

EDITION Q2 | 2021  
ULTRA LUXURY MARKET

**BRG**  
INTERNATIONAL

MIAMI PROPERTY

# REPORT

**Q2**  
2021

**Bal Harbour & Surfside**

- 06** About BRG International
- 10** Condominiums / Market Report
- 12** Ritz Carlton - Bal Harbour
- 14** Oceana - Bal Harbour
- 16** St Regis - Bal Harbour
- 18** Fendi Château - Surfside
- 20** Surf Club Four Seasons - Surfside
- 22** Arte - Surfside
- 24** 87 Park - Miami Beach
- 26** Waterfront Estate Homes / Market Report
- 28** Off Marketing Offering
- 30** List with us
- 32** Recent & Past Sales
- 34** BRG International Team
- 36** Exclusive Listings Collection
- 44** Luxury Leasing Collection
- 47** BRG Management



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

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# The art of selling Ultra Luxury Real Estate

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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**

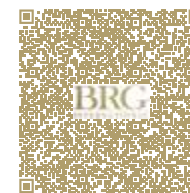
**FOUNDER & CEO**

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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

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 - Surfside

Q2 | 2020 Q2 | 2021 Q2 | 2020 Q2 | 2021 Q2 | 2020 Q2 | 2021

AVG DAYS ON MARKET  
**N/A**



Art by Antonio Citterio | Surfside

AVG DAYS ON MARKET  
**103**



Four Seasons | Surf Club

AVG DAYS ON MARKET  
**236**

AVG DAYS ON MARKET  
**99**



Fendi Château | Surfside

AVG DAYS ON MARKET  
**510**

AVG DAYS ON MARKET  
**593**

PRICE MOVEMENT **N/A**

**Q2 | 2021 | AVAILABLE INVENTORY**

AVERAGE PRICE PER S.Q.F.T.	\$3,224
UNITS FOR SALE	5
UNITS IN THE BUILDING	16
% OF BUILDING AVAILABLE	31%
AVERAGE DAYS ON THE MARKET	89

**Q2 | 2021 | SOLD**

AVERAGE PRICE PER S.Q.F.T.	\$3,321
UNITS SOLD	4
AVERAGE DAYS ON THE MARKET	103

**Q2 | 2020 | SOLD**

AVERAGE PRICE PER S.Q.F.T.	N/A
UNITS SOLD	N/A
AVERAGE DAYS ON THE MARKET	N/A

PRICE MOVEMENT **▲ 34.18%**

**Q2 | 2021 | AVAILABLE INVENTORY**

AVERAGE PRICE PER S.Q.F.T.	\$3,533
UNITS FOR SALE	7
UNITS IN THE BUILDING	150
% OF BUILDING AVAILABLE	5%
AVERAGE DAYS ON THE MARKET	102

**Q2 | 2021 | SOLD**

AVERAGE PRICE PER S.Q.F.T.	\$2,812
UNITS SOLD	6
AVERAGE DAYS ON THE MARKET	122

**Q2 | 2020 | SOLD**

AVERAGE PRICE PER S.Q.F.T.	\$2,096
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	236

PRICE MOVEMENT **▲ 44.08%**

**Q2 | 2021 | AVAILABLE INVENTORY**

AVERAGE PRICE PER S.Q.F.T.	\$2,477
UNITS FOR SALE	2
UNITS IN THE BUILDING	58
% OF BUILDING AVAILABLE	3%
AVERAGE DAYS ON THE MARKET	118

**Q2 | 2021 | SOLD**

AVERAGE PRICE PER S.Q.F.T.	\$2,216
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	593

**Q2 | 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

Q2 | 2020 Q2 | 2021 Q2 | 2020 Q2 | 2021 Q2 | 2020 Q2 | 2021

AVG DAYS ON MARKET  
**130**



St Regis | Bal Harbour

AVG DAYS ON MARKET  
**254**



Oceana | Bal Harbour

AVG DAYS ON MARKET  
**300**

AVG DAYS ON MARKET  
**303**



The Ritz Carlton | Bal Harbour

AVG DAYS ON MARKET  
**96**

AVG DAYS ON MARKET  
**198**

PRICE MOVEMENT **▲ 30.23%**

**Q2 | 2021 | AVAILABLE INVENTORY**

AVERAGE PRICE PER S.Q.F.T.	\$2,300
UNITS FOR SALE	26
UNITS IN THE BUILDING	282
% OF BUILDING AVAILABLE	9%
AVERAGE DAYS ON THE MARKET	340

**Q2 | 2021 | SOLD**

AVERAGE PRICE PER S.Q.F.T.	\$1,704
UNITS SOLD	12
AVERAGE DAYS ON THE MARKET	254

**Q2 | 2020 | SOLD**

AVERAGE PRICE PER S.Q.F.T.	\$1,309
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	130

PRICE MOVEMENT **▲ 21.77%**

**Q2 | 2021 | AVAILABLE INVENTORY**

AVERAGE PRICE PER S.Q.F.T.	\$2,138
UNITS FOR SALE	32
UNITS IN THE BUILDING	240
% OF BUILDING AVAILABLE	13%
AVERAGE DAYS ON THE MARKET	361

**Q2 | 2021 | SOLD**

AVERAGE PRICE PER S.Q.F.T.	\$1,909
UNITS SOLD	11
AVERAGE DAYS ON THE MARKET	303

**Q2 | 2020 | SOLD**

AVERAGE PRICE PER S.Q.F.T.	\$1,567
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	300

PRICE MOVEMENT **▲ 61.24%**

**Q2 | 2021 | AVAILABLE INVENTORY**

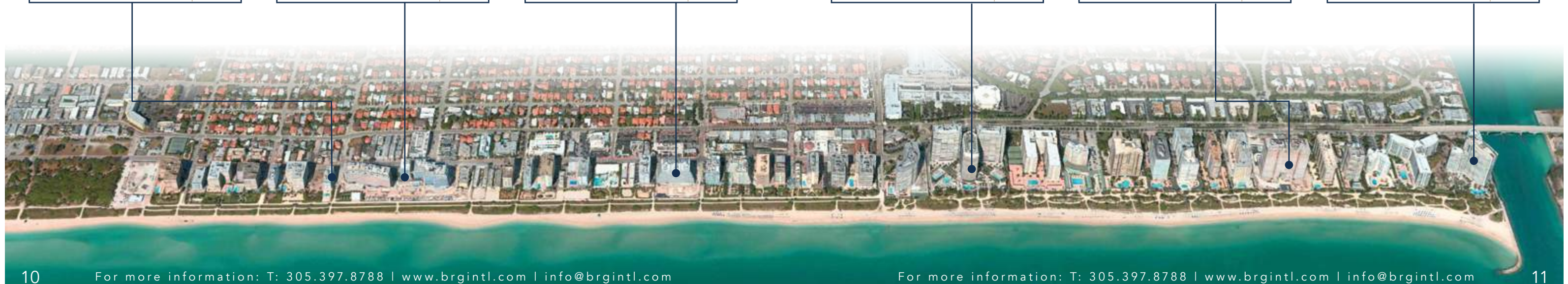
AVERAGE PRICE PER S.Q.F.T.	\$1,412
UNITS FOR SALE	20
UNITS IN THE BUILDING	185
% OF BUILDING AVAILABLE	11%
AVERAGE DAYS ON THE MARKET	441

**Q2 | 2021 | SOLD**

AVERAGE PRICE PER S.Q.F.T.	\$1,188
UNITS SOLD	5
AVERAGE DAYS ON THE MARKET	198

**Q2 | 2020 | SOLD**

AVERAGE PRICE PER S.Q.F.T.	\$737
UNITS SOLD	3
AVERAGE DAYS ON THE MARKET	96





  
**THE RITZ-CARLTON**  
 BAL HARBOUR, MIAMI

## A Five-star residence offers a beautiful, coastal sanctuary.

GLOBALLY INSPIRED. 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



**CONTACT FOR OFF MARKET OPPORTUNITES**

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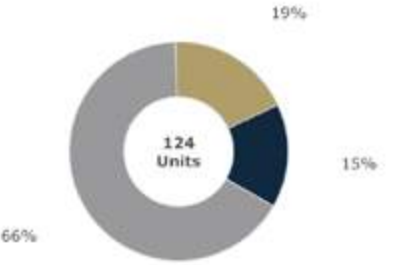
## THE RITZ-CARLTON

AS OF JUNE 2021 | LOCATION: BAL HARBOUR

	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH
<b>1 BEDROOM</b>	910	0%	\$1,250,000	\$1,090 /SF	1,147 SF	1/1.5
	610	0%	\$1,050,000	\$915 /SF	1,147 SF	1/1.5
	911	0%	\$750,000	\$1,471 /SF	510 SF	1/1
	716	0%	\$710,000	\$1,392 /SF	510 SF	1/1
<b>2 BEDROOM</b>	1202	24.45%	\$5,100,000	\$2,666 /SF	1,913 SF	2/2.5
	2404	0%	\$3,999,999	\$1,773 /SF	2,256 SF	2/2.5
	1514/15	0%	\$2,150,000	\$1,298 /SF	1,657 SF	2/2.5
	1010/11	9.65%	\$2,010,000	\$1,213 /SF	1,657 SF	2/2.5
	11,121,113	9.33%	\$1,975,000	N/A	N/A	2/2.5
	516&517	-9.76%	\$1,950,000	\$1,177 /SF	1,657 SF	2/2.5
	306	0%	\$1,750,000	\$871 /SF	2,009 SF	2/2.5
	210/11	0%	\$1,550,000	\$935 /SF	1,657 SF	2/2.5
<b>3 BEDROOM</b>	1203	0%	\$5,100,000	\$1,643 /SF	3,105 SF	3/3.5
	904	-6.20%	\$4,690,000	\$1,503 /SF	3,120 SF	3/3.5
	1804	-11.11%	\$4,250,000	\$1,362 /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
	2005	0%	\$3,650,000	\$1,643 /SF	2,221 SF	3/3
	1705	-2.90%	\$3,395,000	\$1,529 /SF	2,221 SF	3/3

**\$710K to \$5.1M**  
Today's Prices

Bedrooms	1-2
Year Built	2007
Units	124
Stories	18
Average Price Sq.Ft.	\$1.5K
Average Days on Market	378
City	Bal Harbour



**Inventory**

**19**

FOR SALE

**23**

FOR RENT

**RITZ-CARLTON BAL HARBOUR STATISTICS**

Price Range	<b>\$710K To \$5.1M</b>
Avg Price / Sq.Ft.	<b>\$1.5K</b>
Avg Days On Market	<b>378</b>
15%	Of Building Is For Sale
19%	Of Building Is For Rent
22%	Of Building Sold In Previous 12 Months

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## 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 JUNE 2021 | LOCATION: BAL HARBOUR

	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH
<b>2 BEDROOM</b>	703	-8.82%	\$3,250,000	\$2,141 /SF	1,518 SF	1/2
	604	0%	\$1,799,000	\$1,420 /SF	1,267 SF	1/1.5
<b>2 BEDROOM</b>	2606	-9.11%	\$6,390,000	\$2,530 /SF	2,526 SF	2/3.5
	501	0%	\$5,485,000	\$2,554 /SF	2,148 SF	2/2.5
	906E	-3.87%	\$5,195,000	\$1,979 /SF	2,625 SF	2/3.5
	2507	0%	\$5,127,000	\$2,296 /SF	2,233 SF	2/3
	502	4.08%	\$4,999,000	\$2,336 /SF	2,140 SF	2/3
	2107W	7.32%	\$4,250,000	\$1,909 /SF	2,226 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
<b>3 BEDROOM</b>	2301	0%	\$10,995,000	\$2,754 /SF	3,992 SF	3/4.5
	2103	0%	\$8,400,000	\$2,328 /SF	3,264 SF	3/4.5
	1803	0%	\$8,290,000	\$2,540 /SF	3,264 SF	3/4.5
<b>4 BEDROOM</b>	2401S	-38.9%	\$10,795,000	\$2,579 /SF	4,185 SF	4/4.5



<b>\$1.7M to \$11M</b> Today's Prices	
Bedrooms	1-5
Year Built	2016
Units	240
Stories	28
Average Price Sq.Ft.	\$2.2K
Average Days on Market	587
City	Bal Harbour



### OCEANA BAL HARBOUR STATISTICS

Price Range	<b>\$1.7M To \$11M</b>
Avg Price / Sq.Ft.	<b>\$2.2K</b>
Avg Days On Market	<b>587</b>
<b>6%</b>	Of Building Is For Sale
<b>1%</b>	Of Building Is For Rent
<b>8%</b>	Of Building Sold In Previous 12 Months

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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.



CONTACT FOR OFF MARKET OPPORTUNITES

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## ST REGIS INVENTORY

AS OF JUNE 2021 | LOCATION: BAL HARBOUR

	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH
<b>2 BEDROOM</b>	PH-07	-8.14%	\$5,300,000	\$2,496 /SF	2,123 SF	2/2
	2508	-8.42%	\$4,550,000	\$2,143 /SF	2,123 SF	2/2.5
	1905N	0%	\$3,700,000	\$2,314 /SF	1,599 SF	2/2.5
	505N	7.29%	\$3,200,000	\$2,001 /SF	1,599 SF	2/2.5
	705N	0%	\$3,100,000	\$1,939 /SF	1,599 SF	2/2.5
	PH-15	0%	\$2,899,000	\$1,624 /SF	1,785 SF	2/2
	1006	0%	\$2,575,000	\$2,042 /SF	1,261 SF	2/2

<b>3 BEDROOM</b>	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%	\$6,499,000	\$2,078 /SF	3,128 SF	3/3.5
	503N	0%	\$6,200,000	\$2,183 /SF	2,840 SF	3/3.5
	601N	-3.97%	\$6,199,000	\$1,759 /SF	3,524 SF	3/3.5
	903	19.01%	\$5,990,000	\$1,912 /SF	3,133 SF	3/3.5
	2004N	-15.90%	\$5,500,000	\$1,832 /SF	3,003 SF	3/3.5
	1705N	0%	\$3,500,000	\$2,189 /SF	1,599 SF	3/3.5

<b>4 BEDROOM</b>	501N	0%	\$6,850,000	\$1,944 /SF	3,524 SF	4/3.5
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<b>5 BEDROOM</b>	2703S	-4.23%	\$13,900,000	\$2,222 /SF	6,256 SF	5/7
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**\$2.2M to \$14.5M**  
Today's Prices

Bedrooms	2-5
Year Built	2011
Units	473
Stories	27
Average Price Sq.Ft.	\$2.3K
Average Days on Market	342
City	Bal Harbour

**Inventory**

27 FOR SALE

23 FOR RENT

**ST REGIS BAL HARBOUR STATISTICS**

Price Range	\$2.2M To \$14.5M
Avg Price / Sq.Ft.	\$2.3K
Avg Days On Market	342
6%	Of Building Is For Sale
5%	Of Building Is For Rent
10%	Of Building Sold In Previous 12 Months

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## The lavish landscaping won't look like Miami.

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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## FENDI CHÂTEAU INVENTORY

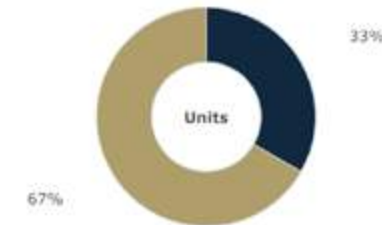
AS OF JUNE 2021 | LOCATION: SURFSIDE

	UNIT	% / \$	PRICE	\$ /SF	SIZE	BED/BATH
<b>3 BEDROOM</b>	506	0%	\$13,600,000	\$2,545 /SF	5,343 SF	3/4.5



**\$9.88M to \$13.6M**  
Today's Prices

Bedrooms	1-5
Year Built	2016
Stories	12
Average Price Sq.Ft.	\$2.5K
Average Days on Market	381
City	Surfside



Inventory

1  
FOR SALE

2  
FOR RENT

FENDI CHATEAU RESIDENCES INVENTORY

### FENDI CHATEAU RESIDENCES STATISTICS

Price Range	\$9.88M To \$13.6M
Avg Price / Sq.Ft.	\$2.5K
Avg Days On Market	381
0%	Of Building Is For Sale
0%	Of Building Is For Rent
0%	Of Building Sold In Previous 12 Months

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THE SURF CLUB

FOUR SEASONS HOTEL AND RESIDENCES  
A PROJECT BY FORT PARTNERS

## 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 JUNE 2021 | LOCATION: SURFSIDE

	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH
<b>1 BEDROOM</b>	S-708	0%	\$3,500,000	\$2,163 /SF	1,618 SF	1/1.5
	S-908	0%	\$3,475,000	\$2,148 /SF	1,618 SF	1/1.5
<b>2 BEDROOM</b>	N-614	0%	\$5,300,000	\$3,348 /SF	1,583 SF	2/2.5
<b>4 BEDROOM</b>	S-309	0%	\$19,500,000	\$4,393 /SF	4,439 SF	4/6.5
<b>5 BEDROOM</b>	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



<b>\$3.48M to \$33M</b> Today's Prices	
Bedrooms	2-5
Year Built	2017
Units	150
Stories	12
Average Price Sq.Ft.	\$3.6K
Average Days on Market	114
City	Aventura



### FOUR SEASONS SURF CLUB STATISTICS

Price Range	\$3.48M To \$33M
Avg Price / Sq.Ft.	\$3.6K
Avg Days On Market	114
4%	Of Building Is For Sale
3%	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

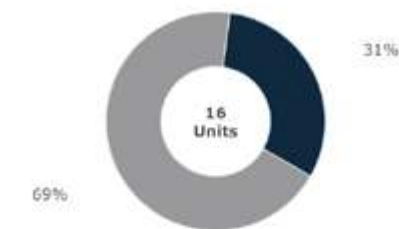
AS OF JUNE 2021 | LOCATION: SURFSIDE

	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH
<b>3 BEDROOM</b>	701	9.09%	\$11,500,000	\$3,668 /SF	3,135 SF	3/3.5
	802	4.74%	\$10,800,000	\$3,455 /SF	3,126 SF	3/3.5
	801	0%	\$10,500,000	\$3,357 /SF	3,128 SF	3/3.5
<b>4 BEDROOM</b>	601	0%	\$12,950,000	\$3,060 /SF	4,232 SF	4/4
<b>6 BEDROOM</b>	201	5.71%	\$18,000,000	\$2,581 /SF	6,975 SF	6/7.5



**\$10.5M to \$18M**  
Today's Prices

Bedrooms	3-5
Year Built	2019
Units	16
Stories	12
Average Price Sq.Ft.	\$3.3K
Average Days on Market	97
City	Surfside



Inventory

5

FOR SALE

0

FOR RENT

### ARTE SURFSIDE STATISTICS

Price Range	\$10.5M To \$18M
Avg Price / Sq.Ft.	\$3.3K
Avg Days On Market	97
31%	Of Building Is For Sale
0%	Of Building Is For Rent
38%	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 | info@brgintl.com

**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 OPPORTUNITES**

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

**EIGHTY SEVEN PARK BY RENZO PIANO**

AS OF JUNE 2021 | LOCATION: SURFSIDE

	UNIT	% / \$	PRICE	\$ /SF	SIZE	BED/BATH
<b>1 BEDROOM</b>	603	0%	\$1,950,000	\$2,291 /SF	851 SF	1/1.5
<b>2 BEDROOM</b>	906	0%	\$5,300,000	\$3,308 /SF	1,602 SF	2/2.5
	706	0%	\$5,250,000	\$3,277 /SF	1,602 SF	2/2.5
	404	0%	\$3,750,000	\$2,353 /SF	1,594 SF	2/2.5
	304	-5.89%	\$3,295,000	\$2,261 /SF	1,457 SF	2/2.5
<b>3 BEDROOM</b>	601	0%	\$6,500,000	\$2,911 /SF	2,233 SF	3/3.5
<b>4 BEDROOM</b>	1501	0%	\$10,900,000	\$3,471 /SF	3,140 SF	4/3.5



**\$1.95M to \$11.4M**  
Today's Prices

Bedrooms	1-5
Year Built	2018
Units	70
Stories	18
Average Price Sq.Ft.	\$2.9K
Average Days on Market	153
City	Miami Beach



**87 PARK STATISTICS**

Price Range	\$1.95M To \$11.4M
Avg Price / Sq.Ft.	\$2.9K
Avg Days On Market	153
10%	Of Building Is For Sale
7%	Of Building Is For Rent
20%	Of Building Sold In Previous 12 Months

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# Luxury Estate Homes Market Report



## Luxury Estate Homes \$5M+

### BAL HARBOUR & SURFSIDE AREAS

PRICE MOVEMENT

▲ 10.73%

Q2   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$5,810
HOMES FOR SALE	4
AVERAGE DAYS ON THE MARKET	211
Q2   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,942
HOMES SOLD	2
AVERAGE DAYS ON THE MARKET	297
Q2   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,754
HOMES SOLD	1
AVERAGE DAYS ON THE MARKET	55

### BAL HARBOUR & SURFSIDE SINGLE FAMILY INVENTORY

AS OF JUNE 2021 | LOCATION: BAL HARBOUR & SURFSIDE

ADDRESS	PRICE	BEDS	BATHS	LIVING AREA	LOT
216 BAL BAY DR, BAL HARBOUR, 33154	\$35,000,000	3	3 / 2	2,970 sq ft	20,664 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 / 0	N/A	27,796 sq ft
166 BAL BAY DR, BAL HARBOUR, FL 33154	\$20,000,000	5	7 / 1	7,277 sq ft	20,900 sq ft
9420 W BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154	\$15,000,000	7	7 / 2	7,129 sq ft	N/A
10000 W BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154	\$13,750,000	8	7 / 2	7,658 sq ft	13,125 sq ft
9814 W BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154	\$12,500,000	8	8 / 1	7,098 sq ft	14,000 sq ft
65 CAMDEN CT, BAL HARBOUR, FL 33154	\$8,800,000	6	6 / 2	N/A	11,574 sq ft
237 BAL CROSS DR, BAL HARBOUR, FL 33154	\$8,590,000	7	7 / 0	5,360 sq ft	10,800 sq ft
217 BAL CROSS DR, BAL HARBOUR, FL 33154	\$7,590,000	6	6 / 1	N/A	10,800 sq ft
10201 E BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154	\$6,990,000	3	3 / 0	3,934 sq ft	11,250 sq ft
10055 W BROADVIEW DR, BAY HARBOR ISLANDS, FL 33154	\$6,490,000	6	6 / 1	6,712 sq ft	21,624 sq ft
9725 BROADVIEW TER, BAY HARBOR ISLANDS, FL 33154	\$5,000,000	6	5 / 2	5,311 sq ft	10,000 sq ft
600 88TH ST, SURFSIDE, FL 33154	\$5,000,000	3	2 / 0	2,451 sq ft	15,075 sq ft

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# *Interested in Off-Market Properties?*

CONTACT US FOR A PRIVATE CONSULTATION:  
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

**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:

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- 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

(305) 522-6618  
SB@BRGINTL.COM  
@BRGINTL



LIVE BETTER | LIVE BEYOND



# Recent & Past Sales



**SOLD**

## **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



**SOLD**

## **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



**SOLD**

## **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



**SOLD**

## **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



**SOLD**

## **TWO PARK GROVE - UNIT 14D**

2821 S Bayshore Dr #14D Miami, FL 33133  
3 beds | 3/1 baths | 2,917 Sq Ft

**\$2,900,000.00**

SELLER REPRESENTATION



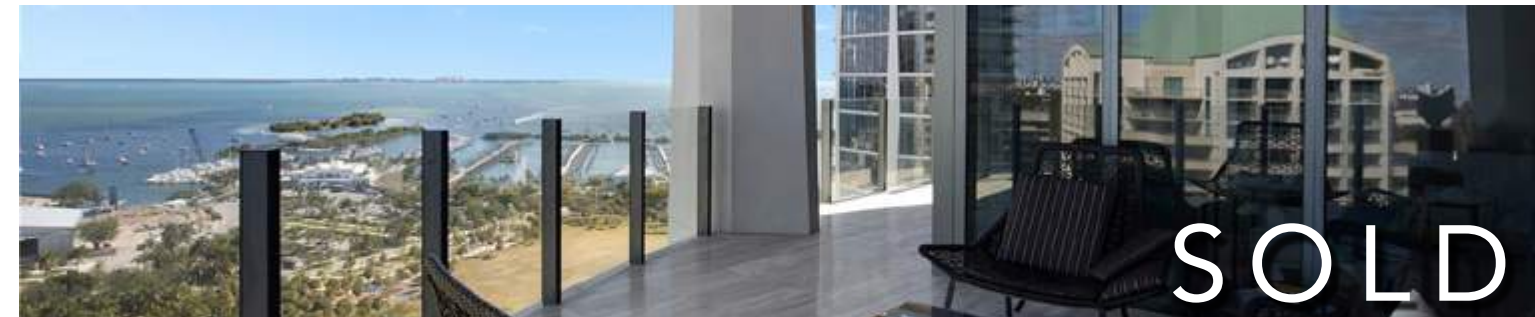
**SOLD**

## **10140 W BROADVIEW DR**

10140 W Broadview Dr, Miami Beach, FL 33154  
5 beds | 5 baths | 4,513 Sq Ft

**\$6,00,000.00**

BUYER REPRESENTATION



**SOLD**

## **TWO PARK GROVE - UNIT 19D**

2821 S Bayshore Dr #14D Miami, FL 33133  
3 beds | 3/1 baths | 2,917 Sq Ft

**\$2,800,000.00**

SELLER REPRESENTATION



**SOLD**

## **BALMORAL - UNIT 5L**

9801 Collins Ave #5L, Bal Harbour, FL 33154  
3 beds | 2/1 baths | 1,968 Sq Ft

**\$930,000.00**

BUYER REPRESENTATION

# BRG International Team



**CHRISTINA ALEM**  
REALTOR ASSOCIATE  
☎ 615.948.5398



**MARINE ROLLINS**  
BROKER ASSOCIATE  
☎ 305.699.8662



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REALTOR ASSOCIATE  
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# BRG International Team



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**DAVID FISH**  
REALTOR ASSOCIATE  
☎ 786.218.0269

## BRG INTERNATIONAL

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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REALTOR ASSOCIATE  
☎ 786.942.4717



**NICHOLAS ALMEIDA**  
REALTOR ASSOCIATE  
☎ 786.239.3000



**ZENA ASFOUR**  
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**OSCAR GARZON**  
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**RENATA FREID**  
BROKER ASSOCIATE  
☎ 305.849.8242



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# FENDI CHÂTEAU - 901

9349 COLLINS AVE #901, SURFSIDE, FL 33154



## \$9,880,000

As of June, 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.

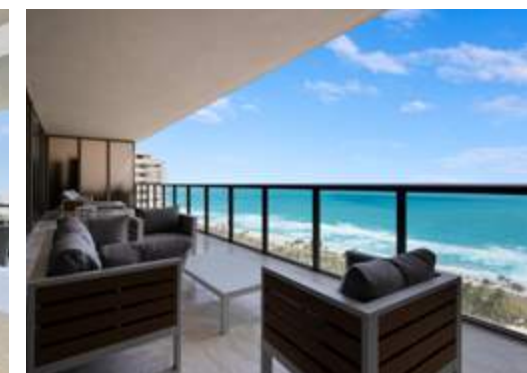
CONTACT AGENT: **MATIAS ALEM**

📞 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 UNIT#1403N, BAL HARBOUR, FL 33154



## \$6,499,000

As of June, 2021\*



3 BEDS



3.5 BATHS



3,128 SF



\$2,078 \$/SF

### PROPERTY DESCRIPTION:

Immaculate oceanfront residence at the iconic St. Regis Bal Harbour now available for those looking for a great investment opportunity. No expense was spared. Exquisitely furnished with attention to detail. This beachfront paradise residence features 3 spacious bedroom 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. A true turn-key deal for your most discerning client. Tenant occupied. Best deal at St. Regis! Click on the virtual tour link for a tridimensional view.

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 - 4403

16901 COLLINS AVE #4403, SUNNY ISLES BEACH, FL 33160



**\$4,590,000**

As of June, 2021\*



3 BEDS



4.5 BATHS



3,260 SF



\$1,408 \$/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 Design from BRG Homes. This residence features 3 Bedrooms plus Service quarters and 4.5 baths with 6,086 total sqft 4,487 interior sqft 1,599 sqft of Terrace and a Huge Wrap around Terrace featuring an Outdoor kitchen and Grill. With only 58 Residences Fendi Chateau you will enjoy endless amenities including Spa, Theater, Gym, Restaurant, Pool and Beach Service with 5 Star Luxury Concierge. Call LA for Showings or more information.

**ACTIVE UNDER CONTRACT**

CONTACT AGENT: **MATIAS ALEM**

📞 786.427.9115 | ✉️ MA@BRGINTL.COM

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# PARAISO BAY - PH5204

650 NE 32 ST #PH5204 MIAMI, FL 33137



**\$2,495,000**

As of June, 2021\*



4 BEDS



4.5 BATHS



3,182 SF



\$784 \$/SF

## PROPERTY DESCRIPTION:

New 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! Incredible opportunity... Bring your offers. Owner motivated.

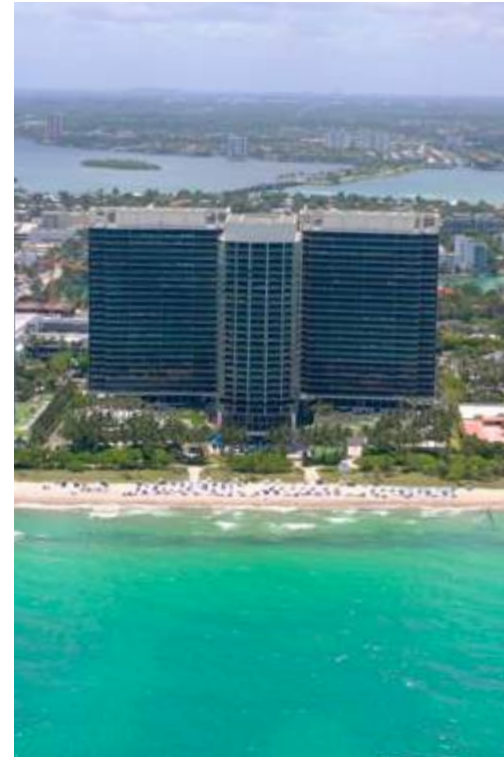
CONTACT AGENT: **SERGIO BALINOTTI**

📞 305.522.6618 | ✉️ SB@BRGINTL.COM

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# ST REGIS BAL HARBOUR - 905S

9701 COLLINS AVENUE #905S, BAL HARBOUR, FL 33154



**\$3,150,000**

As of June, 2021\*



2 BEDS



2.5 BATHS



1,599 SF



\$ 1,970 \$/SF

## PROPERTY DESCRIPTION:

**ACTIVE UNDER CONTRACT**

Beautiful and bright luxurious two bedroom residence in the St. Regis Bal Harbour. Never miss a sunset with this breathtaking unit, furnished with Artefacto feature pieces. Featuring professional-grade kitchen appliances, European-styled cabinetry, and contemporary five-fixture master bathrooms with walk-in showers and expansive marble throughout. Panoramic windows offer expansive intracoastal and bay views and spacious outdoor balcony, open living room perfect for entertaining in a beautiful space.

CONTACT AGENT: **MARINE ROLLINS**

📞 305.699.8662 | ✉️ MARINE@BRGINTL.COM

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

# MAREA RESIDENCES - 201

801 S POINTE DR #201 MIAMI BEACH, FL 33139



**\$3,600,000**

As of June, 2021\*



3 BEDS



3.5 BATHS



2,332 + 1,992 SF



\$1,544 \$/SF

## PROPERTY DESCRIPTION:

**ACTIVE UNDER CONTRACT**

Gorgeous 3 Bedroom 3.5 Bath Corner Residence at Marea Condo in Miami Beach. Unit features private elevator that opens up into a 2,332 interior sqft Residence with an additional Oversized 1,992 sqft Terrace. Italian Kitchen Cabinetry by ItaliKraft, Wolf/Subzero Appliances, 10ft ceilings, and Master Bath designed by Yabu Pushelberg. Only 30 Residences in this Boutique building where Luxury meets Art. It is truly One of a Kind! Incredible Amenities with 24hr Security, Rooftop Pool, Exercise Room and Award Winning Restaurant. Amazing location walkable to the Beach and many shops and Restaurants.

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.

# Luxury Leasing Collection



## 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

**\$60,000.00/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 - 2304S

Bal Harbour  
4 beds | 4/1 baths

**\$45,000.00/mo**

LISTING AGENT: **MATIAS ALEM**

786.427.9115



## BENTLEY BEACH - 907

Miami Beach  
3 beds | 3/1 baths

**\$25,000.00/mo**

LISTING AGENT: **MARINE ROLLINS**

305.699.8662



## ST REGIS BAL HARBOUR - 1805N

Bal Harbour  
2 beds | 2/1 baths

**\$20,000.00/mo**

LISTING AGENT: **SERGIO BALINOTTI**

305.522.6618



## ST REGIS BAL HARBOUR - 1605S

Bal Harbour  
2 beds | 2/1 baths

**\$18,000.00/mo**

LISTING AGENT: **MARINE ROLLINS**

305.699.8662

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

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# 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





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