: Information presented is deemed reliable but is not warranted. Market Statistics Disclaimer: Properties were listed and sold by various South Florida MLS participants from various date ranges.

For more information: T: 305.397.8788 | [www.brgintl.com](http://www.brgintl.com) | [info@brgintl.com](mailto:info@brgintl.com)



# Luxury Estate Homes Market Report



## Luxury Estate Homes \$5M+

### BAL HARBOUR & SURFSIDE AREAS

#### PRICE MOVEMENT

▲29.07%

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$4,055
HOMES FOR SALE	11
AVERAGE DAYS ON THE MARKET	210
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,678
HOMES SOLD	2
AVERAGE DAYS ON THE MARKET	173
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,300
HOMES SOLD	3
AVERAGE DAYS ON THE MARKET	298

### BAL HARBOUR & SURFSIDE SINGLE FAMILY INVENTORY

AS OF OCTOBER 2021 | LOCATION: BAL HARBOUR & SURFSIDE

ADDRESS	PRICE	BEDS	BATHS	LIVING AREA	LOT
37 INDIAN CREEK ISLAND RD INDIAN CREEK, FL 33154	\$55,000,000	12	13 / 3	15,578 sq ft	53,696 sq ft
276 BAL BAY DR BAL HARBOUR, FL 33154	\$50,000,000	9	10	9,104 sq ft	46,279 sq ft
29 INDIAN CREEK ISLAND RD, INDIAN CREEK< FL 33154	\$45,000,000	4	4 / 1	4,297 sq ft	53,328 sq ft
182 BAL BAY DR, BAL HARBOUR, FL 33154	\$35,000,000	8	8 / 3	12,082 sq ft	28,500 sq ft
148 BAL BAY DR, BAL HARBOUR, FL 33154	\$30,000,000	6	10	12,704 sq ft	27,796 sq ft
166 BAL BAY DR, BAL HARBOUR, FL 33154	\$30,000,000	5	7 / 1	7,277 sq ft	20,900 sq ft
216 BAL BAY DR, BAL HARBOUR, FL 33154	\$29,750,000	3	3 / 2	2,970 sq ft	20,664 sq ft
116 BAL BAY DR, BAL HARBOUR, FL 33154	\$24,500,000	7	6 / 1	8,000 sq ft	15,602 sq ft
9520 W BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154	\$21,000,000	7	9 / 1	8,057 sq ft	13,125 sq ft
9420 W BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154	\$15,000,000	7	7 / 2	7,129 sq ft	N/A
223 BAL BAY DR, BAL HARBOUR, FL 33154	\$15,000,000	4	4	2,549 sq ft	18,000 sq ft
1413 BISCAYA DR, SURFSIDE, FL 33154	\$10,750,000	6	6 / 1	5,411 sq ft	10,709 sq ft
1249 BISCAYA DR, SURFSIDE, FL 33154	\$7,417,000	5	4 / 1	4,486 sq ft	15,000 sq ft
175 CAMDEN DR, BAL HARBOUR, FL 33154	\$7,000,000	3	3	2,565 sq ft	13,452 sq ft
10055 W BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154	\$6,490,000	7	6 / 1	6,712 sq ft	21,624 sq ft
10201 E BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154	\$5,999,999	3	3	3,934 sq ft	11,250 sq ft
1385 BISCAYA DR, SURFSIDE, FL 33154	\$5,350,000	9	5	5,166 sq ft	19,554 sq ft
9501 E BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154	\$5,250,000	4	3	2,523 sq ft	11,250 sq ft

Reliance Disclaimer: Information presented is deemed reliable but is not warranted. Market Statistics Disclaimer: Properties were listed and sold by various South Florida MLS participants from various date ranges.





# *Interested in Off-Market Properties?*

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305-397-8788 OR [INFO@BRGINTL.COM](mailto:info@brgintl.com)

Our unmatched capabilities, connections and hyper-focused marketing strategy allow us to give you access to private Off-Market opportunities. We handle this private offerings with the utmost discretion and confidentiality that both buyers and sellers expect. Our expertise is geared towards building the marketability of the property and delivering solutions in the acquisition or selling process.



# Sell your property with South Florida's Leading Luxury Real Estate Boutique

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INTERNATIONAL

"We provide personalized service and undivided attention to our clients. We flawlessly showcase their property with the level of excellence and expertise they deserve"

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- London
- São Paulo
- Rio de Janeiro
- Adu Dhabi
- Dubai
- New York
- Hamptons
- Moscow
- Los Angeles
- San Francisco
- Madrid
- Buenos Aires
- Montreal
- Toronto
- Mexico City, among other cities

## Amongst our services are:

- 📺 Virtual Reality Tours
- 📷 Incredible Photography
- 🌐 State of the Art Website
- 📧 Dedicated Newsletter and more...
- 🎥 Breathtaking Cinematographic Videos



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**MANAGING BROKER**  
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✉️ SB@BRGINTL.COM  
📱 @BRGINTL



LIVE BETTER | LIVE BEYOND



# Recent & Past Sales



## **MANSIONS AT ACQUALINA - UNIT 3701 / 02**

17749 Collins Ave #3701/3702 Sunny Isles Beach, FL 33160  
4 beds | 6/1 baths | 9,218 Sq Ft

**\$10,500,000.00**

SELLER REPRESENTATION

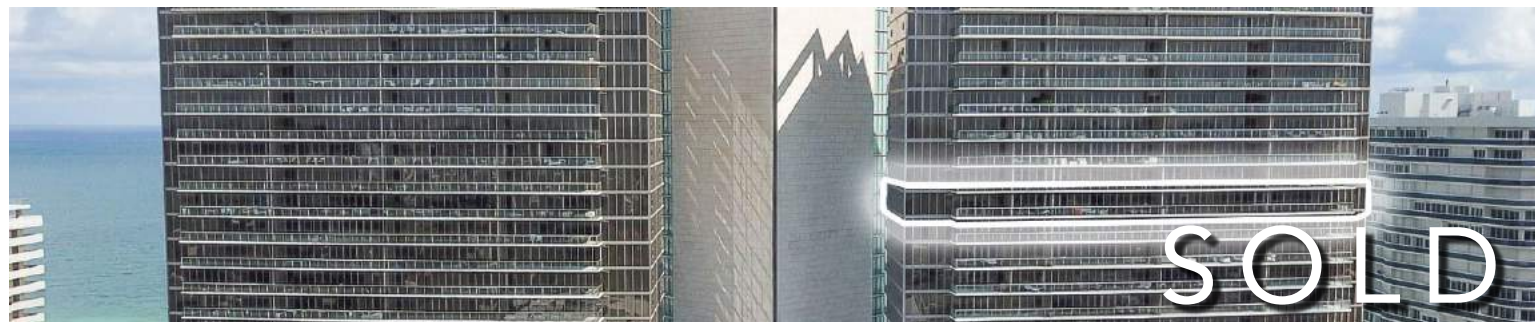


## **MANSIONS AT ACQUALINA - UNIT 3002**

17749 Collins Ave #3002 Sunny Isles Beach, FL 33160  
4 beds | 6/1 baths | 4,609 Sq Ft

**\$5,200,000.00**

SELLER REPRESENTATION



## **ST REGIS BAL HARBOUR - 17TH FLOOR**

9701 Collins Ave #1701S, Bal Harbour, FL 33154  
6 beds | 6/1 baths | 3,424 Sq Ft

**\$15,500,000.00**

BUYER & SELLER REPRESENTATION



## **ST REGIS BAL HARBOUR - UNIT 2302S**

9701 Collins Ave #2302S, Bal Harbour, FL 33154  
3 beds | 3/1 baths | 3,424 Sq Ft

**\$6,500,000.00**

SELLER REPRESENTATION

# Recent & Past Sales



## **JADE SIGNATURE - 4403**

16901 Collins Ave #4403, Sunny Isles Beach, FL 33160  
3 beds | 4/1 baths | 3,260 Sq Ft

**\$4,590,000.00**

SELLER REPRESENTATION



## **ST REGIS BAL HARBOUR - 1105S**

9701 Collins Ave #1105S, Bal Harbour, FL 33154  
2 beds | 2/1 baths | 1,777 Sq Ft

**\$3,300,000.00**

BUYER & SELLER REPRESENTATION



## **ST REGIS BAL HARBOUR - 905S**

9701 Collins Ave #905S, Bal Harbour, FL 33154  
2 beds | 2/1 baths | 1,599 Sq Ft

**\$3,000,000.00**

SELLER REPRESENTATION



## **ST REGIS BAL HARBOUR - 1405N**

9705 Collins Ave #1405N, Bal Harbour, FL 33154  
2 beds | 2/1 baths | 1,599 Sq Ft

**\$2,900,000.00**

BUYER & SELLER REPRESENTATION



BRG International Team



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REALTOR ASSOCIATE  
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**MARCIA GOMES**  
REALTOR ASSOCIATE  
📞 786.774.6858



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**OSCAR GARZON**  
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**STEPHANY LEAL**  
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📞 786.942.4717





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# FENDI CHÂTEAU - 901

9349 COLLINS AVE #901, SURFSIDE, FL 33154



**\$9,880,000**

As of October, 2021\*



**3 BEDS**



**4.5 BATHS**



**4,103 SF**



**\$2,408 \$/SF**

## PROPERTY DESCRIPTION:

Live in the Ultimate Luxury at Fendi Chateau, extremely private Flow-Through Corner Residence available for Purchase. No expense was spared with this Custom Project Constructed from BRG Homes. This residence features 3 Bedrooms plus Service quarters, and 4.5 Baths with 5,510 Total sq ft. 4,103 Interior and 1,407 Balcony and Huge Wrap around Terrace featuring an Outdoor Kitchen and Grill. With only 58 Residences at Fendi Chateau, you will enjoy endless amenities including Spa, Theater, Gym, Restaurant, 2 Pools, Beach Service with 5 Star Luxury Concierge.

CONTACT AGENT: **MATIAS ALEM**

📞 786.427.9115 | ✉ MA@BRGINTL.COM

\*Offer may be withdrawn without notice, price and availability might change without notice. Errors and omissions apply.

# JADE SIGNATURE - 1605

16901 COLLINS AVE #1605, SUNNY ISLES BEACH, FL 33160



**\$4,700,000**

As of October, 2021\*



**4 BEDS**



**5.5 BATHS**



**3,024 SF**



**\$1,554 \$/SF**

## PROPERTY DESCRIPTION:

One of the best lines in the building! Exquisite large corner unit at the beautiful jade signature, professionally decorated, turn key modern bright and beautiful. Flow-through unit with direct ocean and intracoastal views. Unit includes automated blinds & blackouts, lighting & top of the line appliances. Jade signature is an exclusive condo community in sunny isles with resort style amenities, including east and south swimming pools, kids room, state of the art spa & fitness center, an amazing party room, restaurant and more!

CONTACT AGENT: **MATIAS ALEM**

📞 786.427.9115 | ✉ MA@BRGINTL.COM

\*Offer may be withdrawn without notice, price and availability might change without notice. Errors and omissions apply.



# ST REGIS BAL HARBOUR - 2505N

9705 COLLINS AVE #2505N, BAL HARBOUR, FL 33154



**\$3,495,000**

As of October, 2021\*



2 BEDS



2.5 BATHS



1,777 SF



\$1,967 \$/SF

## PROPERTY DESCRIPTION:

Best deal at St Regis Bal Harbour now on the market for those looking to experience a first class lifestyle. This is the highest floor available on the line 05. Absolutely stunning residence! No expense was spared. Exquisitely furnished with attention to detail. This beachfront paradise residence features 2 spacious bedrooms, 2 full bathrooms and one 1 guest bathroom. Corner unit on the 25th floor with breathtaking intracoastal /city skyline views and large balcony. Meticulous designed and top-of-the-line appliances. A true turn-key opportunity for your most discerning client.

CONTACT AGENT: **SERGIO BALINOTTI**

📞 305.522.6618 | ✉ SB@BRGINTL.COM

\*Offer may be withdrawn without notice, price and availability might change without notice. Errors and omissions apply.

# ST REGIS BAL HARBOUR - 1105N

9705 COLLINS AVE #1105N, BAL HARBOUR, FL 33154



**\$3,200,000**

As of October, 2021\*



2 BEDS



2.5 BATHS



1,777 SF



\$1,801 \$/SF

## PROPERTY DESCRIPTION:

Experience St. Regis luxury living at this exquisitely designed and fully furnished 2 beds 2 1/2 baths with amazing views of intracoastal and city skyline. Most Exclusive building in Bal Harbour with 5 stars 5 diamonds amenities: Remede Spa-Fine dining-pool & beach services- 24hrs room service- Concierge & Valet Parking-Bespoke Butler Service and much more. Please see brokers remarks.

CONTACT AGENT: **SERGIO BALINOTTI**

📞 305.522.6618 | ✉ SB@BRGINTL.COM

\*Offer may be withdrawn without notice, price and availability might change without notice. Errors and omissions apply.



# PARAISO BAY - PH5204

650 NE 32 ST #PH5204 MIAMI, FL 33137



## \$2,445,000

As of October, 2021\*



4 BEDS



4.5 BATHS



3,182 SF



\$768 \$/SF

### PROPERTY DESCRIPTION:

Price reduction !Best Deal in the building! Spectacular Lower Penthouse at Paraiso Bay with breathtaking bay and water views. This tastefully designed residence features 4 bedrooms 4 1/2 baths marble flooring, high end appliances and comes fully furnished. Enjoy first class amenities such as State of the Art Gym and Spa, Social Lounge, Movie Theater, Cigar & Wine tasting lounge, Tennis courts, Business center, kids room, bowling alley, game room and much more. One of a kind turn-key residence in the sky!

CONTACT AGENT: **SERGIO BALINOTTI**

📞 305.522.6618 | ✉ SB@BRGINTL.COM

\*Offer may be withdrawn without notice, price and availability might change without notice. Errors and omissions apply.

# ST REGIS BAL HARBOUR - 1403N

9705 COLLINS AVE #1403N BAL HARBOUR, FL 33154



## \$6,690,000

As of October, 2021\*



3 BEDS



3.5 BATHS



3,128 SF



\$2,139 \$/SF

### PROPERTY DESCRIPTION:

Immaculate oceanfront residence at the iconic St. Regis Bal Harbour. No expense was spared. This beachfront paradise residence features 3 spacious bedrooms plus 3 & 1/2 bathrooms, stunning direct ocean views plus breathtaking sunset views of intracoastal /city skyline. Meticulous designed and high end finishes throughout with top-of-the-line appliances. Best deal at St. Regis for your most discerning client. Furniture is not included but negotiable.

CONTACT AGENT: **SERGIO BALINOTTI**

📞 305.522.6618 | ✉ SB@BRGINTL.COM

\*Offer may be withdrawn without notice, price and availability might change without notice. Errors and omissions apply.



# In our clients words...

“We own 2 properties in Bal Harbour which are managed by BRG Management and we consistently receive outstanding service from their team. They are great at keeping our units occupied and generating increase revenue year after year!”

**St. Regis Resident**

“BRG Management takes excellent care of our residence. Their attention to detail give us piece of mind knowing our property is in great hands. Best decision we've ever made!”

**Fendi Chateau owner**

“I will definitely recommend BRG Management to handle your rental property. They provide 5-stars service in all aspects of the leasing process and they help us generate a great net revenue on regular basis.”

**Oceana Bal Harbour Resident**

“We switched to BRG Management from another company. From the day they took over not only we have made more money in rental income but we also no longer have to worry about the coordination and supervision of all maintenance, repairs and upkeep of the residence.”

**St. Regis owner**



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MANAGEMENT

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CARE OF EVERY

**PROPERTY  
MANAGEMENT  
CONCERN**

Our 5- Stars service for Luxury Vacation Rental properties, has helped us become the preferred Management firm in both Bal Harbour and Surfside area. Now more than ever you will need a trusted company that you can rely on to take care of one of your most valuable assets.

**FOR MORE INFORMATION CONTACT:**  
Ricardo Rollim - 786.327.4355 - rr@brgintl.com





**15 E SAN MARINO DR**  
Miami Beach  
6 beds | 6/1 baths  
**\$300,000.00/mo**  
LISTING AGENT: **MATIAS ALEM** 786.427.9115



**ST REGIS BAL HARBOUR - 2704S**  
Bal Harbour  
3 beds | 3/1 baths  
**\$85,000.00/mo**  
LISTING AGENT: **MATIAS ALEM** 786.427.9115



**ST REGIS BAL HARBOUR - 2304S**  
Bal Harbour  
4 beds | 4/1 baths  
**\$75,000.00/mo**  
LISTING AGENT: **MATIAS ALEM** 786.427.9115



**ST REGIS BAL HARBOUR - 2204S**  
Bal Harbour  
2 beds | 2/1 baths  
**\$55,000.00/mo**  
LISTING AGENT: **SERGIO BALINOTTI** 305.522.6618



**ST REGIS BAL HARBOUR - 1403N**  
Bal Harbour  
2 beds | 2/1 baths  
**\$40,000.00/mo**  
LISTING AGENT: **SERGIO BALINOTTI** 305.522.6618



**BAL HARBOUR 101 - 1206**  
Bal Harbour  
3 beds | 3 baths  
**\$15,900.00/mo**  
LISTING AGENT: **MATIAS ALEM** 786.427.9115



**900 BISCAYNE BAY CONDO - 2006**  
Miami  
3 beds | 4 baths  
**\$15,000.00/mo**  
LISTING AGENT: **LEA GREEN** 305.742.1002



# Luxury Leasing Collection

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EDITION Q3 | 2021  
ULTRA LUXURY MARKET


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# MIAMI PROPERTY REPORT

Q3  
2021

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## Sunny Isles & Golden Beach



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<b>18</b>	Jade Beach
<b>20</b>	Jade Ocean
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# South Florida's *Leading* Luxury *Real Estate* Boutique

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# The art of selling Ultra Luxury Real Estate

Your understanding of the local Real Estate Market where you own or are interested in owning property, is our main goal in producing this publication. We take very seriously informing our clients and readers about what is happening in the markets we concentrate as Real Estate Brokers.

We believe that knowledge is power and we love empowering our clients and network with useful knowledge. We have designed this market report in a way to be simple and effective, giving you a global idea of how your neighborhood market is doing, what is available, and creating a communication platform with owners and readers.

Market surveys will be displayed in our publication, it's a great way to communicate with your neighbors and contribute to the general market!

Our Luxury Boutique Brokerage has been a constant presence in the High-End market since its creation in 2010 and it was conceived under the mantra "Live Better Live Beyond" whereas we look to improve the quality of life of our clients and associates.

We see ourselves as community builders and we strive to add value to the communities we work on by bringing investment and diversity, we believe that Miami has a great potential for growth and development, we are willing to contribute to that growth in a positive way.

We believe in quality not in quantity.

Our attitude is and will always be to help our clients and make a difference.

## MATIAS ALEM

**FOUNDER & CEO**

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REPORT FOR ***SUNNY ISLES &  
GOLDEN BEACH*** AREAS

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Reliance Disclaimer: Information presented is deemed reliable but is not warranted. Market Statistics Disclaimer: Properties were listed and sold by various South Florida MLS participants from various date ranges.



# Condominium Market Report

Sales trend by building - Sunny Isles Beach

Q3 | 2020

Q3 | 2021

Q3 | 2020

Q3 | 2021

Q3 | 2020

Q3 | 2021

AVG DAYS  
ON MARKET  
**53**

AVG DAYS  
ON MARKET  
**205**

AVG DAYS  
ON MARKET  
**508**

AVG DAYS  
ON MARKET  
**461**

AVG DAYS  
ON MARKET  
**246**

AVG DAYS  
ON MARKET  
**113**



*The Ritz Carlton | Sunny Isles*



*Jade Signature | Sunny Isles*



*Jade Beach | Sunny Isles*

PRICE MOVEMENT ▲ 31.15%

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,922
UNITS FOR SALE	13
UNITS IN THE BUILDING	212
% OF BUILDING AVAILABLE	6%
AVERAGE DAYS ON THE MARKET	101
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,642
UNITS SOLD	11
AVERAGE DAYS ON THE MARKET	205
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,252
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	53

PRICE MOVEMENT ▼ -3.04%

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,753
UNITS FOR SALE	45
UNITS IN THE BUILDING	192
% OF BUILDING AVAILABLE	23%
AVERAGE DAYS ON THE MARKET	328
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,254
UNITS SOLD	7
AVERAGE DAYS ON THE MARKET	461
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,293
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	508

PRICE MOVEMENT ▲ 27.69%

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,146
UNITS FOR SALE	8
UNITS IN THE BUILDING	248
% OF BUILDING AVAILABLE	3%
AVERAGE DAYS ON THE MARKET	149
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$995
UNITS SOLD	6
AVERAGE DAYS ON THE MARKET	113
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$780
UNITS SOLD	5
AVERAGE DAYS ON THE MARKET	246

# Condominium Market Report

Sales trend by building - Sunny Isles Beach

Q3 | 2020

Q3 | 2021

Q3 | 2020

Q3 | 2021

Q3 | 2020

Q3 | 2021

AVG DAYS  
ON MARKET  
**211**

AVG DAYS  
ON MARKET  
**262**

AVG DAYS  
ON MARKET  
**184**

AVG DAYS  
ON MARKET  
**28**

AVG DAYS  
ON MARKET  
**598**

AVG DAYS  
ON MARKET  
**90**



*Jade Ocean | Sunny Isles*

PRICE MOVEMENT ▲ 16.14%

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,280
UNITS FOR SALE	14
UNITS IN THE BUILDING	256
% OF BUILDING AVAILABLE	5%
AVERAGE DAYS ON THE MARKET	381
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$966
UNITS SOLD	10
AVERAGE DAYS ON THE MARKET	262
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$832
UNITS SOLD	7
AVERAGE DAYS ON THE MARKET	211



*Muse | Sunny Isles*

PRICE MOVEMENT ▲ 34.35%

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,828
UNITS FOR SALE	7
UNITS IN THE BUILDING	50
% OF BUILDING AVAILABLE	14%
AVERAGE DAYS ON THE MARKET	106
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,407
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	28
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,047
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	184



*Château Beach | Sunny Isles*

PRICE MOVEMENT ▲ 45.78%

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,363
UNITS FOR SALE	16
UNITS IN THE BUILDING	84
% OF BUILDING AVAILABLE	19%
AVERAGE DAYS ON THE MARKET	195
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,107
UNITS SOLD	4
AVERAGE DAYS ON THE MARKET	90
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$760
UNITS SOLD	3
AVERAGE DAYS ON THE MARKET	598



# Condominium Market Report

Sales trend by building - Sunny Isles Beach

Q3 | 2020

Q3 | 2021

Q3 | 2020

Q3 | 2021

Q3 | 2020

Q3 | 2021

AVG DAYS  
ON MARKET  
**11**

AVG DAYS  
ON MARKET  
**50**

AVG DAYS  
ON MARKET  
**N/A**

AVG DAYS  
ON MARKET  
**0**

AVG DAYS  
ON MARKET  
**84**

AVG DAYS  
ON MARKET  
**54**



Mansions at Acqualina | Sunny Isles

PRICE MOVEMENT ▲ 1.58%



Estates at Acqualina | Sunny Isles

PRECONSTRUCTION



Turnberry Ocean Club | Sunny Isles

PRICE MOVEMENT ▲ 10.63%

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,529
UNITS FOR SALE	10
UNITS IN THE BUILDING	56
% OF BUILDING AVAILABLE	18%
AVERAGE DAYS ON THE MARKET	136
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,135
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	50
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,117
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	11

PRE CONSTRUCTION SPECS	
YEAR BUILT	
2021	
STORIES	
51	
NUMBER OF UNITS	
245	
PRICE RANGE	
\$870K - \$4.5M	
PRICE AVERAGE SQ FT	
\$1.1K	
AVERAGE DOM	
0	
85% UNITS SOLD AS OF OCTOBER 2021	

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,838
UNITS FOR SALE	15
UNITS IN THE BUILDING	154
% OF BUILDING AVAILABLE	12%
AVERAGE DAYS ON THE MARKET	141
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,564
UNITS SOLD	5
AVERAGE DAYS ON THE MARKET	84
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,414
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	54

# Condominium Market Report

Sales trend by building - Sunny Isles Beach

Q3 | 2020

Q3 | 2021

Q3 | 2020

Q3 | 2021

Q3 | 2020

Q3 | 2021

AVG DAYS  
ON MARKET  
**246**

AVG DAYS  
ON MARKET  
**326**

AVG DAYS  
ON MARKET  
**144**

AVG DAYS  
ON MARKET  
**128**

AVG DAYS  
ON MARKET  
**308**

AVG DAYS  
ON MARKET  
**273**



Porsche Design Tower | Sunny Isles

PRICE MOVEMENT ▲ 59.81%



Res by Armani Casa | Sunny Isles

PRICE MOVEMENT ▲ 83.92%



Regalia | Sunny Isles

PRICE MOVEMENT ▲ 31.53%

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,817
UNITS FOR SALE	30
UNITS IN THE BUILDING	132
% OF BUILDING AVAILABLE	22%
AVERAGE DAYS ON THE MARKET	418
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,838
UNITS SOLD	3
AVERAGE DAYS ON THE MARKET	326
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,150
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	246

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,659
UNITS FOR SALE	42
UNITS IN THE BUILDING	308
% OF BUILDING AVAILABLE	14%
AVERAGE DAYS ON THE MARKET	222
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,832
UNITS SOLD	12
AVERAGE DAYS ON THE MARKET	128
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$996
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	144

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$2,188
UNITS FOR SALE	8
UNITS IN THE BUILDING	39
% OF BUILDING AVAILABLE	21%
AVERAGE DAYS ON THE MARKET	134
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,462
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	273
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,112
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	308







## Unforgettable Experiences In A Tranquil Oceanfront Environment.

A winding drive, facing the ocean, leads up to the stunning 649 ft. residential tower, comprised of 212 residences and managed by The Ritz-Carlton. Sitting on 250 ft. of oceanfront property along South Florida's pristine Sunny Isles Beach, the building's curvilinear structure was designed by world-class architectural firm Arquitectonica and references the organic landscape of swaying dunes. Its fluid droplet silhouette ensures all homes are bathed in natural light and respect the basic principles of Feng Shui.

Designed to provide sweeping views of the Atlantic Ocean, the tower features cascading terraces with ample 360-degree views. Penthouse gardens dissolve at its uppermost crest, creating the silhouette of an impressive yacht or cruise liner. In addition, The Residences features a grand porte-cochere and lush landscaping created by Arquitectonica GEO.

A fully equipped private residential building, with no transient use or hotel on the premises means residents of the property enjoy a private elevator lobby, and select homes include service quarters.



**CONTACT FOR OFF MARKET OPPORTUNITIES**  
☎ : 305 397 8788 | ✉ : info@brgintl.com

## THE RITZ-CARLTON INVENTORY

AS OF OCTOBER 2021 | LOCATION: SUNNY ISLES BEACH

	UNIT	% / \$	PRICE	\$ /SF	SIZE	BED/BATH
2 BEDROOM	3604	0%	\$3,200,000	\$2,037 /SF	1,571 SF	2/2.5
	3503	0%	\$3,049,000	\$2,107 /SF	1,447 SF	2/2.5
	3703	0%	\$3,000,000	\$2,073 /SF	1,447 SF	2/2.5
	3004	0%	\$2,990,000	\$1,723 /SF	1,735 SF	2/2.5
	3103	0%	\$2,780,000	\$1,921 /SF	1,447 SF	2/2.5
	2203	5.34%	\$2,690,000	N/A	N/A	2/2.5
	1503	0%	\$2,595,000	\$1,793 /SF	1,447 SF	2/2.5
3 BEDROOM	3001	26.47%	\$5,989,000	N/A	N/A	3/4.5
	2802	0%	\$4,950,000	\$2,000 /SF	2,475 SF	3/4.5
	1902	0%	\$4,750,000	\$2,223 /SF	2,137 SF	3/3.5
	1202	163.64%	\$3,900,000	N/A	N/A	3/3.5
	802	0%	\$3,700,000	\$1,495 /SF	2,475 SF	3/3.5
4 BEDROOM	4105	0%	\$5,920,000	\$1,848 /SF	3,204 SF	4/5.5



\$2.6M to \$6.5M Today's Prices	
Bedrooms	2-5
Year Built	2019
Units	212
Stories	50
Average Price Sq.Ft.	\$1.9K
Average Days on Market	0
City	Sunny Isles Beach



THE RITZ-CARLTON SUNNY ISLES BEACH STATISTICS	
Price Range	\$2.6M To \$6.5M
Avg Price / Sq.Ft.	\$1.9K
Avg Days On Market	0
6%	Of Building Is For Sale
0%	Of Building Is For Rent
15%	Of Building Sold In Previous 12 Months





# Living Evolved Stunning New Addition To The Jade Collection

Jade Signature is much more than a building. It is a deeply felt response to a clearly seen vision led by Fortune International Group, one of Miami’s most innovative and experienced residential developers.

Fortune's vision has culminated in one of Miami’s finest, most prestigious beachside homes. With a hand-picked team of international design superstars – the Pritzker Prize-winning Swiss architects, Herzog & de Meuron; the French masters of luxury interiors, PYR, led by Pierre-Yves Rochon; and the multiple award-winning, landscape virtuoso, Raymond Jungles Inc. – Fortune has delivered a masterpiece perfectly positioned on the pristine sands of Sunny Isles Beach.

From the lush garden landscape that greets every arrival; the magical, seamless connection that links the ground floor with the pool, deck, gardens, beach and ocean beyond; and the vast, beautifully sculptured and shaded terraces that dramatically increase the living space of each and every residence; all such features have made inside/outside living a truly wonderful reality.



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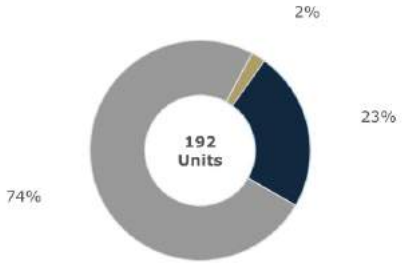
## JADE SIGNATURE INVENTORY

AS OF OCTOBER 2021 | LOCATION: SUNNY ISLES BEACH

	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH
3 BEDROOM	4505	0%	\$5,250,000	\$1,989 /SF	2,639 SF	3/4.5
	3003	0%	\$4,750,000	\$1,892 /SF	2,511 SF	3/4.5
	903	0%	\$4,450,000	\$1,779 /SF	2,501 SF	3/4.5
	2603	0%	\$4,250,000	\$1,693 /SF	2,511 SF	3/4.5
	3203	0%	\$4,199,000	\$1,672 /SF	2,511 SF	3/4.5
	2703	0%	\$4,095,000	\$1,631 /SF	2,511 SF	3/4.5
4 BEDROOM	4105	0%	\$8,200,000	\$2,161 /SF	3,795 SF	4/5.5
	701	0%	\$6,399,000	\$2,147 /SF	2,980 SF	4/5.5
	2001	0%	\$5,900,000	\$1,980 /SF	2,980 SF	4/5.5
	2005	0%	\$5,900,000	\$1,952 /SF	3,022 SF	4/5.5
	1001	0%	\$5,595,000	\$1,643 /SF	3,405 SF	4/5.5
	2701	14.63%	\$5,500,000	\$1,620 /SF	3,396 SF	4/5.5
5 BEDROOM	5305	-17.52%	\$12,500,000	\$1,920 /SF	6,509 SF	5/6.5
	5105	-17.41%	\$11,900,000	\$1,827 /SF	6,513 SF	5/6.5
	5303	-18.63%	\$11,900,000	\$1,887 /SF	6,305 SF	5/6.5
	3601	0%	\$8,100,000	\$1,963 /SF	4,127 SF	5/6.5
	3905	10.41%	\$6,548,000	\$1,490 /SF	4,395 SF	5/6.5
6 BEDROOM	PH-5603	0%	\$29,500,000	\$2,530	11,661	6/9.5
	PH-5503	0%	\$19,890,000	N/A	N/A	6/7.5
	USVilla 5101	0%	\$17,600,000	\$2,613	6,735	6/7.5

\$600K to \$29.5M  
Today's Prices

Bedrooms	1-5
Year Built	2016
Units	192
Stories	57
Average Price Sq.Ft.	\$1.8K
Average Days on Market	0
City	Sunny Isles Beach



Inventory

45

FOR SALE

4

FOR RENT

### JADE SIGNATURE STATISTICS

Price Range	\$600K To \$29.5M
Avg Price / Sq.Ft.	\$1.8K
Avg Days On Market	0
23%	Of Building Is For Sale
2%	Of Building Is For Rent
20%	Of Building Sold In Previous 12 Months

Information presented is deemed reliable but is not warranted. Market Statistics Disclaimer Properties were listed and sold by various South Florida MLS participants from various date ranges and does not include developer sales or new construction that is not included within the Multiple Listing service (MLS).





JADE  
Beach

A truly beautiful building, and you will notice this from the moment you step into it.

Located at 17001 Collins Avenue in Sunny Isles Beach, Florida, Jade Beach is a highly popular choice when it comes to buying condominium property that is just steps from the beach and all of the excitement of Miami. The building is just a short drive from downtown Miami and Fort Lauderdale. Those who are considering buying a condominium at the building will find that there is a wide range of different types and sizes of units available. Nearly everyone should be able to find a floor plan that will suit his or her needs as well as the individual or couple's budget. Jade Beach is one of the most popular towers along the beach. It offers a unique and interesting style from an aesthetic perspective. Whether you are looking for a permanent residence or you are buying the unit as a vacation property, it offers plenty to love, including resort style living in luxury. The building features a three-story lobby that looks out onto the ocean thanks to the floor to ceiling windows. Upon stepping into the building of Jade Beach Sunny Isles, you will know that it is something truly special due to the five-story waterfall facade in the front entrance. Jade Beach is a truly beautiful building, and you will notice this from the moment you step into it.



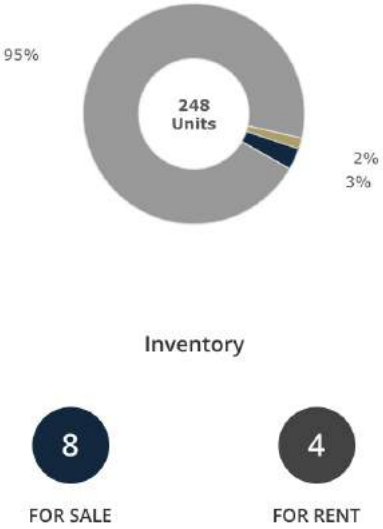
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JADE BEACH INVENTORY  
AS OF OCTOBER 2021 | LOCATION: SUNNY ISLES BEACH

	UNIT	% / \$	PRICE	\$ /SF	SIZE	BED/BATH
2 BEDROOM	3902	0%	\$1,920,000	\$1,298 /SF	1,479 SF	2/3
3 BEDROOM	4004	0%	\$2,200,000	\$1,142 /SF	1,927 SF	3/3.5
	2704	-1.88%	\$2,110,000	\$1,095 /SF	1,927 SF	3/3.5
	4005	0%	\$2,100,000	\$1,090 /SF	1,927 SF	3/3.5
4 BEDROOM	4505	2.35%	\$4,299,000	\$1,038 /SF	4,141 SF	4/6.5
	3708	0%	\$3,100,000	\$1,295 /SF	2,394 SF	4/4.5
	3801	0%	\$2,795,000	\$1,168 /SF	2,394 SF	4/4.5
	3101	4.50%	\$2,500,000	\$1,044 /SF	2,394 SF	4/4.5



\$850K to \$4.3M Today's Prices	
Bedrooms	1-5
Year Built	2008
Units	248
Stories	50
Average Price Sq.Ft.	\$1.2K
Average Days on Market	0
City	Sunny Isles Beach



JADE BEACH STATISTICS	
Price Range	\$850K To \$4.3M
Avg Price / Sq.Ft.	\$1.2K
Avg Days On Market	0
3%	Of Building Is For Sale
2%	Of Building Is For Rent
21%	Of Building Sold In Previous 12 Months





# Residences Will Exceed Your Hopes & Dreams Every Day In Every Possible Way.

JADE Ocean Sunny Isles is an amazing 52 Story oceanfront tower made of impact glass with a brilliant six story cascading waterfall and gorgeous beach front park with tropical landscaping. JADE Ocean Condos will exceed your hopes & dreams in every possible way as the most desirable Sunny Isles Beach residential development.

JADE Ocean Condos are an achievement above JADE Beach in services with a higher price point and more to offer it's residents from a larger fitness center to a future restaurant and theater room. For instance, Jade Ocean's sales pavilion, which was built only to be demolished, cost \$5 million alone! The JADE Ocean Development was completed in 2009. At JADE Ocean Condominium, you'll find a uniquely designed front entryway wrapping around the south & north sides for an elegant and rare porte cochere oceanfront entryway from the Atlantic Ocean side of the building.



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## JADE OCEAN INVENTORY

AS OF OCTOBER 2021 | LOCATION: SUNNY ISLES BEACH

	UNIT	% / \$	PRICE	\$ /SF	SIZE	BED/BATH
1 BEDROOM	2206	0%	\$1,190,000	\$1,387 /SF	858 SF	1/1
2 BEDROOM	3806	0%	\$1,990,000	\$1,338 /SF	1,487 SF	2/3
3 BEDROOM	4005	5.83%	\$2,650,000	\$1,371 /SF	1,933 SF	3/3.5
	3505	0%	\$2,590,000	\$1,340 /SF	1,933 SF	3/3.5
	808	0%	\$2,495,000	\$1,299 /SF	1,921 SF	3/3.5
	1604	0%	\$2,450,000	\$1,267 /SF	1,933 SF	3/3.5
	1408	0%	\$2,400,000	\$1,227 /SF	1,956 SF	3/3.5
	1904	199.68%	\$2,380,000	\$1,231 /SF	1,933 SF	3/3.5
	2508	0%	\$2,200,000	\$1,125 /SF	1,956 SF	3/3.5
	3206	0%	\$1,849,000	\$1,243 /SF	1,487 SF	3/3
4 BEDROOM	4308	-2.82%	\$3,850,000	\$1,549 /SF	2,485 SF	4/4.5
	3608	-0.32%	\$3,090,000	\$1,243 /SF	2,485 SF	4/4.5
5 BEDROOM	4604	0.05%	\$7,499,000	\$1,461 /SF	5,134 SF	5/6.5
6 BEDROOM	3905/3904	-7.67%	\$3,950,000	\$837 /SF	4,720 SF	6/6.5

\$1.19M to \$7.5M Today's Prices	
Bedrooms	1-5
Year Built	2009
Units	254
Stories	50
Average Price Sq.Ft.	\$1.3K
Average Days on Market	0
City	Sunny Isles Beach



Inventory

14

FOR SALE

4

FOR RENT

### JADE OCEAN STATISTICS

Price Range	\$1.19M To \$7.5M
Avg Price / Sq.Ft.	\$1.3K
Avg Days On Market	0
6%	Of Building Is For Sale
2%	Of Building Is For Rent
23%	Of Building Sold In Previous 12 Months





## A Mecca Of Indulgence. A vivid scene with the blueprint of ingenuity

With incredible panoramic ocean and intracoastal views, each residence is delivered fully finished with inspired interiors and outdoor living spaces by Troy Dean. Interiors feature beautiful 8-foot Italian entry doors, exquisite marble and wood flooring, custom Italian cabinetry and personalized art from Helidon Xhixha.

Throughout each facet of MUSE, a promise is kept; to redefine expectations and boundaries. With a drive to fulfill this promise, each home incorporates a customized choice of finishes. Residences will be delivered fully finished, and equipped with all appliances and fixtures. Designs inspired by Troy Dean Interiors offer buyers a choice in exquisite flooring and countertop materials, paint selections and lighting.



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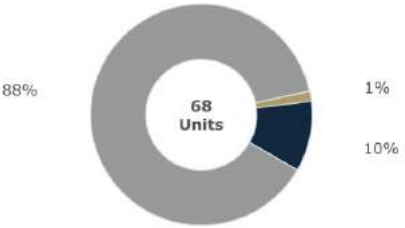
# MUSE INVENTORY

AS OF OCTOBER 2021 | LOCATION: SUNNY ISLES BEACH

	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH
3 BEDROOM	1501	0%	\$6,250,000	\$1,956 /SF	3,195 SF	3/3.5
	3901	0%	\$5,995,000	\$1,838 /SF	3,262 SF	3/3.5
	1701	0%	\$5,650,000	\$1,768 /SF	3,195 SF	3/3.5
	2501	1.90%	\$5,300,000	\$1,659 /SF	3,195 SF	3/3.5
	401	0%	\$4,500,000	\$1,408 /SF	3,195 SF	3/3.5
4 BEDROOM	UPH	0%	\$13,499,000	\$2,211 /SF	6,106 SF	4/6
	3501-3502	0%	\$11,950,000	\$1,957 /SF	6,106 SF	4/3.5



\$4.5M to \$13.5M Today's Prices	
Bedrooms	2-5
Year Built	2018
Units	68
Stories	49
Average Price Sq.Ft.	\$1.8K
Average Days on Market	0
City	Sunny Isles Beach



MUSE STATISTICS	
Price Range	\$4.5M To \$13.5M
Avg Price / Sq.Ft.	\$1.8K
Avg Days On Market	0
10%	Of Building Is For Sale
1%	Of Building Is For Rent
18%	Of Building Sold In Previous 12 Months





# A New Perspective on Luxury Living. Your Chateau. Your Beach

On the first level of Chateau Beach, residents and guests are welcomed by the 24/7 concierge in an expansive and luxuriously appointed double-height Lobby that features comfortable seating areas. Past the Lobby, the Moon Lounge, an elegant space with views over tropical gardens and Gilbert Samson Oceanfront Park.

On the east side of the building, a beautifully furnished Pool Deck overlooks the Atlantic Ocean with a large, heated pool with integrated whirlpools, a wading pool, and poolside seating, all provided with towel service.

On the second floor, residents will find Chateau Beach's extraordinary Ballroom, a grand, one-of-a-kind event venue overlooking lush gardens. Serviced by a catering kitchen, the 1,800-square-foot Ballroom is ideal for elegant cocktail parties, formal sit-down dinners and everything in between.



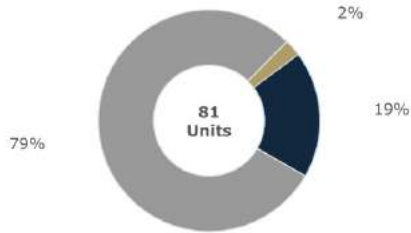
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## CHÂTEAU BEACH INVENTORY

AS OF OCTOBER 2021 | LOCATION: SUNNY ISLES BEACH

	UNIT	% / \$	PRICE	\$ /SF	SIZE	BED/BATH
STUDIO	S-9	0%	\$110,000	N/A	N/A	0/1
2 BEDROOM	1901	0%	\$3,500,000	\$1,295 /SF	2,703 SF	2/4.5
	1401	0%	\$3,499,000	\$1,294 /SF	2,703 SF	2/4.5
	1502	5.41%	\$2,850,000	\$1,317 /SF	2,164 SF	2/3
	2502	-11.15%	\$2,549,000	\$1,213 /SF	2,102 SF	2/3
	2203	0%	\$2,500,000	\$1,208 /SF	2,070 SF	2/3
	903	0%	\$1,950,000	\$1,220 /SF	1,599 SF	2/2
	803	0%	\$1,900,000	\$1,188 /SF	1,599 SF	2/2
	804	-1.01%	\$1,485,000	\$1,014 /SF	1,465 SF	2/2
	604	14.83%	\$1,449,000	\$989 /SF	1,465 SF	2/2
3 BEDROOM	1101	0%	\$3,800,000	\$1,406 /SF	2,703 SF	3/4.5
	1503	0%	\$2,399,000	\$1,159 /SF	2,070 SF	3/3
4 BEDROOM	PH-3201	0%	\$21,950,000	\$2,425 /SF	9,051 SF	4/6.5
	1001	0%	\$4,950,000	\$1,170 /SF	4,230 SF	4/4.5
5 BEDROOM	2701	9.30%	\$4,390,000	\$1,069 /SF	4,105 SF	5/6.5

\$110K to \$22M Today's Prices	
Bedrooms	2-5
Year Built	2015
Units	81
Stories	33
Average Price Sq.Ft.	\$1.3K
Average Days on Market	0
City	Sunny Isles Beach



Inventory

15

FOR SALE

2

FOR RENT

### CHATEAU BEACH RESIDENCES STATISTICS

Price Range	\$110K To \$22M
Avg Price / Sq.Ft.	\$1.3K
Avg Days On Market	0
19%	Of Building Is For Sale
2%	Of Building Is For Rent
23%	Of Building Sold In Previous 12 Months

Reliance Disclaimer: Information presented is deemed reliable but is not warranted. Market Statistics Disclaimer: Properties were listed and sold by various South Florida MLS participants from various date ranges.





# Every Wish & Desire Anticipated at the World’s Finest Residences

Nestled in your own sumptuous Acqualina Mansion-in-the-Sky, you are soothed by gentle trade winds as waves sweep the shore of your pristine, white-sand beach. And, while taking in the spectacular sunrise from your private terrace, you realize what few will ever know: this is what it is like to live the world’s finest lifestyle, in the world’s finest residence.

The unparalleled amenities and world-class services include an elegantly designed, amenity-rich pool deck, breathtaking public spaces, eleven private outdoor sanctuaries for homeowners and thirteen exceptional indoor amenity areas. Your every need is provided for in an idyllic setting that balances nature’s beauty with the most dynamic city in the world.



CONTACT FOR OFF MARKET OPPORTUNITIES  
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## MANSIONS AT ACQUALINA INVENTORY

AS OF OCTOBER 2021 | LOCATION: SUNNY ISLES BEACH

	UNIT	% / \$	PRICE	\$ /SF	SIZE	BED/BATH
3 BEDROOM	602	0%	\$7,500,000	\$1,627 /SF	4,609 SF	3/6.5
	3502	0%	\$7,500,000	N/A	N/A	3/6.5
	3101	0%	\$7,349,000	\$1,594 /SF	4,609 SF	3/6.5
	2802	0%	\$7,299,000	\$1,584 /SF	4,609 SF	3/6.5
	2201	0%	\$6,875,000	\$1,492 /SF	4,609 SF	3/6.5
	801	7.63%	\$6,800,000	\$1,475 /SF	4,609 SF	3/6.5
	701	7.69%	\$6,750,000	\$1,465 /SF	4,609 SF	3/6.5
	501	0%	\$6,500,000	\$1,410 /SF	4,609 SF	3/6.5
4 BEDROOM	1402	0%	\$7,290,000	\$1,582 /SF	4,609 SF	4/6.5
	802	-10.67%	\$7,100,000	\$1,540 /SF	4,609 SF	4/6.5



\$6.25M to \$7.5M Today's Prices	
Bedrooms	3-5
Year Built	2015
Units	86
Stories	47
Average Price Sq.Ft.	\$1.6K
Average Days on Market	0
City	Sunny Isles Beach



THE MANSIONS AT ACQUALINA STATISTICS	
Price Range	\$6.25M To \$7.5M
Avg Price / Sq.Ft.	\$1.6K
Avg Days On Market	0
12%	Of Building Is For Sale
1%	Of Building Is For Rent
10%	Of Building Sold In Previous 12 Months





THE ESTATES AT ACQUALINA™

Welcome To A Lifestyle Like No Other

Designed as the first of two towers, Phase One of The Estates at Acqualina includes 154 furniture-ready residences, single-family homes and penthouses ranging in size from 2900 to 18,000 square feet. Approaching the tower through wrought-iron gates leading to an elaborately landscaped motor court, residents pass the Palladian-style amenity Villa before being welcomed home to what is unofficially known as 777 Villa Acqualina. Step inside...and you will find yourself in the astonishingly beautiful lobby designed by Karl Lagerfeld

Exuding classic glamour and modern functionality, the residences and the penthouses at The Estates at Acqualina offer exceptional levels of comfort, convenience and quality. Our team has traveled the world, often in search of just the right block of marble or to source the nearly two millions square feet of stone that has gone into the project.

In addition to 154 luxurious residences, the offerings at The Estates include two single-family homes, a lower penthouse and two extraordinary 2-story penthouses, all of the latter featuring private leisure pools, spas, saunas and summer kitchens. The penthouses, especially, represent the crowning achievement in the developer's plan to create "The World's Finest Residences at The World's Finest Resort."



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ESTATES AT ACQUALINA DETAILS

LOCATION: SUNNY ISLES BEACH

LOCATION

- Miami's Sunny Isles Beach
- North of the Five Star Acqualina Resort & Spa on the Beach
- Close proximity to the best that Miami has to offer: Two international airports. Art Basel. Bal Harbour Shops. Aventura Mall. The Performing Arts Center. International boat shows. The Art Deco District of South Beach. The central business district of Downtown and Miami/Brickell.

SOUTH TOWER - 777 VIA ACQUALINA

- 154 exquisite residences ranging from 2,917 to 6,225 square feet.
- Floor 4-30 will feature 2,917 to 3,813 sq ft. residences per floor.
- Floor 31-46 will feature 5,222 to 6,225 sq ft. residences per floor.
- In addition, it will feature two single family homes, a tower suite and two two-story penthouses– all with private leisure pools.
- Expansive terraces framing immense living and entertainment areas boasting unprecedented amenities and modern luxuries including private saunas and spas as well as summer kitchens.

NORTH TOWER - 888 VIA ACQUALINA

- 154 exquisite residences ranging from 2,917 to 6,500 square feet.
- Floor 4-30 will feature 2,917 to 3,700 sq ft residences per floor.
- Floor 31-46 will feature 5,100 to 6,500 sq ft residences per floor
- In addition, it will feature two single family homes, tower suites and two two-story penthouses– all with private leisure pools
- Expansive terraces framing immense living and entertainment areas boasting unprecedented amenities and modern luxuries including private saunas and spas as well as summer kitchens.

VECCHIO | 3,793 SQFT

6th floor \$4,625,000  
24th floor \$5,225,000

RAVELLO | 4,364 SQFT

5th floor \$6,170,000  
25th floor \$6,620,000  
34th floor \$6,870,000

UFFIZI | 4,436 SQFT  
UFFIZI SUPERIORE | 4,440 SQFT

22nd floor \$6,400,000

AMALFI | 4,780 SQFT

22nd floor \$7,540,000  
27th floor \$7,670,000  
34th foot \$8,020,000

TOSCANA | 6,228 SQFT

24th floor \$7,500,000

PORTOFINO | 9,243 SQFT  
(WHOLE FLOOR)

47th-48th \$16,000,000

AMENITIES:

- 24-hour valet service attendants to whisk cars to the secure parking below, as well as to assist with packages and deliveries
- 24-hour doorman and security services by individuals trained to discreetly observe passing visitors with security and safety in mind
- A resident concierge to assist in coordinating worldwide travel plans, making reservations for a favorite event, or booking a last minute table at a favorite restaurant, all with a goal of providing personal service tailored exactly to each resident's needs
- Direct access to Acqualina Ocean Resort's ESPA Spa and Il Mulino NY, Costa Grill and AQ by Acqualina
- Direct oceanfront location encompassing 200 feet of pristine sandy beach
- Rolls Royce "house car" shared by all residents offering convenient transportation to surrounding destinations
- Exquisite main entrance and lobby
- Infinity edge pool overlooking the ocean
- Ocean front dining on the terrace on Saturdays and Sundays
- Lush landscaping
- Cabanas (subject to availability)
- Hot tub
- Sunset Pool
- Dune terrace
- Dog walk
- Pool attendants offering towel and chair service
- Walkway connecting The Mansions to Acqualina Ocean Resort
- Housekeeping services
- 24-hour, in-room dining service

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For more information: T: 305.397.8788 | www.brgintl.com | info@brgintl.com





For more than 50 the Turnberry name has been synonymous with first-class service and quality.

For more than fifty years the Turnberry name has been synonymous with first-class service and quality. The legacy continues with Turnberry Ocean Club Residences – a stunning oceanfront condominium tower located on a stretch of pristine beachfront in beautiful Sunny Isles Beach. Unobstructed waterfront views, thoughtfully designed floorplans, six full-floors of amenities and access to Turnberry’s golf, tennis, marina, resort and private aviation truly offer a lifestyle of sophistication and luxury simply not found elsewhere.

Residents of Turnberry Ocean Club enjoy more than 70,000 square feet of amenities on six dedicated levels combined with the access to Turnberry’s signature golf, tennis, marina, resort and waterpark as well as exclusive Fontainebleau Aviation privileges.



CONTACT FOR OFF MARKET OPPORTUNITIES  
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TURNBERRY OCEAN CLUB  
AS OF OCTOBER 2021 | LOCATION: SUNNY ISLES BEACH

	UNIT	% / \$	PRICE	\$ /SF	SIZE	BED/BATH
3 BEDROOM	1503	0%	\$5,900,000	N/A	N/A	3/4.5
	4102	0%	\$5,854,000	2,900	\$2,019	3/4.5
	2602+CABANA	0%	\$5,800,000	3,110	\$1,865	3/4.5
	2702	0%	\$5,750,000	3,110	\$1,849	3/4.5
	3403	0%	\$5,700,000	2,821	\$2,021	3/4.5
	2003	0%	\$4,795,000	2,900	\$1,653	3/4.5
	1902	0%	\$4,700,000	N/A	N/A	3/4.5
	3903	0%	\$4,700,000	3,110	\$1,511	3/4.5
	1903	0%	\$4,695,000	3,110	\$1,510	3/4.5
	1003	-2.17%	\$4,599,000	3,110	\$1,479	3/4.5
	402	0%	\$4,550,000	N/A	N/A	3/4.5

4 BEDROOM	3504	6.19%	\$7,500,000	N/A	N/A	4/5.5
	4304	27.29%	\$7,495,000	\$2,305	3,252	4/5.5
	1804	-0.41%	\$6,125,000	\$1,366	4,485	4/5.5
	401	0%	\$4,801,000	\$1,324	3,625	4/5.5

5 BEDROOM	Sky Villa 3704	0%	\$16,500,000	\$2,465 /SF	6,695 SF	5/7.5
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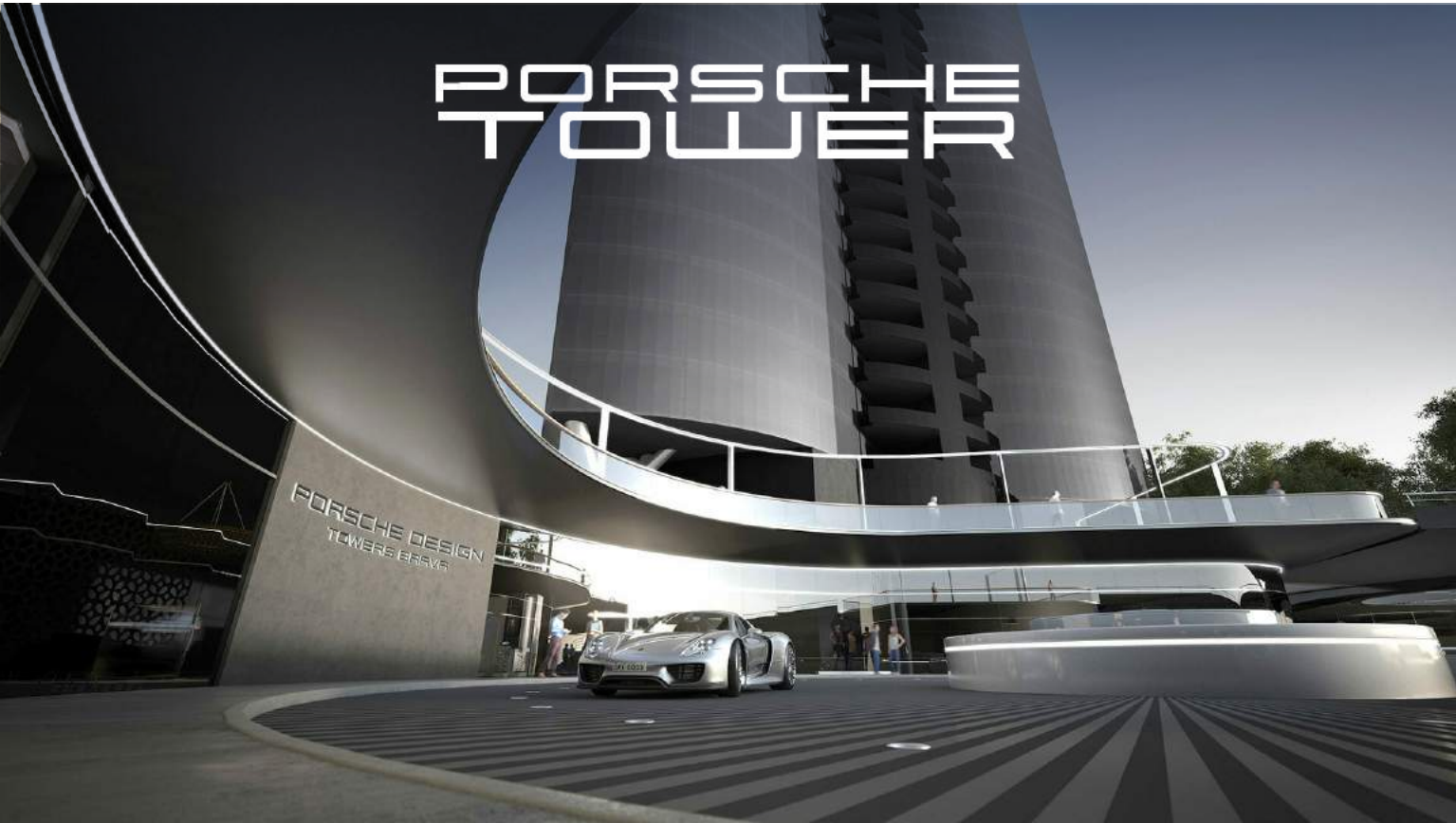
6 BEDROOM	TS 5201	0%	\$29,750,000	\$2,767 /SF	10,750 SF	6/9.5
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\$4.55M to \$29.8M Today's Prices	
Bedrooms	3 - 6
Year Built	2021
Units	154
Stories	54
Average Price Sq.Ft.	\$1.9K
Average Days on Market	0
City	Sunny Isles Beach



TURNBERRY OCEAN CLUB STATISTICS	
Price Range	\$4.55M To \$29.8M
Avg Price / Sq.Ft.	\$1.9K
Avg Days On Market	0
11%	Of Building Is For Sale
3%	Of Building Is For Rent
6%	Of Building Sold In Previous 12 Months





# Innovative Car Elevator System With Luxurious Living In The Clouds

Porsche Design and US-based Dezer Development created the first Porsche Design residential building in March 2017. This architectural and engineering masterpiece reflects essential brand elements such as functional design, technical innovation and iconic, future-forward style.

The most unique feature of the 60-story tower is its patented, revolutionary car elevator system: The “Dezervator” whisks both residents and their vehicles up to their luxurious living quarters, where cars double as apartment keys: Each unit has two to eleven built-in “sky garages”, separated from the living area only by a large glass wall.

With its striking design and integrated automotive elevator system, the Porsche Design Tower Miami sets innovative new standards. Residents can enjoy spectacular views thanks to the building’s cylindrical form and floor-to-ceiling windows. Standard amenities include a private pool and outdoor kitchen for every apartment.

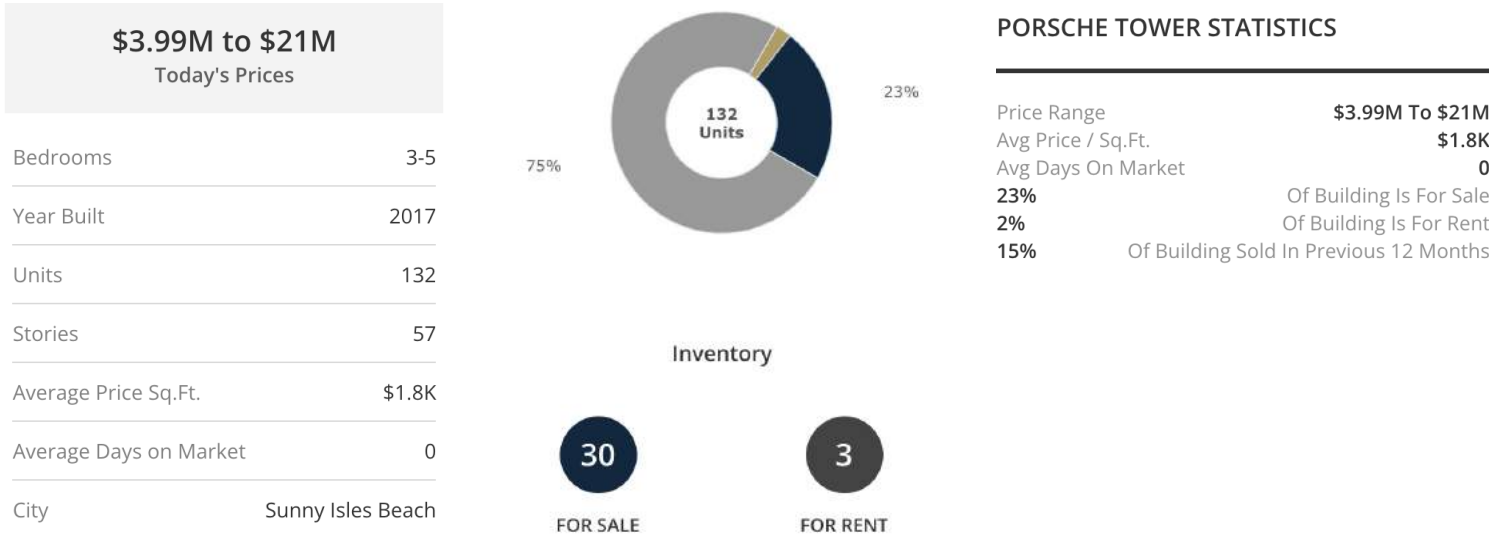


CONTACT FOR OFF MARKET OPPORTUNITIES  
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## PORSCHE DESIGN TOWER INVENTORY

AS OF OCTOBER 2021 | LOCATION: SUNNY ISLES BEACH

	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH
2 BEDROOM	4204	0%	\$6,950,000	\$2,220 /SF	3,130 SF	2/4.5
3 BEDROOM	3401	48.82%	\$7,900,000	\$2,491 /SF	3,171 SF	3/4.5
	5105	0%	\$7,900,000	\$2,222 /SF	3,555 SF	3/4.5
	4804	0%	\$7,500,000	\$2,396 /SF	3,130 SF	3/4.5
	2305	-18.42%	\$6,900,000	\$1,823 /SF	3,785 SF	3/4.5
	3503	-17.62%	\$5,950,000	\$1,572 /SF	3,785 SF	3/4.5
	2801	0%	\$5,850,000	\$1,845 /SF	3,171 SF	3/4.5
	2805	0%	\$5,500,000	\$1,734 /SF	3,171 SF	3/4.5
4 BEDROOM	4005	-3.17%	\$15,500,000	\$2,532 /SF	6,121 SF	4/5.5
	3505	-4.61%	\$8,499,000	\$2,391 /SF	3,555 SF	4/4.5
	1605	14.29%	\$7,500,000	\$2,365 /SF	3,171 SF	4/4.5
	4305	-12.50%	\$7,500,000	\$2,110 /SF	3,555 SF	4/3.5
	2105	0%	\$6,900,000	\$1,661 /SF	4,154 SF	4/4.5
	2505	0%	\$6,500,000	\$1,565 /SF	4,154 SF	4/4.5
	3103	-24.55%	\$6,250,000	\$1,758 /SF	3,555 SF	4/4.5
	1701	-1.68%	\$5,900,000	\$1,420 /SF	4,154 SF	4/5.5
	5505	5.25%	\$5,690,000	\$1,601 /SF	3,555 SF	4/4.5
5 BEDROOM	4203	0%	\$21,000,000	\$2,498 /SF	8,407 SF	5/5.5
	4405	0%	\$17,900,000	\$2,678 /SF	6,684 SF	5/5.5
	2503	0%	\$7,850,000	\$1,890 /SF	4,154 SF	5/5.5



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# Enter a World of Timeless Sophistication, Where Elegance & Artistry Blend Beautifully.

Pelli Clarke Pelli’s contemporary glass tower appears as one with the crystal clear water of the Atlantic Ocean. Transparent terraces let you step into a dreamlike space suspended between earth and sky. Interiors by Armani/Casa create a world of serenity and elegance, and beautifully designed amenities offer the ultimate in true luxury.

Residences by Armani/Casa is a new 56-story oceanfront condominium in Sunny Isles Beach offering 308 exclusive luxury residences. The tower is set on a 3.11-acre site with elegantly landscaped gardens and direct access to 300 feet of oceanfront. Interiors by world renowned Armani/Casa Interior Design Studio under the artistic direction of Giorgio Armani. Soaring 649-foot-tall modern glass tower by internationally acclaimed architect César Pelli features breathtaking Atlantic Ocean views. Landscaping by award-winning Swiss landscape architect Enzo Enea. Elegant porte-cochère entry with water feature. Professionally curated collection of museum-quality art, including monumental sculptures by Sandro Chia and Sinisa Kukec.



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## RESIDENCES BY ARMANI CASA INVENTORY

AS OF OCTOBER 2021 | LOCATION: SUNNY ISLES BEACH

	UNIT	% / \$	PRICE	\$ /SF	SIZE	BED/BATH
2 BEDROOM	4504	0%	\$3,225,000	\$1,879 /SF	1,716 SF	2/2.5
	5405	0%	\$2,750,000	\$2,107 /SF	1,305 SF	2/2
3 BEDROOM	3101	0%	\$5,299,000	\$1,737 /SF	3,050 SF	3/5.5
	3903	39.94%	\$3,950,000	\$1,739 /SF	2,271 SF	3/3.5
	1601	-10.26%	\$3,790,000	\$1,536 /SF	2,468 SF	3/3.5
	2703	23.91%	\$3,749,900	\$1,651 /SF	2,271 SF	3/3.5
	403	0%	\$3,450,000	\$1,519 /SF	2,271 SF	3/3.5
4 BEDROOM	3700	0%	\$6,900,000	\$2,075 /SF	3,325 SF	4/5.5
	3100	8%	\$6,500,000	\$1,991 /SF	3,265 SF	4/5.5
	5100	0%	\$6,250,000	\$1,801 /SF	3,471 SF	4/5.5
	1500	5.81%	\$6,200,000	\$1,654 /SF	3,748 SF	4/5.5
	2400	-5.83%	\$5,990,000	N/A	N/A	4/5.5
	4602	7.36%	\$4,790,000	\$1,786 /SF	2,682 SF	4/5.5
	4202	0%	\$4,600,000	\$1,715 /SF	2,682 SF	4/5.5
	2902	0%	\$4,350,000	\$1,370 /SF	3,176 SF	4/5.5
	2502	0%	\$3,980,000	\$1,253 /SF	3,176 SF	4/5.5
	602	3.97%	\$3,850,000	\$1,212 /SF	3,176 SF	4/5.5
	1702	1.61%	\$3,750,000	\$1,398 /SF	2,682 SF	4/4.5
5 BEDROOM	3202 + Furn	12.35%	\$4,300,000	\$1,354 /SF	3,176 SF	5/5.5

\$1.6M to \$6.9M  
Today's Prices

Bedrooms	2-4
Year Built	2019
Units	308
Stories	54
Average Price Sq.Ft.	\$1.7K
Average Days on Market	0
City	Sunny Isles Beach

Inventory

35  
FOR SALE

12  
FOR RENT

RESIDENCES BY ARMANI CASA STATISTICS

Price Range\$1.6M To \$6.9M

Avg Price / Sq.Ft.\$1.7K

Avg Days On Market0

11%Of Building Is For Sale

4%Of Building Is For Rent

17%Of Building Sold In Previous 12 Months

308 Units

85%  
4%  
11%

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## Superb Craftsmanship, Quality And Style Define The Interiors.

Experience an unrivaled sanctuary of oceanfront elegance at the exclusive, limited-edition Residences at Regalia Miami. The Penthouse, Beach House and 9th Floor Residences at Regalia exemplify luxury at the highest level. Regalia is a premier full-service boutique tower with 39 full-floor Residences in Sunny Isles Beach, Florida, fully equipped with world-class amenities in an ultra-desirable location... Indulge, unwind and transcend your lifestyle at Regalia.

Regalia offers its residents unmatched access to the excitement of Miami, while securing peace of mind and privacy in Sunny Isles Beach. Home to some of the most coveted real estate in the country, Sunny Isles is near downtown Miami and just minutes from world-class shopping at the Aventura Mall and Bal Harbour Shops. This premier location provides residents with private sun-drenched shores, endless nightlife, and glamorous dining and shopping options all in a tropical and serene setting. Luxury and beauty combine in Sunny Isles Beach to create an unparalleled lifestyle for the world’s elite. Just to the north of Regalia sits Golden Beach, famous for its pristine beaches with the idyllic turquoise ocean, its quiet family-oriented community, and renowned multi-million-dollar estates.



CONTACT FOR OFF MARKET OPPORTUNITIES  
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# REGALIA INVENTORY

AS OF OCTOBER 2021 | LOCATION: SUNNY ISLES BEACH

	UNIT	% / \$	PRICE	\$ /SF	SIZE	BED/BATH
4 BEDROOM	42	0%	\$12,500,000	\$2,504 /SF	4,992 SF	4/5.5
	21	28.57%	\$12,000,000	\$2,176 /SF	5,515 SF	4/5.5
	16	3.23%	\$11,000,000	\$2,204 /SF	4,992 SF	4/5.5
	17	0%	\$11,000,000	\$2,204 /SF	4,992 SF	4/5.5
	6	7.22%	\$8,895,000	\$1,782 /SF	4,992 SF	4/5.5
6 BEDROOM	PH-43	0%	\$25,500,000	\$2,774 /SF	9,193 SF	6/8
	4	0%	\$18,500,000	\$2,190 /SF	8,446 SF	6/7



\$8.9M to \$25.5M Today's Prices	
Bedrooms	4-8
Year Built	2014
Units	39
Stories	43
Average Price Sq.Ft.	\$2.3K
Average Days on Market	0
City	Sunny Isles Beach



REGALIA STATISTICS	
Price Range	\$8.9M To \$25.5M
Avg Price / Sq.Ft.	\$2.3K
Avg Days On Market	0
18%	Of Building Is For Sale
0%	Of Building Is For Rent
8%	Of Building Sold In Previous 12 Months





Luxury  
Estate Homes  
Market Report

Luxury  
Estate  
Homes \$5M+

GOLDEN BEACH

PRICE MOVEMENT

▲ 8.48%

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$2,548
HOMES FOR SALE	8
AVERAGE DAYS ON THE MARKET	191
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,185
HOMES SOLD	3
AVERAGE DAYS ON THE MARKET	394
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,093
HOMES SOLD	5
AVERAGE DAYS ON THE MARKET	193

GOLDEN BEACH SINGLE FAMILY INVENTORY

AS OF OCTOBER 2021 | LOCATION: GOLDEN BEACH

ADDRESS	PRICE	BEDS	BATHS	LIVING AREA	LOT
255 OCEAN BLVD, GOLDEN BEACH, FL 33160	\$54,500,000	9	12 / 1	15,075 sq ft	28,400 sq ft
660 N ISLAND DR, GOLDEN BEACH, FL 33160	\$32,515,555	6	7 / 3	10,360 sq ft	36,136 sq ft
469 OCEAN BLVD, GOLDEN BEACH, FL 33160	\$26,500,000	3	3 / 1	7,340 sq ft	14,050 sq ft
142 S ISLAND IS, GOLDEN BEACH, FL 33160	\$16,975,000	6	8 / 1	7,752 sq ft	17,661 sq ft
550 N ISLAND, GOLDEN BEACH, FL 33160	\$15,900,000	7	6 / 1	N/A	17,671 sq ft
224 S ISLAND IS, GOLDEN BEACH, FL 33160	\$14,500,000	6	6 / 1	5,510 sq ft	18,975 sq ft
616 N ISLAND, GOLDEN BEACH, FL 33160	\$14,000,000	7	8 / 1	6,726 sq ft	13,200 sq ft
229 GOLDEN BEACH DR, GOLDEN BEACH, FL 33160	\$5,999,000	7	6 / 1	4,250 sq ft	11,925 sq ft
296 OCEAN BLVD, GOLDEN BEACH, FL 33160	\$5,875,000	6	6 / 0	5,846 sq ft	15,000 sq ft
484 OCEAN BLVD, GOLDEN BEACH, FL 33160	\$5,550,000	7	9 / 2	7,669 sq ft	15,000 sq ft

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# *Interested in Off-Market Properties?*

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Our unmatched capabilities, connections and hyper-focused marketing strategy allow us to give you access to private Off-Market opportunities. We handle this private offerings with the utmost discretion and confidentiality that both buyers and sellers expect. Our expertise is geared towards building the marketability of the property and delivering solutions in the acquisition or selling process.



# Sell your property with South Florida's Leading Luxury Real Estate Boutique

**BRG**  
INTERNATIONAL

"We provide personalized service and undivided attention to our clients. We flawlessly showcase their property with the level of excellence and expertise they deserve"

## Unmatched connections

We have a worldwide network of clients and brokers in some of the most influential cities in the world. We have direct partnership and physical presence in the following cities:

- London
- São Paulo
- Rio de Janeiro
- Adu Dhabi
- Dubai
- New York
- Hamptons
- Moscow
- Los Angeles
- San Francisco
- Madrid
- Buenos Aires
- Montreal
- Toronto
- Mexico City, among other cities

## Amongst our services are:

- 📺 Virtual Reality Tours
- 📷 Incredible Photography
- 🌐 State of the Art Website
- 📧 Dedicated Newsletter and more...
- 🎥 Breathtaking Cinematographic Videos



**SERGIO BALINOTTI**

**MANAGING BROKER**  
LICENSED REAL ESTATE BROKER

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✉️ SB@BRGINTL.COM  
📱 @BRGINTL



LIVE BETTER | LIVE BEYOND



# Recent & Past Sales



**MANSIONS AT ACQUALINA - UNIT 3701 / 02**

17749 Collins Ave #3701/3702 Sunny Isles Beach, FL 33160  
4 beds | 6/1 baths | 9,218 Sq Ft

**\$10,500,000.00**

SELLER REPRESENTATION

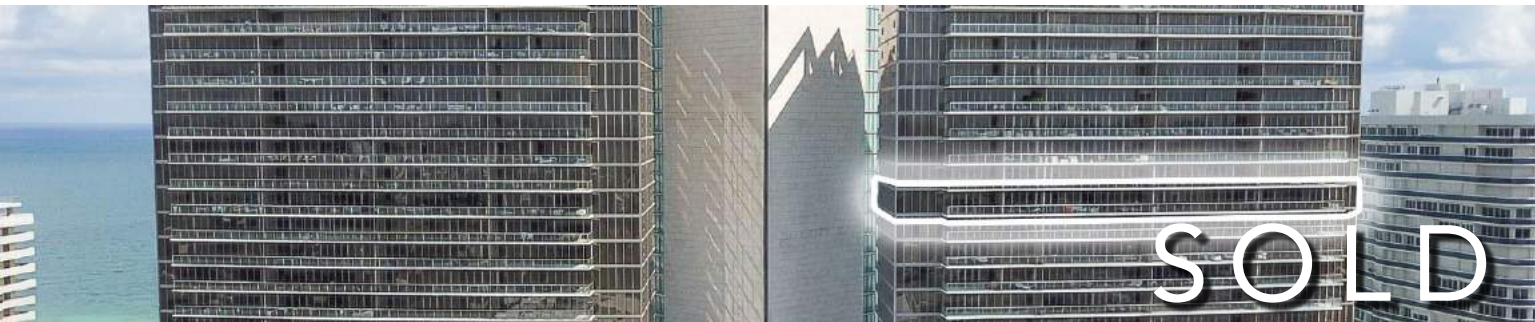


**MANSIONS AT ACQUALINA - UNIT 3002**

17749 Collins Ave #3002 Sunny Isles Beach, FL 33160  
4 beds | 6/1 baths | 4,609 Sq Ft

**\$5,200,000.00**

SELLER REPRESENTATION



**ST REGIS BAL HARBOUR - 17TH FLOOR**

9701 Collins Ave #1701S, Bal Harbour, FL 33154  
6 beds | 6/1 baths | 3,424 Sq Ft

**\$15,500,000.00**

BUYER & SELLER REPRESENTATION



**ST REGIS BAL HARBOUR - UNIT 2302S**

9701 Collins Ave #2302S, Bal Harbour, FL 33154  
3 beds | 3/1 baths | 3,424 Sq Ft

**\$6,500,000.00**

SELLER REPRESENTATION

# Recent & Past Sales



**JADE SIGNATURE - 4403**

16901 Collins Ave #4403, Sunny Isles Beach, FL 33160  
3 beds | 4/1 baths | 3,260 Sq Ft

**\$4,590,000.00**

SELLER REPRESENTATION



**ST REGIS BAL HARBOUR - 1105S**

9701 Collins Ave #1105S, Bal Harbour, FL 33154  
2 beds | 2/1 baths | 1,777 Sq Ft

**\$3,300,000.00**

BUYER & SELLER REPRESENTATION



**ST REGIS BAL HARBOUR - 905S**

9701 Collins Ave #905S, Bal Harbour, FL 33154  
2 beds | 2/1 baths | 1,599 Sq Ft

**\$3,000,000.00**

SELLER REPRESENTATION



**ST REGIS BAL HARBOUR - 1405N**

9705 Collins Ave #1405N, Bal Harbour, FL 33154  
2 beds | 2/1 baths | 1,599 Sq Ft

**\$2,900,000.00**

BUYER & SELLER REPRESENTATION



# BRG International Team



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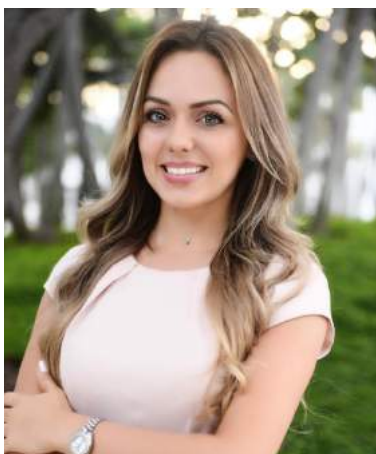


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Our select group of Sales Associates have deep knowledge regarding the local market and integrate their selling strategies to make your residential property appealing to the buyer. We have unmatched marketing capabilities and we are known in the industry for our unparalleled personalized service.



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305-397-8788 OR [INFO@BRGINTL.COM](mailto:INFO@BRGINTL.COM)



# FENDI CHÂTEAU - 901

9349 COLLINS AVE #901, SURFSIDE, FL 33154



## \$9,880,000

As of October, 2021\*



3 BEDS



4.5 BATHS



4,103 SF



\$2,408 \$/SF

### PROPERTY DESCRIPTION:

Live in the Ultimate Luxury at Fendi Chateau, extremely private Flow-Through Corner Residence available for Purchase. No expense was spared with this Custom Project Constructed from BRG Homes. This residence features 3 Bedrooms plus Service quarters, and 4.5 Baths with 5,510 Total sq ft. 4,103 Interior and 1,407 Balcony and Huge Wrap around Terrace featuring an Outdoor Kitchen and Grill. With only 58 Residences at Fendi Chateau, you will enjoy endless amenities including Spa, Theater, Gym, Restaurant, 2 Pools, Beach Service with 5 Star Luxury Concierge.

CONTACT AGENT: **MATIAS ALEM**

📞 786.427.9115 | ✉ MA@BRGINTL.COM

\*Offer may be withdrawn without notice, price and availability might change without notice. Errors and omissions apply.

# ST REGIS BAL HARBOUR - 1403N

9705 COLLINS AVE #1403N BAL HARBOUR, FL 33154



## \$6,690,000

As of October, 2021\*



3 BEDS



3.5 BATHS



3,128 SF



\$2,139 \$/SF

### PROPERTY DESCRIPTION:

Immaculate oceanfront residence at the iconic St. Regis Bal Harbour. No expense was spared. This beachfront paradise residence features 3 spacious bedrooms plus 3 & 1/2 bathrooms, stunning direct ocean views plus breathtaking sunset views of intracoastal /city skyline. Meticulous designed and high end finishes throughout with top-of-the-line appliances. Best deal at St. Regis for your most discerning client. Furniture is not included but negotiable.

CONTACT AGENT: **SERGIO BALINOTTI**

📞 305.522.6618 | ✉ SB@BRGINTL.COM

\*Offer may be withdrawn without notice, price and availability might change without notice. Errors and omissions apply.



# ST REGIS BAL HARBOUR - 2505N

9705 COLLINS AVE #2505N, BAL HARBOUR, FL 33154



**\$3,495,000**

As of October, 2021\*



2 BEDS



2.5 BATHS



1,777 SF



\$1,967 \$/SF

## PROPERTY DESCRIPTION:

Best deal at St Regis Bal Harbour now on the market for those looking to experience a first class lifestyle. This is the highest floor available on the line 05. Absolutely stunning residence! No expense was spared. Exquisitely furnished with attention to detail. This beachfront paradise residence features 2 spacious bedrooms, 2 full bathrooms and one 1 guest bathroom. Corner unit on the 25th floor with breathtaking intracoastal /city skyline views and large balcony. Meticulous designed and top-of-the-line appliances. A true turn-key opportunity for your most discerning client.

CONTACT AGENT: **SERGIO BALINOTTI**

📞 305.522.6618 | ✉ SB@BRGINTL.COM

\*Offer may be withdrawn without notice, price and availability might change without notice. Errors and omissions apply.

# ST REGIS BAL HARBOUR - 1105N

9705 COLLINS AVE #1105N, BAL HARBOUR, FL 33154



**\$3,200,000**

As of October, 2021\*



2 BEDS



2.5 BATHS



1,777 SF



\$1,801 \$/SF

## PROPERTY DESCRIPTION:

Experience St. Regis luxury living at this exquisitely designed and fully furnished 2 beds 2 1/2 baths with amazing views of intracoastal and city skyline. Most Exclusive building in Bal Harbour with 5 stars 5 diamonds amenities: Remede Spa-Fine dining-pool & beach services- 24hrs room service- Concierge & Valet Parking-Bespoke Butler Service and much more. Please see brokers remarks.

CONTACT AGENT: **SERGIO BALINOTTI**

📞 305.522.6618 | ✉ SB@BRGINTL.COM

\*Offer may be withdrawn without notice, price and availability might change without notice. Errors and omissions apply.



# PARAISO BAY - PH5204

650 NE 32 ST #PH5204 MIAMI, FL 33137



## \$2,445,000

As of October, 2021\*



4 BEDS



4.5 BATHS



3,182 SF



\$768 \$/SF

### PROPERTY DESCRIPTION:

Price reduction !Best Deal in the building! Spectacular Lower Penthouse at Paraiso Bay with breathtaking bay and water views. This tastefully designed residence features 4 bedrooms 4 1/2 baths marble flooring, high end appliances and comes fully furnished. Enjoy first class amenities such as State of the Art Gym and Spa, Social Lounge, Movie Theater, Cigar & Wine tasting lounge, Tennis courts, Business center, kids room, bowling alley, game room and much more. One of a kind turn-key residence in the sky!

CONTACT AGENT: **SERGIO BALINOTTI**

📞 305.522.6618 | ✉ SB@BRGINTL.COM

\*Offer may be withdrawn without notice, price and availability might change without notice. Errors and omissions apply.

# JADE OCEAN - 1604

17121 COLLINS AVE #1604, SUNNY ISLES BEACH, FL 33160



## \$2,450,000

As of October, 2021\*



3 BEDS



3.5 BATHS



2,617 SF



\$936 \$/SF

### PROPERTY DESCRIPTION:

Incredibly Finished Residence Available at Jade Ocean. Featuring High End Italian Furniture and the Finest Design Finishes by BRG Homes, boasting 3 Bedrooms and 3.5 Baths with 2,617 total sqft 1,933 Interior sqft With Direct Ocean and Intracoastal Views, this Private Flow Through Abode exudes Elegance and Luxury. Jade Ocean is a Full Service building in Sunny Isles Beach with 24/7 Concierge, Gym, Spa, Sunrise/Sunset Pools, Restaurant, Kids Rooms, Movie Theater and so much more.

**ACTIVE UNDER CONTRACT**

CONTACT AGENT: **MATIAS ALEM**

📞 786.427.9115 | ✉ MA@BRGINTL.COM

\*Offer may be withdrawn without notice, price and availability might change without notice. Errors and omissions apply.



# In our clients words...

“We own 2 properties in Bal Harbour which are managed by BRG Management and we consistently receive outstanding service from their team. They are great at keeping our units occupied and generating increase revenue year after year!”

**St. Regis Resident**

“BRG Management takes excellent care of our residence. Their attention to detail give us piece of mind knowing our property is in great hands. Best decision we've ever made!”

**Fendi Chateau owner**

“I will definitely recommend BRG Management to handle your rental property. They provide 5-stars service in all aspects of the leasing process and they help us generate a great net revenue on regular basis.”

**Oceana Bal Harbour Resident**

“We switched to BRG Management from another company. From the day they took over not only we have made more money in rental income but we also no longer have to worry about the coordination and supervision of all maintenance, repairs and upkeep of the residence.”

**St. Regis owner**



**BRG**  
MANAGEMENT

LET US TAKE  
CARE OF EVERY

**PROPERTY  
MANAGEMENT  
CONCERN**

Our 5- Stars service for Luxury Vacation Rental properties, has helped us become the preferred Management firm in both Bal Harbour and Surfside area. Now more than ever you will need a trusted company that you can rely on to take care of one of your most valuable assets.

**FOR MORE INFORMATION CONTACT:**  
Ricardo Rollim - 786.327.4355 - rr@brgintl.com





**15 E SAN MARINO DR**

Miami Beach

6 beds | 6/1 baths

**\$300,000.00/mo**

LISTING AGENT: **MATIAS ALEM**

786.427.9115



**ST REGIS BAL HARBOUR - 2704S**

Bal Harbour

3 beds | 3/1 baths

**\$85,000.00/mo**

LISTING AGENT: **MATIAS ALEM**

786.427.9115



**ST REGIS BAL HARBOUR - 2304S**

Bal Harbour

4 beds | 4/1 baths

**\$75,000.00/mo**

LISTING AGENT: **MATIAS ALEM**

786.427.9115



**ST REGIS BAL HARBOUR - 2204S**

Bal Harbour

2 beds | 2/1 baths

**\$55,000.00/mo**

LISTING AGENT: **SERGIO BALINOTTI**

305.522.6618



**ST REGIS BAL HARBOUR - 1403N**

Bal Harbour

2 beds | 2/1 baths

**\$40,000.00/mo**

LISTING AGENT: **SERGIO BALINOTTI**

305.522.6618



**BAL HARBOUR 101 - 1206**

Bal Harbour

3 beds | 3 baths

**\$15,900.00/mo**

LISTING AGENT: **MATIAS ALEM**

786.427.9115



**900 BISCAYNE BAY CONDO - 2006**

Miami

3 beds | 4 baths

**\$15,000.00/mo**

LISTING AGENT: **LEA GREEN**

305.742.1002

**FOR ADDITIONAL LISTINGS AVAILABLE, CONTACT US:**

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EDITION Q3 | 2021  
ULTRA LUXURY MARKET


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# MIAMI PROPERTY REPORT

Q3  
2021

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## Downtown Miami & Brickell



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# The art of selling Ultra Luxury Real Estate

Your understanding of the local Real Estate Market where you own or are interested in owning property, is our main goal in producing this publication. We take very seriously informing our clients and readers about what is happening in the markets we concentrate as Real Estate Brokers.

We believe that knowledge is power and we love empowering our clients and network with useful knowledge. We have designed this market report in a way to be simple and effective, giving you a global idea of how your neighborhood market is doing, what is available, and creating a communication platform with owners and readers.

Market surveys will be displayed in our publication, it's a great way to communicate with your neighbors and contribute to the general market!

Our Luxury Boutique Brokerage has been a constant presence in the High-End market since its creation in 2010 and it was conceived under the mantra "Live Better Live Beyond" whereas we look to improve the quality of life of our clients and associates.

We see ourselves as community builders and we strive to add value to the communities we work on by bringing investment and diversity, we believe that Miami has a great potential for growth and development, we are willing to contribute to that growth in a positive way.

We believe in quality not in quantity.

Our attitude is and will always be to help our clients and make a difference.

## MATIAS ALEM

**FOUNDER & CEO**

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📞 (786) 427-9115

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REPORT FOR ***SUNNY ISLES &  
GOLDEN BEACH*** AREAS

Presented by:

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LIVE BETTER | LIVE BEYOND

Reliance Disclaimer: Information presented is deemed reliable but is not warranted. Market Statistics Disclaimer: Properties were listed and sold by various South Florida MLS participants from various date ranges.



# Condominium Market Report

Sales trend by building - Brickell

Q3 | 2020

AVG DAYS  
ON MARKET  
**6**

Q3 | 2021

AVG DAYS  
ON MARKET  
**134**

Q3 | 2020

AVG DAYS  
ON MARKET  
**106**

Q3 | 2021

AVG DAYS  
ON MARKET  
**232**

Q3 | 2020

AVG DAYS  
ON MARKET  
**332**

Q3 | 2021

AVG DAYS  
ON MARKET  
**242**



Echo Brickell | Miami



Brickell Flatiron | Miami



1010 Brickell | Miami

PRICE MOVEMENT ▲ 15.17%

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,806
UNITS FOR SALE	17
UNITS IN THE BUILDING	212
% OF BUILDING AVAILABLE	8%
AVERAGE DAYS ON THE MARKET	250
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,363
UNITS SOLD	7
AVERAGE DAYS ON THE MARKET	134
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,184
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	6

PRICE MOVEMENT ▲ 7.51%

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,665
UNITS FOR SALE	42
UNITS IN THE BUILDING	192
% OF BUILDING AVAILABLE	22%
AVERAGE DAYS ON THE MARKET	448
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,337
UNITS SOLD	5
AVERAGE DAYS ON THE MARKET	106
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,244
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	232

PRICE MOVEMENT ▲ 1.18%

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,046
UNITS FOR SALE	10
UNITS IN THE BUILDING	248
% OF BUILDING AVAILABLE	4%
AVERAGE DAYS ON THE MARKET	344
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$863
UNITS SOLD	10
AVERAGE DAYS ON THE MARKET	242
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$853
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	332

PRICE MOVEMENT ▲ 17.23%

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,264
UNITS FOR SALE	18
UNITS IN THE BUILDING	256
% OF BUILDING AVAILABLE	7%
AVERAGE DAYS ON THE MARKET	404
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,023
UNITS SOLD	5
AVERAGE DAYS ON THE MARKET	61
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$873
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	85

PRICE MOVEMENT ▲ 31.35%

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,721
UNITS FOR SALE	10
UNITS IN THE BUILDING	50
% OF BUILDING AVAILABLE	20%
AVERAGE DAYS ON THE MARKET	273
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,375
UNITS SOLD	3
AVERAGE DAYS ON THE MARKET	378
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,047
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	184

PRICE MOVEMENT ▲ 6.93%

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,219
UNITS FOR SALE	15
UNITS IN THE BUILDING	84
% OF BUILDING AVAILABLE	18%
AVERAGE DAYS ON THE MARKET	232
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$904
UNITS SOLD	3
AVERAGE DAYS ON THE MARKET	334
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$845
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	120

# Condominium Market Report

Sales trend by building - Brickell

Q3 | 2020

AVG DAYS  
ON MARKET  
**85**

Q3 | 2021

AVG DAYS  
ON MARKET  
**61**

Q3 | 2020

AVG DAYS  
ON MARKET  
**184**

Q3 | 2021

AVG DAYS  
ON MARKET  
**378**

Q3 | 2020

AVG DAYS  
ON MARKET  
**120**

Q3 | 2021

AVG DAYS  
ON MARKET  
**334**



SLS Brickell | Miami



Brickell City Centre | Miami



SLS Lux | Miami





# Condominium Market Report

Sales trend by building - Miami Downtown

Q3 | 2020

Q3 | 2021

Q3 | 2020

Q3 | 2021

Q3 | 2020

Q3 | 2021

AVG DAYS  
ON MARKET  
**N/A**

AVG DAYS  
ON MARKET  
**N/A**

AVG DAYS  
ON MARKET  
**N/A**

AVG DAYS  
ON MARKET  
**N/A**

AVG DAYS  
ON MARKET  
**N/A**

AVG DAYS  
ON MARKET  
**N/A**



*Baccarat Residences*

PRICE MOVEMENT **N/A**

PRE CONSTRUCTION SPECS	
YEAR BUILT (PROJECTED)	
<b>2025</b>	
STORIES	
<b>75</b>	
NUMBER OF UNITS	
<b>324 + 8 PH + 28 RIVERFRONT DUPLEX</b>	
PRICE RANGE	
<b>\$1.4 M - \$3.8M</b>	
PRICE AVERAGE SQ FT	
<b>\$1.5K</b>	
AVERAGE DOM	
<b>N/A</b>	
<b>50% UNITS RESERVED AS OF OCT 2021</b>	



*Waldorf Astoria*

PRECONSTRUCTION **N/A**

PRE CONSTRUCTION SPECS	
YEAR BUILT (PROJECTED)	
<b>2025</b>	
STORIES	
<b>100</b>	
NUMBER OF UNITS	
<b>360</b>	
PRICE RANGE	
<b>\$1.4 M - \$3.8M</b>	
PRICE AVERAGE SQ FT	
<b>\$1.1K</b>	
AVERAGE DOM	
<b>N/A</b>	
<b>45% UNITS SOLD AS OF OCT 2021</b>	



*Aston Martin Residences | Miami*

PRICE MOVEMENT **N/A**

PRE CONSTRUCTION SPECS	
YEAR BUILT (UNDER CONSTRUCTION)	
<b>2022</b>	
STORIES	
<b>66</b>	
NUMBER OF UNITS	
<b>391</b>	
PRICE RANGE	
<b>\$1.2M - \$5.8M</b>	
PRICE AVERAGE SQ FT	
<b>\$1.5K</b>	
AVERAGE DOM	
<b>N/A</b>	
<b>75% UNITS SOLD AS OF OCT 2021</b>	

# Condominium Market Report

Sales trend by building - Miami Downtown

Q3 | 2020

Q3 | 2021

Q3 | 2020

Q3 | 2021

Q3 | 2020

Q3 | 2021

AVG DAYS  
ON MARKET  
**497**

AVG DAYS  
ON MARKET  
**414**

AVG DAYS  
ON MARKET  
**296**

AVG DAYS  
ON MARKET  
**273**

AVG DAYS  
ON MARKET  
**296**

AVG DAYS  
ON MARKET  
**273**



*Paramount | Miami*

PRICE MOVEMENT **▲ 14.17%**

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,805
UNITS FOR SALE	29
UNITS IN THE BUILDING	132
% OF BUILDING AVAILABLE	22%
AVERAGE DAYS ON THE MARKET	453
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,286
UNITS SOLD	4
AVERAGE DAYS ON THE MARKET	414
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,126
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	497



*One Thousand Museum | Miami*

PRICE MOVEMENT **▲ 31.14%**

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$2,188
UNITS FOR SALE	7
UNITS IN THE BUILDING	39
% OF BUILDING AVAILABLE	18%
AVERAGE DAYS ON THE MARKET	131
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,462
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	273
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,115
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	296



*Marquis | Miami*

PRICE MOVEMENT **▲ 31.14%**

Q3   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$2,188
UNITS FOR SALE	7
UNITS IN THE BUILDING	39
% OF BUILDING AVAILABLE	18%
AVERAGE DAYS ON THE MARKET	131
Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,462
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	273
Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,115
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	296





# Echo Brickell's Will Redefine The Standard Of Excellence For South Florida Highrise Living.

Echo Brickell is a boutique, residential high-rise in the epicenter of Miami's fastest growing metropolitan neighborhood, located on the coveted East side of Brickell Avenue. Echo Brickell is the result of a first time collaboration between acclaimed architect Carlos Ott and the esteemed innovators at yoo Studio. With only 180 residences, Echo Brickell is the most exclusive architectural icon south of New York. The fully finished, exquisitely designed residences feature summer kitchens and top-of-the-line appliances. Expansive terraces bring the outside in and marble flooring throughout the living spaces elevates the level of grandeur. These limited edition residences bring together innovative architecture and modern interior design to create a living space that's impeccable, exciting and unique.



CONTACT FOR OFF MARKET OPPORTUNITIES  
📞 : 305 397 8788 | ✉️ : info@brgintl.com

## ECHO BRICKELL INVENTORY

AS OF OCTOBER 2021 | LOCATION: MIAMI

	UNIT	% / \$	PRICE	\$ /SF	SIZE	BED/BATH
2 BEDROOM	3004	3%	\$2,890,000	\$1,666 /SF	1,735 SF	2/2.5
	4604	-5%	\$2,850,000	N/A	N/A	2/2.5
	2103	4%	\$2,700,000	\$1,866 /SF	1,447 SF	2/2.5
	3503	0%	\$2,690,000	N/A	N/A	2/2.5
	3203	8%	\$2,655,000	N/A	N/A	2/2.5
	2403	-2%	\$2,649,000	N/A	N/A	2/2.5
	2503	6%	\$2,625,000	N/A	N/A	2/2.5
	504	-2%	\$2,620,000	N/A	N/A	2/2.5
	2203	0%	\$2,550,000	N/A	N/A	2/2.5

3 BEDROOM	2802	0%	\$4,999,000	\$2,020 /SF	2,475 SF	3/3.5
	3001	0%	\$4,589,000	N/A	N/A	3/4.5
	4502	0%	\$3,990,000	N/A	N/A	3/3.5
	2302	0%	\$3,700,000	N/A	N/A	3/3.5
	1202	3%	\$3,700,000	N/A	N/A	3/3.5
	2002	0%	\$3,700,000	\$1,731 /SF	2,137 SF	3/3.5
	1502	0%	\$3,690,000	N/A	N/A	3/3.5
	802	-2%	\$3,589,999	\$1,451 /SF	2,475 SF	3/3.5

4 BEDROOM	4305	-2%	\$6,799,000	N/A	N/A	4/5.5
	2505	0%	\$6,500,000	N/A	N/A	4/5.5
	4205	2%	\$5,795,000	\$1,592 /SF	3,640 SF	4/5

\$415K to \$39.5M  
Today's Prices

Bedrooms	1-4
Year Built	2017
Units	180
Stories	60
Average Price Sq.Ft.	\$1.2K
Average Days on Market	0
City	Brickell

Inventory

23  
FOR SALE

1  
FOR RENT

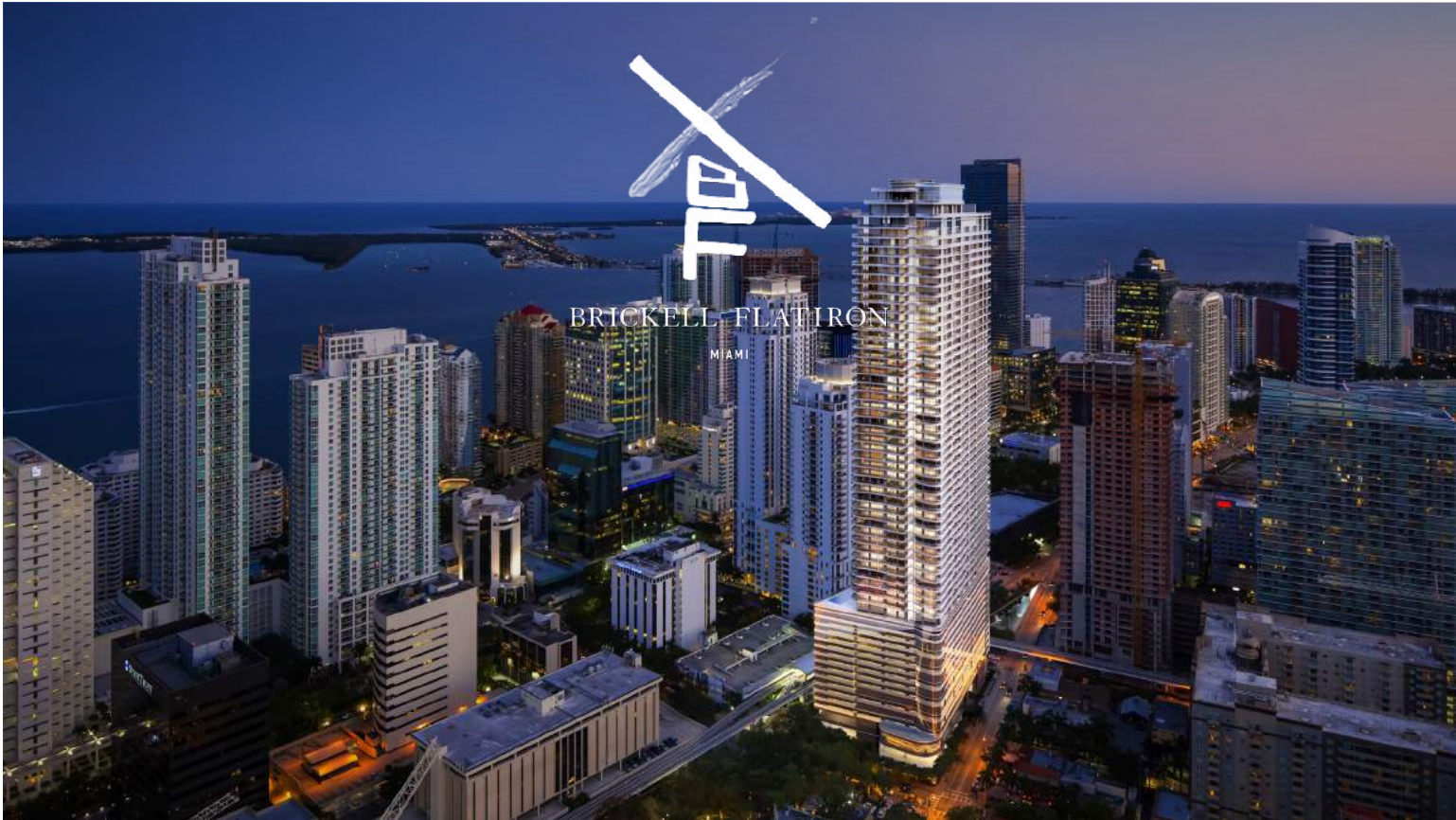
180  
Units

87%  
13%  
1%

ECHO BRICKELL STATISTICS

Price Range	\$415K To \$39.5M
Avg Price / Sq.Ft.	\$1.2K
Avg Days On Market	0
13%	Of Building Is For Sale
1%	Of Building Is For Rent
21%	Of Building Sold In Previous 12 Months





# Redefining The Miami Skyline. A Beacon Of Design And Innovation

Downtown Miami’s hottest neighborhood celebrates a true architectural icon. These luxury Brickell condos located at 1000 Brickell Plaza are an urban oasis developed by Ugo Colombo and designed by Luis Revuelta. The tower of soaring glass, defined by sweeping exposures, enhances the skyline with persuasive curves. Inside, Italian interior architect Massimo Iosa Ghini introduces a design concept of fluid, continuous space by creating a seamless transition from Brickell Flatiron’s exterior.

Brickell Flatiron’s innovative architectural design introduces flowing curvilinear forms to accommodate spacious floor plans. These Miami luxury condos sit in a slender glass tower that soars sixty-four stories high—providing expansive bay and city views.

Inside this sleek high-rise, Italian interior architect Massimo Iosa Ghini combines sleek glass walls and curved lines to create a sense of movement – welcoming residences upon arrival with warmth, light and precious stone. Exquisite design paired with fine art creates a masterpiece gallery for residents to enjoy.



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## BRICKELL FLATIRON INVENTORY

AS OF OCTOBER 2021 | LOCATION: MIAMI

	UNIT	% / \$	PRICE	\$ /SF	SIZE	BED/BATH
1 BEDROOM	2305	0%	\$830,000	\$812 /SF	1,022 SF	1/2
	4603	0%	\$750,000	\$905 /SF	829 SF	1/1.5
	4903	0%	\$725,000	\$875 /SF	829 SF	1/1.5
	3911	2.94%	\$690,000	\$762 /SF	906 SF	1/1.5
	2714	0%	\$670,000	\$770 /SF	870 SF	1/1.5
	3203	1.53%	\$660,000	\$796 /SF	829 SF	1/1.5

2 BEDROOM	PH5605	0%	\$1,800,000	\$1,456 /SF	1,236 SF	2/2.5
	PH5305	0%	\$1,430,000	\$1,157 /SF	1,236 SF	2/2.5
	3212	8.33%	\$1,250,000	\$864 /SF	1,446 SF	2/2.5
	3712	9.13%	\$1,249,000	\$921 /SF	1,356 SF	2/2.5
	1912	0%	\$1,230,000	\$907 /SF	1,356 SF	2/2.5
	2501	8.85%	\$1,180,000	\$842 /SF	1,401 SF	2/2.5

3 BEDROOM	PH5807	0%	\$2,749,000	\$1,527 /SF	1,800 SF	3/3.5
	PH5603	6.44%	\$2,725,000	\$1,313 /SF	2,076 SF	3/4.5
	PH5307	0%	\$2,550,000	\$1,334 /SF	1,912 SF	3/3.5
	4110 & 4111	0%	\$1,850,000	\$1,093 /SF	1,692 SF	3/3.5

5 BEDROOM	UPH6202	0%	\$17,500,000	\$3,383 /SF	5,173 SF	5/5.5
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6 BEDROOM	UPH6201	-10.53%	\$22,500,000	\$2,864 /SF	7,855 SF	6/7.5
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\$520K to \$22.5M  
Today's Prices

Bedrooms	1-3
Year Built	2019
Units	548
Stories	64
Average Price Sq.Ft.	\$1.1K
Average Days on Market	0
City	Brickell

Inventory

30  
FOR SALE

11  
FOR RENT

548 Units

93%  
2%  
5%

BRICKELL FLATIRON STATISTICS

Price Range\$520K To \$22.5M

Avg Price / Sq.Ft.\$1.1K

Avg Days On Market0

5%Of Building Is For Sale

2%Of Building Is For Rent

13%Of Building Sold In Previous 12 Months





# Luxury Residences With Dazzling Views Of The Miami Skyline And Biscayne Bay

1010 Brickell is an iconic 50-story condominium tower with glass façade and curvilinear profile by world-renowned The Sieger Suarez Architects. This urban oasis was designed from the ground up with unparalleled amenities attractive to adults and children alike to be not just residents' home, but also their private sports and social club. The project features 387 luxury residential residences in the heart of Miami's Brickell Avenue district and dazzling views of the Miami skyline and Biscayne Bay. Brickell Avenue is known as Miami's financial district and is the location of world class luxury residential, retail, and office properties. 1010 Brickell is centrally located within one block of Mary Brickell Village and Brickell CityCentre. Amenities include an indoor heated swimming pool with retractable glass walls for flexible access to outdoors, a spa featuring a Hammam Turkish steam bath area, an impact-absorbing outdoor running track providing unparalleled views of the Miami skyline, an indoor game room, indoor/outdoor playground areas including a mini water park, an elegant social room, a fitness center, courts for a variety of sports, and many more. 1010 also features a rooftop pool and lounge with an outdoor theater and a sophisticated business center with flexible offices, meeting rooms, and conference space. The project was completed in Q4 2017.



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## 1010 BRICKELL INVENTORY

AS OF OCTOBER 2021 | LOCATION: MIAMI

	UNIT	% / \$	PRICE	\$ /SF	SIZE	BED/BATH
1 BEDROOM	3111	0%	\$5,995,000	\$697 /SF	975 SF	1/1.5
	2306	0%	\$5,900,000	\$591 /SF	1,100 SF	1/2
	1606	0%	\$5,500,000	\$564 /SF	1,100 SF	1/2
	1811	0%	\$4,800,000	N/A	N/A	1/1.5
	4007	0%	\$4,750,000	N/A	N/A	1/1
	4108	-4.55%	\$4,199,000	\$567 /SF	759 SF	1/1.5
	3008	-2.35%	\$4,198,000	\$553 /SF	759 SF	1/1.5
2 BEDROOM	3503	1.06%	\$950,000	\$740 /SF	1,283 SF	2/3
	4803	0%	\$925,000	\$721 /SF	1,283 SF	2/3
	4006	0%	\$920,000	N/A	N/A	2/3
	3703	0%	\$900,000	\$701 /SF	1,283 SF	2/3
	4303	0%	\$890,000	\$694 /SF	1,283 SF	2/3
	3904	5.40%	\$875,000	\$660 /SF	1,325 SF	2/3
	3704	0%	\$870,000	\$657 /SF	1,325 SF	2/3
	4004	0%	\$870,000	\$657 /SF	1,325 SF	2/3
	3203	0%	\$860,000	\$670 /SF	1,283 SF	2/3
	2003	0%	\$840,000	\$634 /SF	1,325 SF	2/3
	1603	1.33%	\$830,000	\$647 /SF	1,283 SF	2/3
	1409	11.19%	\$670,000	\$652 /SF	1,028 SF	2/3
3 BEDROOM	3601	1.08%	\$1,394,000	\$795 /SF	1,753 SF	3/3

\$280K to \$1.4M  
Today's Prices

Bedrooms	Studio a 3
Year Built	2017
Units	387
Stories	50
Average Price Sq.Ft.	\$661
Average Days on Market	0
City	Brickell

Inventory

30  
FOR SALE

3  
FOR RENT

387 Units

91%

1%

8%

1010 BRICKELL STATISTICS

Price Range	\$280K To \$1.4M
Avg Price / Sq.Ft.	\$661
Avg Days On Market	0
8%	Of Building Is For Sale
1%	Of Building Is For Rent
19%	Of Building Sold In Previous 12 Months





# SLS Brickell Hotel & Residences Marries The Great Design Of Philippe Starck With The Luxury Lifestyle Of SBE

A 1,050,000 SF mixed-use project with a 51-story tower containing ground floor restaurant/retail space, 450 condominiums and a 124-room SLS hotel.

The hotel occupies the first 10 floors with the condominium residences, which range from 600 to 1,600 square feet, above. sbe Hotel Group brings a collection of retail, spa and food and beverage concepts to the hotel including 5,000 square feet of meeting space, two fine dining restaurants, a spa and two pools. The hotel amenities are also available to the condominium residents. The project has been designed to attain LEED Sliver status. The SLS hotel opened in October 2016. The hotel and retail/restaurant space line the majority of the parking garage, with the remaining garage facades adorned by a massive mural by artist Markus Linnenbrook.



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## SLS BRICKELL HOTEL & RESIDENCES INVENTORY

AS OF OCTOBER 2021 | LOCATION: MIAMI

	UNIT	% / \$	PRICE	\$ /SF	SIZE	BED/BATH
1 BEDROOM	4103	0%	\$625,000	N/A	N/A	1/2
	4803	0%	\$625,000	\$710 /SF	880 SF	1/2
	4404	0%	\$539,000	\$771 /SF	699 SF	1/1
	3104	0%	\$499,900	N/A	N/A	1/1
	2504	0%	\$497,000	\$711 /SF	699 SF	1/1
	3108	0%	\$480,000	\$740 /SF	649 SF	1/1.5
	3107	0%	\$450,000	\$789 /SF	570 SF	1/1
	2907	1%	\$435,000	\$763 /SF	570 SF	1/1
	1407	0%	\$399,000	\$700 /SF	570 SF	1/1
2 BEDROOM	2601	0%	\$880,000	\$688 /SF	1,279 SF	2/2
	4402	0%	\$850,000	N/A	N/A	2/2
	4502	0%	\$845,000	\$777 /SF	1,088 SF	2/2
	3502	0%	\$839,000	\$771 /SF	1,088 SF	2/2
	4302	0%	\$820,000	\$754 /SF	1,088 SF	2/2
	1502	0%	\$800,000	\$735 /SF	1,088 SF	2/2
3 BEDROOM	PH5010	0%	\$1,699,000	\$993 /SF	1,711 SF	3/2.5
	PH4910	0%	\$1,675,000	\$979 /SF	1,711 SF	3/2.5
	2305	0%	\$1,220,000	\$811 /SF	1,505 SF	3/2.5
	3005	0%	\$1,150,000	\$764 /SF	1,505 SF	3/2.5
	2706	0%	\$1,100,000	\$953 /SF	1,154 SF	3/2.5
	4306	0%	\$1,065,000	\$923 /SF	1,154 SF	3/2.5
	1705	0%	\$990,000	\$773 /SF	1,281 SF	3/2.5
	1005	0%	\$960,000	\$711 /SF	1,350 SF	3/2.5
	4606	0%	\$950,000	\$823 /SF	1,154 SF	3/2.5
	1805	0%	\$849,999	\$664 /SF	1,281 SF	3/2.5
	2206	12%	\$820,000	\$711 /SF	1,154 SF	3/2.5
	2506	0%	\$795,000	\$689 /SF	1,154 SF	3/2.5
	2106	0%	\$729,000	\$632 /SF	1,154 SF	3/2.5
	1406	0%	\$719,000	\$623 /SF	1,154 SF	3/2.5
	1206	0%	\$689,000	\$597 /SF	1,154 SF	3/2.5





# Elevate Your Life. Live In The Heart Of Brickell.

At the crossroads of sleek contemporary design and connected downtown energy, you'll find Reach & Rise - the two exclusive residential towers that stretch skyward 43 stories above the globally recognized Brickell City Centre. This is the address of innovation. Spectacular panoramic views of Miami are rivaled only by abundance of thoughtfully curated amenities, personalized services, and beautiful residences that capture what it means to live in the very center of one of the most dynamic cities in the world.

A collection of luxury condominiums with ceiling heights from 9'4" to 11'4". Exclusive collection of Penthouse Residences with 12'4" ceilings featuring upgraded appliance packages, outdoor kitchens and some with private rooftop pools and outdoor spas. Residences are delivered fully finished and furniture-ready with choice of two interior finish packages including Italian cabinetry and imported marble floors. Advanced technology elevator access. Expansive terraces with glass and aluminum railings directly accessible from living areas and bedrooms. Floor-to-ceiling sliding glass doors. Over-sized, fully finished walk-in closets in all master bedrooms. Powder room in most residences. Pre-wired for high-speed data, telephone and cable, with USB charging outlets in bedrooms and master closets.



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## BRICKELL CITY CENTRE INVENTORY

AS OF OCTOBER 2021 | LOCATION: MIAMI

	UNIT	% / \$	PRICE	\$ /SF	SIZE	BED/BATH
2 BEDROOM	1209	28.57%	\$1,300,000	\$949 /SF	1,370 SF	2/2.5
	909	0%	\$1,200,000	\$871 /SF	1,377 SF	2/2.5
	3411	0%	\$1,175,000	\$929 /SF	1,265 SF	2/2.5
	3412	0%	\$1,175,000	\$929 /SF	1,265 SF	2/2.5
	2909	0%	\$1,150,000	\$838 /SF	1,373 SF	2/2.5
	1807	0%	\$1,140,000	\$916 /SF	1,244 SF	2/2.5
	2609	-6.03%	\$1,125,000	\$819 /SF	1,373 SF	2/2.5
	1901	0%	\$1,050,000	\$830 /SF	1,265 SF	2/2.5
	3111	0%	\$1,050,000	\$830 /SF	1,265 SF	2/2.5
	2501	0%	\$965,000	\$763 /SF	1,265 SF	2/2.5
	3510	0%	\$890,000	\$730 /SF	1,299 SF	2/2
	3810	0%	\$890,000	\$730 /SF	1,299 SF	2/2
	2010	0%	\$850,000	\$712 /SF	1,193 SF	2/2
	1907	0%	\$849,000	\$682 /SF	1,244 SF	2/2.5
	4010	0%	\$839,000	\$688 /SF	1,219 SF	2/2

4 BEDROOM	4011	0%	\$2,950,000	\$1,168 /SF	2,526 SF	3/3.5
	1903	0%	\$1,450,000	\$781 /SF	1,856 SF	3/3.5
	805	0%	\$1,386,900	N/A	N/A	3/3.5
	1104	-6.20%	\$1,250,000	\$619 /SF	2,020 SF	3/3

6 BEDROOM	4301	0%	\$6,300,000	\$2,284 /SF	4,066 SF	4/4.5
	4101	0%	\$3,130,000	\$2,284 /SF	2,532 SF	4/4.5

\$580K to \$6.3M  
Today's Prices

Bedrooms	1-5
Year Built	2016
Units	390
Stories	43
Average Price Sq.Ft.	\$801
Average Days on Market	0
City	Brickell

Inventory

34  
FOR SALE

13  
FOR RENT

BRICKELL CITY CENTRE STATISTICS

Price Range\$580K To \$6.3M

Avg Price / Sq.Ft.\$801

Avg Days On Market0

9%Of Building Is For Sale

3%Of Building Is For Rent

13%Of Building Sold In Previous 12 Months





## A New Perspective On Luxury Living. Your Chateau. Your Beach

The SLS-lux is one of the most desirable condominiums that anyone wants to live, located at 801 South Miami Ave, Miami, Florida. It is in the heart of Brickell, in between upcoming Brickell City Center high end retail and restaurants and Mary Brickell Village shopping center. The building is designed with Dramatic interiors, commissioned art installations and original works of art by contemporary masters create an atmosphere that is as unique as it is exclusive. An extensive menu of personal services ensures that every need is anticipated and catered to with perfection. 84 Designer Suites will fully be decorated and finished with limited collection of 12 Penthouse Residences on the top three floors with complimentary 24-hour valet parking services.

It is offering amazing price for sale with fantastic unit with floor-to-ceiling windows with direct city/bay panoramic views. SLS LUX creates an environment for hotel guests and residents alike that treats the senses of a comfortable luxury unlike any other. Just steps away from upcoming Brickell City Centre, Miami's newest and most extravagant shopping and lifestyle destination, SLS Lux will be 57 stories high, will boast spacious 1, 2 and 3 Bedroom floorplans with private elevators and foyers, they will come fully finished with top of the line porcelain flooring and first class custom Italian kitchens with sub zero and wolf appliances and top of the line bathrooms. Marble floors, Walk-in closet. Stainless steel appliances BOSH, Italian style custom designed cabinetry -Granite countertops.



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## SLS LUX INVENTORY

AS OF OCTOBER 2021 | LOCATION: MIAMI



Bedrooms	Studio a 3
Year Built	2017
Units	450
Stories	59
Average Price Sq.Ft.	\$0
Average Days on Market	0
City	Brickell



Inventory

0

FOR SALE

2

FOR RENT

### SLS LUX BRICKELL STATISTICS

Price Range	\$0
Avg Price / Sq.Ft.	\$0
Avg Days On Market	0
0%	Of Building Is For Sale
0%	Of Building Is For Rent
0%	Of Building Sold In Previous 12 Months

Reliance Disclaimer: Information presented is deemed reliable but is not warranted. Market Statistics Disclaimer: Properties were listed and sold by various South Florida MLS participants from various date ranges.





*Baccarat*  
RESIDENCES  
BRICKELL, MIAMI

# Where Life Forever Sparkles. Enlightened Residential Design

Baccarat proudly presents its first collection of residences to the Miami market.

Illuminated by the infinite shimmer of the sun, this soaring tower will stand radiant on the waterfront where the river meets the bay, in the heart of the glittering lights of the city.

Combining the best of Brickell with enlightened design, artful service and enlivening waterfront amenities, residents can expect a lifestyle infused with laid-back glamour and limitless luxury. The ultimate expression of one of the world’s most rarefied aesthetics, refined over centuries, perfected in the heart of Brickell.

More than a home, a Baccarat residence offers entrée to a unique living experience. Everything has been conceived, designed and personalized with precision, passion and finesse. From museum quality art adorning the walls to the majestic Grand Salon and the radiant Baccarat Spa with treatments, yoga and steam rooms, residents can spend their entire day delighting in the extensive amenities. Baccarat Residences offer the privacy of an exclusive condominium while experiencing the allure and invigoration of a luxury destination. Imagine a life where the ultimate luxury is coming home.



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## BACCARAT RESIDENCES DETAILS

LOCATION: MIAMI

### DEVELOPMENT OVERVIEW:

- Privileged Brickell waterfront position, where the Miami River meets Biscayne Bay
- Dazzling contemporary 75-story glass tower
- Collection of 324 tower residences, 8 penthouses and 28 riverfront flats and duplexes
- Panoramic views of Biscayne Bay, the Miami River and the Miami city lights and skyline from every residence
- Artful service and amenities impeccably curated by Baccarat Hotels & Residences and expertly managed by SH Hotels & Resorts
- Lushly landscaped waterfront promenade and private marina
- Planned 10,000 square feet signature waterfront restaurant
- Curated museum-quality art collection

### BUILDING AMENITIES:

- Lushly landscaped secluded private entrance leading to the riverfront arrival court and elegant porte-cochère entrance
- Exquisitely appointed entrance lobby with grand high ceilings leading directly to three banks of double private elevators to each residence
- Permanent installation of curated museum quality art collection throughout the building’s public spaces
- Elevated 12th level amenities resort deck loaded with a dramatic zero-entry heated saline swimming pool, outdoor spa, pool-side cabanas, summer kitchen area and beautifully landscaped sun terrace
- Glamorously designed Grand Salon, set as the ideal location for both intimate gatherings and grand celebrations
- Luxurious Clubroom with bar and billiards, catering kitchen, and multimedia facilities
- State-of-the-art fully equipped fitness center curated by Altitude Fitness with cardio theater, spinning room, yoga and meditation rooms, all overlooking the pool deck resort area
- Hammam spa with men’s and women’s steam and sauna facilities, luxurious treatment rooms and spa shop
- Private screening room with cutting-edge audiovisual equipment and theater-style seating
- Game room with multimedia facilities and children’s playroom
- Business Center with conference facilities and private work spaces
- Gourmet market
- Wine Cellar and Tasting Room
- State-of-the-art Chef’s Kitchen and Private Dining room
- Pet friendly community with Pet Spa, Grooming and Walk Service
- Hair Salon & Barber Station
- High-speed internet access in all public areas
- Electric vehicle charging stations
- Air-conditioned storage rooms
- Bicycle storage spaces

### DEVELOPMENT OVERVIEW:

- Open-concept, flow-through contemporary floor plans featuring one, two, three, and four-bedroom residences and penthouses, all offered with a selection of exquisite decorator finishes and ready for immediate occupancy
- Private key activated elevator access and entry vestibules in all residences with two elevators opening directly to each residence
- Energy-efficient, tinted, impact-resistant floor-to-ceiling sliding glass doors and windows with panoramic views of Biscayne Bay, the Miami River and the Miami city lights and skyline from every residence
- Expansive eight-foot-deep private terraces accessible from the living and master bedroom areas of every residence, and wrap around terraces at corner units, with glass railings for unobstructed views
- Generous smooth-finish ten-foot high ceilings in typical floors soaring to eleven and twelve feet in penthouse levels
- Gourmet kitchens with open-concept design
- Top of the line kitchen appliances
- Individually controlled, high-efficiency central A/C and heater

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For more information: T: 305.397.8788 | www.brgintl.com | info@brgintl.com





# A Journey In Transcendence. Ascendence Begins Upon Arrival.

Much like the thriving metropolis within which it sits, Waldorf Astoria Residences Miami offers an experience in transcendence - an exclusive lifestyle offering embedded within a legacy brand that has stood the test of time. Residents here will not only assume a coveted place in a landmark building's history, but also as part of a cutting-edge community of culture shapers, intrinsically playing a role in boldly defining societal moments. Waldorf Astoria Residences Miami, with its limitless views, extraordinary architecture and timeless brand will usher in a new era for generations to come.

Designed conceptually by Carlos Ott and the architectural firm Seiger Suarez, Waldorf Astoria Residences Miami will be the landmark beacon of this global city. Located in Downtown Miami, the towering structure is an experience in exclusivity. Here, life is designed for those who appreciate one-of-a-kind, enrichment that inspires.

A transformative experience begins as early as one's arrival at the private porte cochère. A sense of awe and intrigue abounds as we first encounter the attentive service synonymous with the Waldorf Astoria name. Ascendence into a new realm continues upon entrance as the magnificent, open air lobby with its dramatic, curved, glass enclosed 4-story staircase introduces us to a visionary building with an even more visionary experience to be had.



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## WALDORF ASTORIA DETAILS

LOCATION: MIAMI

### BUILDING OVERVIEW:

- 100 Stories
- 360 private residences
- Jr. Suites, 1, 2, 3, and 4-bedrooms
- Penthouse Collection
- 205 hotel guestrooms and suites

### BUILDING FEATURES:

- Located in Downtown Miami across from Biscayne Bay
- Peacock Alley
- True Waldorf Service and concierge
- Unobstructed views of city and downtown skyline, Miami Beach and Atlantic Ocean
- Resort-style pool with outdoor café and private cabanas
- Private Bar/ Wine Tasting Room
- Signature Restaurant
- All-Day Dining Brasserie
- Pre-function and function spaces
- Meeting and boardrooms
- Kids Club
- 24-hour valet parking

### RESIDENCE FEATURES:

- Fully finished and furnished Jr. Suites
- Fully finished 1, 2, 3 and 4-bedroom private residences
- All residential interiors are designed by award-winning interior design firm BAMO
- Features the latest "smart building" technology with a custom residential app, linking residents to 24-hour concierge services
- 10' foot floor-to-ceiling windows with stunning views of city and downtown skyline, Miami Beach and Atlantic Ocean
- Smart home technology offers seamless personalization with the touch of a button, including integrated audio, video and lighting systems
- Contemporary lighting package, includes recessed lighting, dimmers, and lighting control
- Fully built-out closets in all residences curated by BAMO
- Built in top-of-the-line in-unit washer and dryer
- Flooring selections included with specifications recommended by BAMO
- Pre-wired for high-speed communications and data connection

### KITCHENS & BATHROOMS:

- Kitchens feature custom Italian cabinetry curated by BAMO
- Subzero and Wolf appliance package includes integrated paneled microwave, dishwasher, built-in convection oven and refrigerator/ freezer and wine storage
- Primary bathrooms offer rain showers and custom Italian vanities
- Dornbracht and Duravit bathroom fixtures, features and accessories

### PRIVATE RESIDENTIAL SERVICES & AMENITIES

- 24-hour doormen and lobby desk attendants
- Private porte cochère with 24-hour valet service and private residential entry
- 24-hour concierge services in addition to dedicated on-site professionals
- Owners Lounge with high ceilings, billiard and entertainment room with panoramic bay views, designed for private functions and equipped with adjacent catering kitchen
- Private residential pool deck with whirlpools and lounging areas
- Exclusive Waldorf Astoria Miami access and benefits, including preferred spa and restaurant rates and access to à la carte hotel services
- Valet parking included

Reliance Disclaimer: Information presented is deemed reliable but is not warranted. Market Statistics Disclaimer: Properties were listed and sold by various South Florida MLS participants from various date ranges.





# A World-Class Building Exuding Elegance And Exclusivity

Unrivalled prestige, unequalled craftsmanship, uncompromising standards. For over a century, the Aston Martin name has been synonymous with excellence in the field of motorcar design and is one of the world’s most iconic, recognisable marques. Each one produced is bespoke and handcrafted, making a highly personal statement about the owner who possesses it.

For their vision of 300 Biscayne Boulevard Way in downtown Miami, Aston Martin partnered with renowned developer G&G Business Developments LLC to translate its legendary design into an exclusive real estate venture. The result is a prestigious, one-of-a-kind building that represents the pinnacle of elegant living.

A select few will comprise the most breathtaking penthouses including the jewel in the crown – one superb triplex condominium. Panoramic views of Biscayne Bay, the Miami River and the dynamic Miami skyline abound, providing an ever-changing, dramatic backdrop. A full complement of amenities such as a state-of-the-art fitness centre and spa, large pool deck, salons, lounges and a marina are all located onsite for total convenience. With its captivating design and outstanding features, the Aston Martin Residences at 300 Biscayne Boulevard Way perfectly captures a spirit of graceful beauty and thrilling excitement.



CONTACT FOR OFF MARKET OPPORTUNITIES  
☎ : 305 397 8788 | ✉ : info@brgintl.com

## ASTON MARTIN RESIDENCES INVENTORY

AS OF OCTOBER 2021 | LOCATION: MIAMI

	UNIT	% / \$	PRICE	\$ /SF	SIZE	BED/BATH
1 BEDROOM	5108	42.36%	\$1,478,900	\$1,583 /SF	934 SF	1/1.5
2 BEDROOM	3207	30.74%	\$2,945,900	\$1,849 /SF	3,110 SF	2/3.5
	4106	30.06%	\$2,456,900	\$1,849 /SF	3,110 SF	2/2.5
	3606	0%	\$2,145,900	\$1,849 /SF	3,110 SF	2/2.5
	5209	30.82%	\$2,130,900	\$1,849 /SF	3,110 SF	2/2.5
	3309	0%	\$1,941,900	\$1,421 /SF	3,110 SF	2/2.5
3 BEDROOM	3604	12.45%	\$4,349,900	\$1,230 /SF	3,536 SF	3/5.5
	2804	27.40%	\$4,223,900	\$1,195 /SF	3,536 SF	3/5.5
	3803	28.14%	\$3,943,900	\$1,281 /SF	3,078 SF	3/4.5
4 BEDROOM	6001	0%	\$19,214,900	\$2,120 /SF	9,063 SF	4/5.5
	1001	26.31%	\$5,053,900	\$1,372 /SF	3,683 SF	4/5.5
	601	0%	\$4,664,900	\$1,388 /SF	3,360 SF	4/5.5
5 BEDROOM	3101	8.01%	\$5,995,900	\$1,518 /SF	3,950 SF	5/5.5
	2601	7.10%	\$5,816,900	\$1,456 /SF	1,456 SF	5/5.5
	2001	0%	\$5,524,900	\$1,391 /SF	1,391 SF	5/5.5
6 BEDROOM	PH6301	0%	\$50,000,000	\$2,540 /SF	19,686 SF	7/8.5

\$1.48M to \$50M Today's Prices	
Bedrooms	1-4
Year Built	2022
Units	66
Stories	66
Average Price Sq.Ft.	\$1.6K
Average Days on Market	0
City	Miami



### ASTON MARTIN RESIDENCES STATISTICS

Price Range	\$1.48M To \$50M
Avg Price / Sq.Ft.	\$1.6K
Avg Days On Market	0
24%	Of Building Is For Sale
0%	Of Building Is For Rent
0%	Of Building Sold In Previous 12 Months

Reliance Disclaimer: Information presented is deemed reliable but is not warranted. Market Statistics Disclaimer: Properties were listed and sold by various South Florida MLS participants from various date ranges.





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In The World

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CONTACT FOR OFF MARKET OPPORTUNITIES

☎ : 305 397 8788 | ✉ : info@brgintl.com

PARAMOUNT MIAMI WORLD CENTER INVENTORY

AS OF OCTOBER 2021 | LOCATION: MIAMI

	UNIT	% / \$	PRICE	\$ /SF	SIZE	BED/BATH
2 BEDROOM	3909	0%	\$1,450,000	\$930 /SF	1,559 SF	2/3
	2909	0%	\$1,449,000	\$827 /SF	1,753 SF	2/3
	3809	0%	\$1,400,000	\$859 /SF	1,630 SF	2/3
	4507	0%	\$1,300,000	\$840 /SF	1,547 SF	2/3
	2403	0%	\$1,299,999	\$833 /SF	1,560 SF	2/3
	3903	-3.84%	\$1,299,000	\$833 /SF	1,560 SF	2/3

3 BEDROOM	812	0%	\$2,300,000	\$1,059 /SF	2,172 SF	3/4
	1212	0%	\$1,937,000	\$892 /SF	2,172 SF	3/4
	3211	-5.66%	\$1,890,000	\$864 /SF	2,188 SF	3/4
	3112	0%	\$1,800,000	\$776 /SF	2,320 SF	3/4
	3811	0%	\$1,750,000	\$800 /SF	2,188 SF	3/4
	3901	0%	\$1,745,000	\$734 /SF	2,376 SF	3/4

4 BEDROOM	PH 4611	0.21%	\$4,760,000	\$1,191 /SF	3,995 SF	4/5
	PH-5201	-10.10%	\$4,700,000	\$1,151 /SF	4,083 SF	4/5
	PH 5211	0%	\$4,500,000	\$1,101 /SF	4,087 SF	4/4
	4911	-20.61%	\$4,025,000	\$1,045 /SF	3,852 SF	4/5
	PH 5312	0%	\$3,700,000	\$1,117 /SF	3,312 SF	4/5
	4112	-5.41%	\$1,800,000	\$776 /SF	2,320 SF	4/4

5 BEDROOM	PH 5411	0%	\$10,400,000	\$1,681 /SF	6,185 SF	5/6
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\$290K to \$10.4M  
Today's Prices

Bedrooms	1-3
Year Built	2018
Units	500
Stories	54
Average Price Sq.Ft.	\$800
Average Days on Market	0
City	Miami



PARAMOUNT AT MIAMI WORLD CENTER  
STATISTICS

Price Range \$290K To \$10.4M  
Avg Price / Sq.Ft. \$800  
Avg Days On Market 0  
14% Of Building Is For Sale  
2% Of Building Is For Rent  
6% Of Building Sold In Previous 12 Months

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# ONE THOUSAND MUSEUM

BY ZAHA HADID ARCHITECTS

## Ultra Luxury meets Iconic Architecture at Miami’s most Prestigious New Residential Address

Miami is Internationally acclaimed for its cutting-edge contemporary art scene, chic nightlife, tropical beaches, and year-round temperate weather, Miami has in recent years also become home to a number of the United States’ most prestigious cultural institutions and most exciting entertainment venues. One Thousand Museum luxury condos sit at the nexus of all of these desirable destinations just minutes from South Beach and the Brickell financial district. In coming years, the immediate Downtown Miami neighborhood will continue to transform and become even more compelling as a result of over \$10 billion of investments in premier retail, hospitality, and entertainment developments nearby.

One Thousand Museum’s luxury condos in Miami magnify the experience of breathtaking Biscayne Bay and Atlantic Ocean views as well as dynamic views of the Miami skyline. Living rooms, bedrooms and entertainment spaces have all been designed with East-to-West flow-through floor plans to capture this mesmerizing panorama.



**CONTACT FOR OFF MARKET OPPORTUNITIES**  
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# ONE THOUSAND MUSEUM INVENTORY

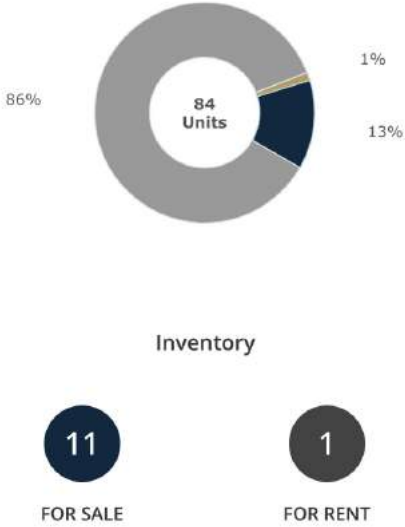
AS OF OCTOBER 2021 | LOCATION: MIAMI

	UNIT	% / \$	PRICE	\$ /SF	SIZE	BED/BATH
4 BEDROOM	4902	15.79%	\$8,200,000	N/A	N/A	4/5.5
	4401	0%	\$7,900,000	\$1,717 /SF	4,600 SF	4/5
	2401	0%	\$7,800,000	\$1,683 /SF	4,635 SF	4/5.5
	3001	0%	\$7,500,000	\$1,630 /SF	4,600 SF	4/5.5
	3101	0%	\$7,500,000	\$1,630 /SF	4,600 SF	4/5.5
	2701	6.44%	\$7,450,000	\$1,620 /SF	4,600 SF	4/5
	3002	0%	\$6,750,000	\$1,428 /SF	4,727 SF	4/5.5

5 BEDROOM	5401	7.44%	\$24,777,000	\$2,693 /SF	9,200 SF	5/6.5
	PH-5101	4.72%	\$19,500,000	\$1,886 /SF	10,338 SF	5/6.5
	TH-1201	0%	\$14,800,000	\$1,762 /SF	8,400 SF	5/6.5
	TH-1001	3.15%	\$12,900,000	\$1,543 /SF	8,360 SF	5/6.5

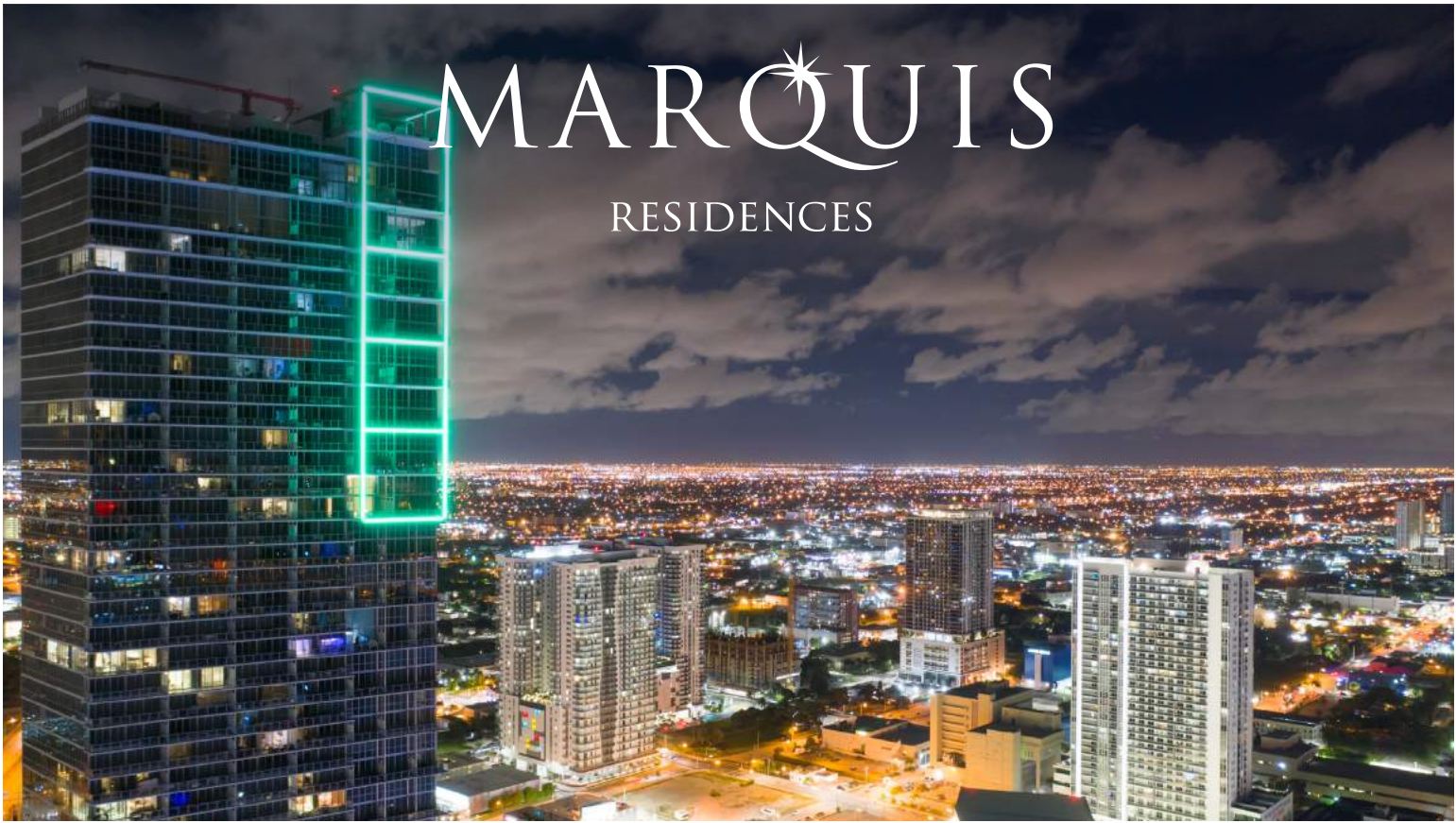


\$6.6M to \$24.8M Today's Prices	
Bedrooms	4-6
Year Built	2019
Units	84
Stories	62
Average Price Sq.Ft.	\$1.8K
Average Days on Market	0
City	Miami



ONE THOUSAND MUSEUM STATISTICS	
Price Range	\$6.6M To \$24.8M
Avg Price / Sq.Ft.	\$1.8K
Avg Days On Market	0
13%	Of Building Is For Sale
1%	Of Building Is For Rent
30%	Of Building Sold In Previous 12 Months





# MARQUIS

## RESIDENCES

## Superb Craftsmanship, Quality And Style Define The Interiors.

Marquis Condominium and Curio Collection by Hilton is a 66-story residential building with 305 residential units, a 56-key boutique hotel and street-level retail and parking garage. The project is located at 1100 Biscayne Boulevard, Miami, Florida. The property fronts NE 11th Terrace on the north, Biscayne Boulevard to the east, NE 11th Street to the south and NE 2nd Avenue to the west. Bicentennial Park / Museum Park occupies the parcel immediately to the east across Biscayne Boulevard and the 11th Street Metromover Station is located directly to the west across NE 2nd Avenue.

### Awards

- \* AIA Miami | Award of Excellence in Architecture
- \* International Property Awards, Americas Division | Residential High-Rise Development category, International Property Awards
- \* Concrete Institute Board of New York Award of Merit for Out of Area Projects | Award of Merit for Out of Area Projects to Desimone and Arquitectonica
- \* Council on Tall Buildings and Urban Habitat (CTBUH) Best Tall Buildings Awards | Shortlisted Nominee for awards



CONTACT FOR OFF MARKET OPPORTUNITIES

📞 : 305 397 8788 | ✉ : info@brgintl.com

## MARQUIS MIAMI INVENTORY

AS OF OCTOBER 2021 | LOCATION: MIAMI

	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH
1 BEDROOM	1504	0%	\$625,000	\$382 /SF	1,637 SF	1/1
2 BEDROOM	3403	0%	\$849,000	\$567 /SF	1,498 SF	2/2.5
	4603	0%	\$795,000	\$531 /SF	1,498 SF	2/2.5
	2704	0%	\$760,000	\$515 /SF	1,477 SF	2/2.5
	2803	0%	\$760,000	\$507 /SF	1,498 SF	2/2.5
	2904	0%	\$760,000	\$515 /SF	1,477 SF	2/2.5
	5004	0%	\$749,000	\$507 /SF	1,477 SF	2/2.5
3 BEDROOM	PH6304	-17.05%	\$2,950,000	\$1,064 /SF	2,772 SF	3/2.5
	6303	0%	\$2,900,000	\$1,004 /SF	2,888 SF	3/2.5
	3101	0%	\$1,550,000	\$736 /SF	2,106 SF	3/2.5
	4401	0%	\$1,490,000	\$708 /SF	2,106 SF	3/2.5
5 BEDROOM	5306	-10.53%	\$,975,000	\$1,003 /SF	6,952 SF	5/6.5



\$625K to \$6.98M  
Today's Prices

Bedrooms	1-4
Year Built	2009
Units	285
Stories	67
Average Price Sq.Ft.	\$624
Average Days on Market	0
City	Miami



Inventory

12

FOR SALE

4

FOR RENT

### MARQUIS MIAMI STATISTICS

Price Range	\$625K To \$6.98M
Avg Price / Sq.Ft.	\$624
Avg Days On Market	0
4%	Of Building Is For Sale
1%	Of Building Is For Rent
29%	Of Building Sold In Previous 12 Months

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# *Interested in Off-Market Properties?*

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Our unmatched capabilities, connections and hyper-focused marketing strategy allow us to give you access to private Off-Market opportunities. We handle this private offerings with the utmost discretion and confidentiality that both buyers and sellers expect. Our expertise is geared towards building the marketability of the property and delivering solutions in the acquisition or selling process.



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LIVE BETTER | LIVE BEYOND



# Recent & Past Sales



## **MANSIONS AT ACQUALINA - UNIT 3701 / 02**

17749 Collins Ave #3701/3702 Sunny Isles Beach, FL 33160  
4 beds | 6/1 baths | 9,218 Sq Ft

**\$10,500,000.00**

SELLER REPRESENTATION

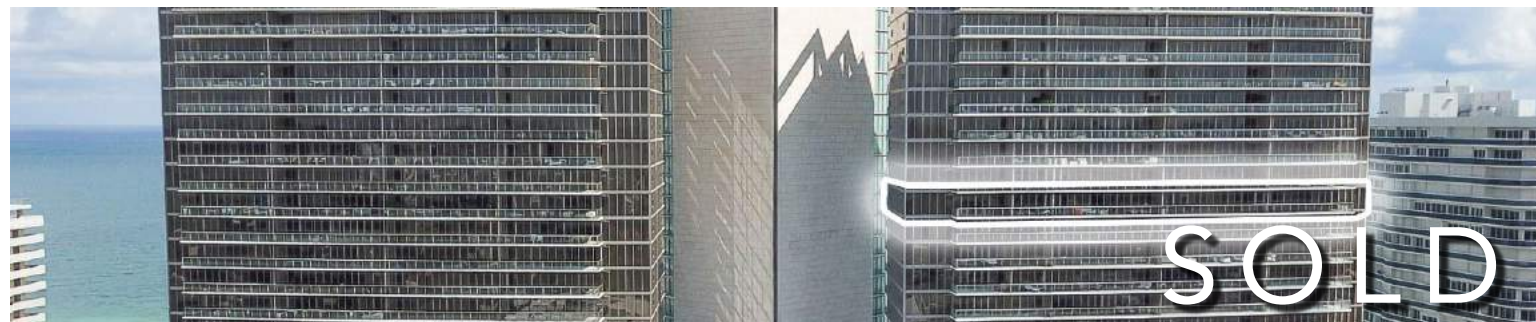


## **MANSIONS AT ACQUALINA - UNIT 3002**

17749 Collins Ave #3002 Sunny Isles Beach, FL 33160  
4 beds | 6/1 baths | 4,609 Sq Ft

**\$5,200,000.00**

SELLER REPRESENTATION



## **ST REGIS BAL HARBOUR - 17TH FLOOR**

9701 Collins Ave #1701S, Bal Harbour, FL 33154  
6 beds | 6/1 baths | 3,424 Sq Ft

**\$15,500,000.00**

BUYER & SELLER REPRESENTATION



## **ST REGIS BAL HARBOUR - UNIT 2302S**

9701 Collins Ave #2302S, Bal Harbour, FL 33154  
3 beds | 3/1 baths | 3,424 Sq Ft

**\$6,500,000.00**

SELLER REPRESENTATION

# Recent & Past Sales



## **JADE SIGNATURE - 4403**

16901 Collins Ave #4403, Sunny Isles Beach, FL 33160  
3 beds | 4/1 baths | 3,260 Sq Ft

**\$4,590,000.00**

SELLER REPRESENTATION



## **ST REGIS BAL HARBOUR - 1105S**

9701 Collins Ave #1105S, Bal Harbour, FL 33154  
2 beds | 2/1 baths | 1,777 Sq Ft

**\$3,300,000.00**

BUYER & SELLER REPRESENTATION



## **ST REGIS BAL HARBOUR - 905S**

9701 Collins Ave #905S, Bal Harbour, FL 33154  
2 beds | 2/1 baths | 1,599 Sq Ft

**\$3,000,000.00**

SELLER REPRESENTATION



## **ST REGIS BAL HARBOUR - 1405N**

9705 Collins Ave #1405N, Bal Harbour, FL 33154  
2 beds | 2/1 baths | 1,599 Sq Ft

**\$2,900,000.00**

BUYER & SELLER REPRESENTATION



BRG International Team



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REALTOR ASSOCIATE  
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# FENDI CHÂTEAU - 901

9349 COLLINS AVE #901, SURFSIDE, FL 33154



## \$9,880,000

As of October, 2021\*



3 BEDS



4.5 BATHS



4,103 SF



\$2,408 \$/SF

### PROPERTY DESCRIPTION:

Live in the Ultimate Luxury at Fendi Chateau, extremely private Flow-Through Corner Residence available for Purchase. No expense was spared with this Custom Project Constructed from BRG Homes. This residence features 3 Bedrooms plus Service quarters, and 4.5 Baths with 5,510 Total sq ft. 4,103 Interior and 1,407 Balcony and Huge Wrap around Terrace featuring an Outdoor Kitchen and Grill. With only 58 Residences at Fendi Chateau, you will enjoy endless amenities including Spa, Theater, Gym, Restaurant, 2 Pools, Beach Service with 5 Star Luxury Concierge.

CONTACT AGENT: **MATIAS ALEM**

📞 786.427.9115 | ✉️ MA@BRGINTL.COM

\*Offer may be withdrawn without notice, price and availability might change without notice. Errors and omissions apply.

# ST REGIS BAL HARBOUR - 1403N

9705 COLLINS AVE #1403N BAL HARBOUR, FL 33154



## \$6,690,000

As of October, 2021\*



3 BEDS



3.5 BATHS



3,128 SF



\$2,139 \$/SF

### PROPERTY DESCRIPTION:

Immaculate oceanfront residence at the iconic St. Regis Bal Harbour. No expense was spared. This beachfront paradise residence features 3 spacious bedrooms plus 3 & 1/2 bathrooms, stunning direct ocean views plus breathtaking sunset views of intracoastal /city skyline. Meticulous designed and high end finishes throughout with top-of-the-line appliances. Best deal at St. Regis for your most discerning client. Furniture is not included but negotiable.

CONTACT AGENT: **SERGIO BALINOTTI**

📞 305.522.6618 | ✉️ SB@BRGINTL.COM

\*Offer may be withdrawn without notice, price and availability might change without notice. Errors and omissions apply.



# ST REGIS BAL HARBOUR - 2505N

9705 COLLINS AVE #2505N, BAL HARBOUR, FL 33154



**\$3,495,000**

As of October, 2021\*



2 BEDS



2.5 BATHS



1,777 SF



\$1,967 \$/SF

## PROPERTY DESCRIPTION:

Best deal at St Regis Bal Harbour now on the market for those looking to experience a first class lifestyle. This is the highest floor available on the line 05. Absolutely stunning residence! No expense was spared. Exquisitely furnished with attention to detail. This beachfront paradise residence features 2 spacious bedrooms, 2 full bathrooms and one 1 guest bathroom. Corner unit on the 25th floor with breathtaking intracoastal /city skyline views and large balcony. Meticulous designed and top-of-the-line appliances. A true turn-key opportunity for your most discerning client.

CONTACT AGENT: **SERGIO BALINOTTI**

📞 305.522.6618 | ✉ SB@BRGINTL.COM

\*Offer may be withdrawn without notice, price and availability might change without notice. Errors and omissions apply.

# JADE SIGNATURE - 1605

16901 COLLINS AVE #1605, SUNNY ISLES BEACH, FL 33160



**\$4,700,000**

As of October, 2021\*



4 BEDS



5.5 BATHS



3,024 SF



\$1,554 \$/SF

## PROPERTY DESCRIPTION:

One of the best lines in the building! Exquisite large corner unit at the beautiful jade signature, professionally decorated, turn key modern bright and beautiful. Flow-through unit with direct ocean and intracoastal views. Unit includes automated blinds & blackouts, lighting & top of the line appliances. Jade signature is an exclusive condo community in sunny isles with resort style amenities, including east and south swimming pools, kids room, state of the art spa & fitness center, an amazing party room, restaurant and more!

CONTACT AGENT: **MATIAS ALEM**

📞 786.427.9115 | ✉ MA@BRGINTL.COM

\*Offer may be withdrawn without notice, price and availability might change without notice. Errors and omissions apply.



# ST REGIS BAL HARBOUR - 1105N

9705 COLLINS AVE #1105N, BAL HARBOUR, FL 33154



## \$3,200,000

As of October, 2021\*



2 BEDS



2.5 BATHS



1,777 SF



\$1,801 \$/SF

### PROPERTY DESCRIPTION:

Experience St. Regis luxury living at this exquisitely designed and fully furnished 2 beds 2 1/2 baths with amazing views of intracoastal and city skyline. Most Exclusive building in Bal Harbour with 5 stars 5 diamonds amenities: Remede Spa-Fine dining-pool & beach services- 24hrs room service- Concierge & Valet Parking-Bespoke Butler Service and much more. Please see brokers remarks.

CONTACT AGENT: **SERGIO BALINOTTI**

📞 305.522.6618 | ✉ SB@BRGINTL.COM

\*Offer may be withdrawn without notice, price and availability might change without notice. Errors and omissions apply.

# 900 BISCAYNE BAY CONDO - 2006

900 BISCAYNE BLVD #2006 MIAMI, FL 33132



## \$2,120,000

As of October, 2021\*



3 BEDS



4 BATHS



2,145 SF



\$988 \$/SF

### PROPERTY DESCRIPTION:

Stunning 3 bedrooms plus den and 4 full bathrooms with amazing views of south beach, port of Miami and the ocean! Perfect location close to downtown, Brickell, Design District and Miami Beach.

CONTACT AGENT: **LEA GREEN**

📞 305.742.1002 | ✉ LEAWGREEN@BRGINTL.COM

\*Offer may be withdrawn without notice, price and availability might change without notice. Errors and omissions apply.



# PARAISO BAY - PH5204

650 NE 32 ST #PH5204 MIAMI, FL 33137



## \$2,445,000

As of October, 2021\*



4 BEDS



4.5 BATHS



3,182 SF



\$768 \$/SF

### PROPERTY DESCRIPTION:

Price reduction !Best Deal in the building! Spectacular Lower Penthouse at Paraiso Bay with breathtaking bay and water views. This tastefully designed residence features 4 bedrooms 4 1/2 baths marble flooring, high end appliances and comes fully furnished. Enjoy first class amenities such as State of the Art Gym and Spa, Social Lounge, Movie Theater, Cigar & Wine tasting lounge, Tennis courts, Business center, kids room, bowling alley, game room and much more. One of a kind turn-key residence in the sky!

CONTACT AGENT: **SERGIO BALINOTTI**

📞 305.522.6618 | ✉ SB@BRGINTL.COM

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# JADE OCEAN - 1604

17121 COLLINS AVE #1604, SUNNY ISLES BEACH, FL 33160



## \$2,450,000

As of October, 2021\*



3 BEDS



3.5 BATHS



2,617 SF



\$936 \$/SF

### PROPERTY DESCRIPTION:

Incredibly Finished Residence Available at Jade Ocean. Featuring High End Italian Furniture and the Finest Design Finishes by BRG Homes, boasting 3 Bedrooms and 3.5 Baths with 2,617 total sqft 1,933 Interior sqft With Direct Ocean and Intracoastal Views, this Private Flow Through Abode exudes Elegance and Luxury. Jade Ocean is a Full Service building in Sunny Isles Beach with 24/7 Concierge, Gym, Spa, Sunrise/Sunset Pools, Restaurant, Kids Rooms, Movie Theater and so much more.

### ACTIVE UNDER CONTRACT

CONTACT AGENT: **MATIAS ALEM**

📞 786.427.9115 | ✉ MA@BRGINTL.COM

\*Offer may be withdrawn without notice, price and availability might change without notice. Errors and omissions apply.



# In our clients words...

“We own 2 properties in Bal Harbour which are managed by BRG Management and we consistently receive outstanding service from their team. They are great at keeping our units occupied and generating increase revenue year after year!”

**St. Regis Resident**

“BRG Management takes excellent care of our residence. Their attention to detail give us piece of mind knowing our property is in great hands. Best decision we've ever made!”

**Fendi Chateau owner**

“I will definitely recommend BRG Management to handle your rental property. They provide 5-stars service in all aspects of the leasing process and they help us generate a great net revenue on regular basis.”

**Oceana Bal Harbour Resident**

“We switched to BRG Management from another company. From the day they took over not only we have made more money in rental income but we also no longer have to worry about the coordination and supervision of all maintenance, repairs and upkeep of the residence.”

**St. Regis owner**



**BRG**  
MANAGEMENT

LET US TAKE  
CARE OF EVERY

**PROPERTY  
MANAGEMENT  
CONCERN**

Our 5- Stars service for Luxury Vacation Rental properties, has helped us become the preferred Management firm in both Bal Harbour and Surfside area. Now more than ever you will need a trusted company that you can rely on to take care of one of your most valuable assets.

**FOR MORE INFORMATION CONTACT:**  
Ricardo Rollim - 786.327.4355 - rr@brgintl.com





**15 E SAN MARINO DR**  
Miami Beach  
6 beds | 6/1 baths  
**\$300,000.00/mo**  
LISTING AGENT: **MATIAS ALEM** 786.427.9115



**ST REGIS BAL HARBOUR - 2704S**  
Bal Harbour  
3 beds | 3/1 baths  
**\$85,000.00/mo**  
LISTING AGENT: **MATIAS ALEM** 786.427.9115



**ST REGIS BAL HARBOUR - 2304S**  
Bal Harbour  
4 beds | 4/1 baths  
**\$75,000.00/mo**  
LISTING AGENT: **MATIAS ALEM** 786.427.9115



**ST REGIS BAL HARBOUR - 2204S**  
Bal Harbour  
2 beds | 2/1 baths  
**\$55,000.00/mo**  
LISTING AGENT: **SERGIO BALINOTTI** 305.522.6618



**ST REGIS BAL HARBOUR - 1403N**  
Bal Harbour  
2 beds | 2/1 baths  
**\$40,000.00/mo**  
LISTING AGENT: **SERGIO BALINOTTI** 305.522.6618



**BAL HARBOUR 101 - 1206**  
Bal Harbour  
3 beds | 3 baths  
**\$15,900.00/mo**  
LISTING AGENT: **MATIAS ALEM** 786.427.9115



**900 BISCAYNE BAY CONDO - 2006**  
Miami  
3 beds | 4 baths  
**\$15,000.00/mo**  
LISTING AGENT: **LEA GREEN** 305.742.1002



# Luxury Leasing Collection

**FOR ADDITIONAL LISTINGS AVAILABLE, CONTACT US:**  
**305.397.8788 | INFO@BRGINTL.COM**