

EDITION Q1 / 2021
ULTRA LUXURY MARKET

BRG
INTERNATIONAL

MIAMI PROPERTY

REPORT



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

After 3 decades of being personally involved in South Florida real estate, I bring to my buyers and sellers hands-on knowledge of the present market with a great base of information on greater Miami and the beaches. I feel my strengths are in the valuation of properties to make a fair purchase for my buyers and a timely sale and closing for my sellers.

BRG International is an absolute high caliber office with great support for all my marketing needs – digital, paper, video & social media tools which are required today to properly represent our clients.

I have been involved in Florida real estate since 1990 as a buyer, investor,

homeowner, and now agent & consultant. My vast knowledge is in the Miami market, including Brickell / Coral Gables / Pinecrest / South Miami and as north as Bal Harbour and Sunny Isles. Many of my clients are referrals from close friends, businesses, and family that I continue to work with.

When I take on clients, I make sure to guide them throughout the whole transaction and ensure their satisfaction. I check up on all trades needed from title companies, attorneys, utilities, and movers.

I look forward to being of assistance for all your real estate requirements & questions.

Just call me at any time: (786)423-8390



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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

Q1 2020	Q1 2021	Q1 2020	Q1 2021	Q1 2020	Q1 2021
AVG DAYS ON MARKET N/A	AVG DAYS ON MARKET 204	AVG DAYS ON MARKET 367	AVG DAYS ON MARKET 99	AVG DAYS ON MARKET 510	AVG DAYS ON MARKET 422



Arte by Antonio Citterio | Surfside



Four Seasons | Surf Club



Fendi Château | Surfside

PRICE MOVEMENT N/A

Q1 | 2021 | AVAILABLE INVENTORY

AVERAGE PRICE PER S.Q.F.T.	\$3,307
UNITS FOR SALE	6
UNITS IN THE BUILDING	16
% OF BUILDING AVAILABLE	38%
AVERAGE DAYS ON THE MARKET	30

Q1 | 2021 | SOLD

AVERAGE PRICE PER S.Q.F.T.	\$2,451
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	204

Q1 | 2020 | SOLD

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

PRICE MOVEMENT ▲20.90%

Q1 | 2021 | AVAILABLE INVENTORY

AVERAGE PRICE PER S.Q.F.T.	\$3,436
UNITS FOR SALE	6
UNITS IN THE BUILDING	150
% OF BUILDING AVAILABLE	4%
AVERAGE DAYS ON THE MARKET	45

Q1 | 2021 | SOLD

AVERAGE PRICE PER S.Q.F.T.	\$2,546
UNITS SOLD	5
AVERAGE DAYS ON THE MARKET	99

Q1 | 2020 | SOLD

AVERAGE PRICE PER S.Q.F.T.	\$2,106
UNITS SOLD	6
AVERAGE DAYS ON THE MARKET	367

PRICE MOVEMENT ▲17.30%

Q1 | 2021 | AVAILABLE INVENTORY

AVERAGE PRICE PER S.Q.F.T.	\$2,336
UNITS FOR SALE	3
UNITS IN THE BUILDING	58
% OF BUILDING AVAILABLE	5%
AVERAGE DAYS ON THE MARKET	270

Q1 | 2021 | SOLD

AVERAGE PRICE PER S.Q.F.T.	\$1,804
UNITS SOLD	3
AVERAGE DAYS ON THE MARKET	422

Q1 | 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

Q1 2020	Q1 2021	Q1 2020	Q1 2021	Q1 2020	Q1 2021
AVG DAYS ON MARKET 85	AVG DAYS ON MARKET 254	AVG DAYS ON MARKET 297	AVG DAYS ON MARKET 207	AVG DAYS ON MARKET 493	AVG DAYS ON MARKET 597



St Regis | Bal Harbour



Oceana | Bal Harbour



The Ritz Carlton | Bal Harbour

PRICE MOVEMENT ▲2.50%

Q1 | 2021 | AVAILABLE INVENTORY

AVERAGE PRICE PER S.Q.F.T.	\$2,226
UNITS FOR SALE	31
UNITS IN THE BUILDING	282
% OF BUILDING AVAILABLE	11%
AVERAGE DAYS ON THE MARKET	312

Q1 | 2021 | SOLD

AVERAGE PRICE PER S.Q.F.T.	\$1,550
UNITS SOLD	3
AVERAGE DAYS ON THE MARKET	254

Q1 | 2020 | SOLD

AVERAGE PRICE PER S.Q.F.T.	\$1,512
UNITS SOLD	5
AVERAGE DAYS ON THE MARKET	85

PRICE MOVEMENT ▼-10.60%

Q1 | 2021 | AVAILABLE INVENTORY

AVERAGE PRICE PER S.Q.F.T.	\$2,188
UNITS FOR SALE	40
UNITS IN THE BUILDING	240
% OF BUILDING AVAILABLE	17%
AVERAGE DAYS ON THE MARKET	407

Q1 | 2021 | SOLD

AVERAGE PRICE PER S.Q.F.T.	\$1,594
UNITS SOLD	3
AVERAGE DAYS ON THE MARKET	207

Q1 | 2020 | SOLD

AVERAGE PRICE PER S.Q.F.T.	\$1,782
UNITS SOLD	4
AVERAGE DAYS ON THE MARKET	297

PRICE MOVEMENT ▲1.53%

Q1 | 2021 | AVAILABLE INVENTORY

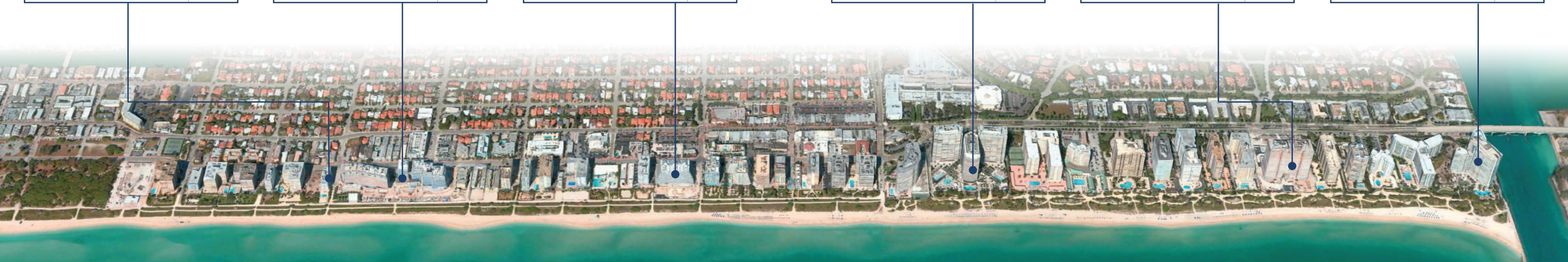
AVERAGE PRICE PER S.Q.F.T.	\$1,318
UNITS FOR SALE	22
UNITS IN THE BUILDING	185
% OF BUILDING AVAILABLE	12%
AVERAGE DAYS ON THE MARKET	557

Q1 | 2021 | SOLD

AVERAGE PRICE PER S.Q.F.T.	\$862
UNITS SOLD	5
AVERAGE DAYS ON THE MARKET	597

Q1 | 2020 | SOLD

AVERAGE PRICE PER S.Q.F.T.	\$849
UNITS SOLD	4
AVERAGE DAYS ON THE MARKET	493





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 a 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

20 FOR SALE	21 FOR RENT	23 SOLD
PRICE RANGE		\$449,000 TO \$5,100,000
BEDROOMS		
YEAR BUILT		2008
NUMBER OF TOTALS		124
STORIES		
SQ. FT. RANGE		N/A TO 3,120 SF
AVERAGE PRICE / SQ. FT.		\$1,587
AVERAGE DOM		1291 DAY(S)



CONTACT FOR OFF MARKET OPPORTUNITES

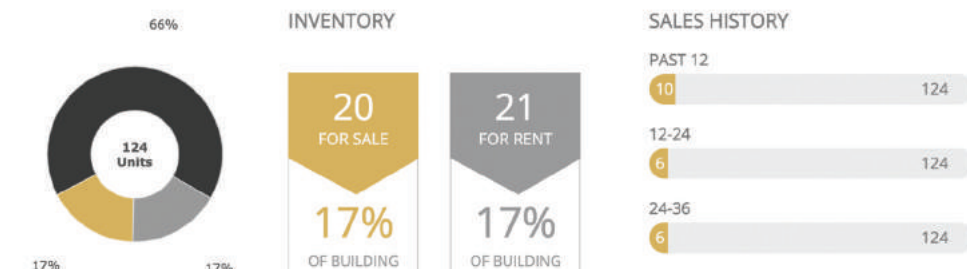
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THE RITZ-CARLTON

AS OF MARCH 2021 | LOCATION: BAL HARBOUR

	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH	
1 BEDROOM	1014	4.4%	\$1,150,000	\$1,003 /SF	1,147 SF	1/1.5	
	910	0	\$1,100,000	\$959 /SF	1,147 SF	1/1.5	
	610	0	\$1,050,000	\$915 /SF	1,147 SF	1/1.5	
	517	-10.6%	\$980,000	\$854 /SF	1,147 SF	1/1.5	
	1115	-3.2%	\$580,000	\$1,137 /SF	510 SF	1/1	
	816	0	\$550,000	\$1,078 /SF	510 SF	1/1	
	516	-22.6%	\$470,000	\$922 /SF	510 SF	1/1	
	416	0	\$449,000	\$880 /SF	510 SF	1/1	
2 BEDROOM	1202	24.4%	\$5,100,000	\$2,666 /SF	1,913 SF	2/2.5	
	2404	24.3%	\$4,850,000	\$2,150 /SF	2,256 SF	2/2.5	
	2103	8.7%	\$3,599,000	\$1,615 /SF	2,228 SF	2/2.5	
	902	-15.8%	\$2,775,000	\$1,451 /SF	1,913 SF	2/2.5	
	1112,1113	5.2%	\$1,895,000	n/a	n/a	2/2.5	
	306	0	\$1,750,000	\$871 /SF	2,009 SF	2/2.5	
	816 & 817	3.1%	\$1,650,000	n/a	n/a	2/2	
	516&517	-38.9%	\$1,450,000	\$875 /SF	1,657 SF	2/2.5	
	3 BEDROOM	1203	0	\$5,100,000	\$1,643 /SF	3,105 SF	3/3.5
		904	0	\$4,990,000	\$1,599 /SF	3,120 SF	3/3.5
1804		0	\$4,750,000	\$1,522 /SF	3,120 SF	3/3.5	
2005		0	\$3,650,000	\$1,643 /SF	2,221 SF	3/3	

STATISTICS:



\$1,587 AVG Price per SF	\$1,739,200 AVG Sold Price	1291 day(s) AVG Days on Market
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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.

40 FOR SALE	4 FOR RENT	18 SOLD
PRICE RANGE \$1,750,000 TO \$28,800,000		
BEDROOMS 1-4		
YEAR BUILT 2017		
NUMBER OF TOTALS 240		
STORIES 27		
SQ. FT. RANGE N/A TO 7,777 SF		
AVERAGE PRICE / SQ. FT. \$2,606		
AVERAGE DOM 758 DAY(S)		

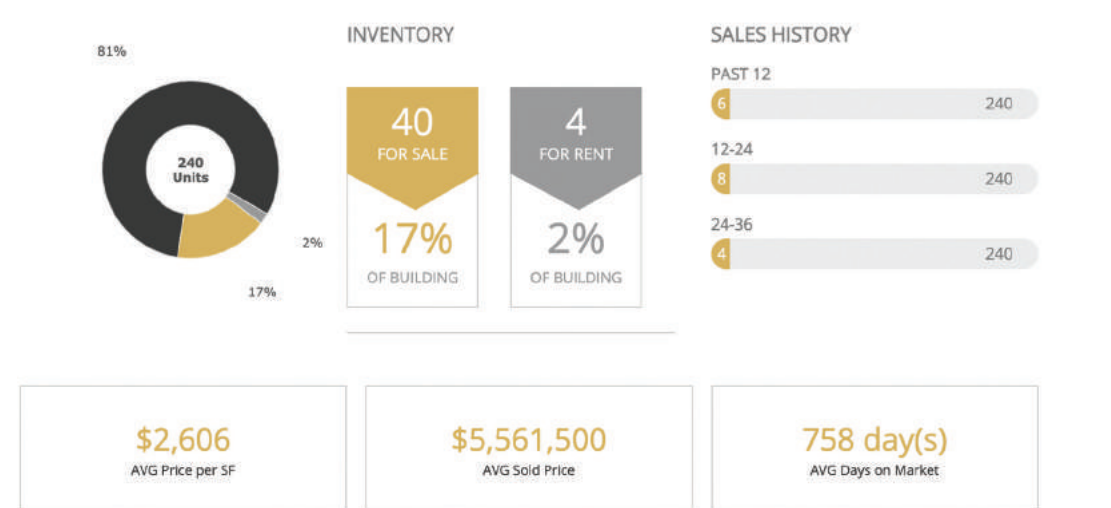
CONTACT FOR OFF MARKET OPPORTUNITES
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OCEANA BAL HARBOUR INVENTORY

AS OF MARCH 2021 | LOCATION: BAL HARBOUR

	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH
2 BEDROOM	2606	-11.3%	\$6,250,000	\$2,474 /SF	2,526 SF	2/3.5
	1906	0	\$5,750,000	\$2,190 /SF	2,625 SF	2/3.5
	501	-11.4%	\$4,995,000	\$2,325 /SF	2,148 SF	2/2.5
	906E	-8.2%	\$4,975,000	\$1,895 /SF	2,625 SF	2/3.5
	502	0	\$4,799,000	\$2,377 /SF	2,019 SF	2/3
3 BEDROOM	2601	0	\$12,500,000	\$3,131 /SF	3,992 SF	3/4.5
	2301	0	\$10,995,000	\$2,754 /SF	3,992 SF	3/4.5
	2001	0	\$10,900,000	\$2,605 /SF	4,185 SF	3/4.5
	2103	0	\$7,600,000	\$2,328 /SF	3,264 SF	3/4.5
	1602	0	\$7,500,000	\$2,174 /SF	3,450 SF	3/4.5
	1006	0	\$6,555,000	\$2,590 /SF	2,531 SF	3/3
	707	0.1%	\$4,999,000	\$2,239 /SF	2,233 SF	3/3
	807	-1.8%	\$4,900,000	\$2,194 /SF	2,233 SF	3/3
	602N	0	\$4,850,000	\$2,402 /SF	2,019 SF	3/3
	4 BEDROOM	2601/02	0	\$28,800,000	\$3,703 /SF	7,777 SF
2802 UPHE		0	\$24,000,000	\$4,100 /SF	5,854 SF	4/5.5
PH01N		0	\$18,262,000	\$2,424 /SF	7,534 SF	4/6.5
UPH2803		0	\$16,750,000	n/a	n/a	4/5.5
1201		0	\$10,900,000	\$2,730 /SF	3,992 SF	4/5.5
2401S		-38.9%	\$10,795,000	\$2,579 /SF	4,185 SF	4/4.5
5 BEDROOM	2001	0	\$19,950,000	\$2,681 /SF	7,442 SF	5/6.5

STATISTICS:



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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.

30 FOR SALE	28 FOR RENT	43 SOLD
PRICE RANGE		\$2,200,000 TO \$14,500,000
BEDROOMS		1-4 BEDROOMS
YEAR BUILT		2012
NUMBER OF TOTALS		282
STORIES		26
SQ. FT. RANGE		N/A TO 3,884 SF
AVERAGE PRICE / SQ. FT.		\$2,413
AVERAGE DOM		424 DAY(S)



CONTACT FOR OFF MARKET OPPORTUNITES

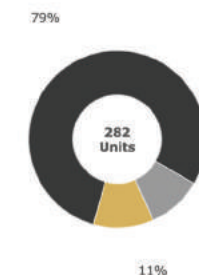
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ST REGIS INVENTORY

AS OF MARCH 2021 | LOCATION: BAL HARBOUR

	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH
2 BEDROOM	PH-07	-8.1%	\$5,300,000	\$2,496 /SF	2,123 SF	2/2
	PH-08	0	\$4,799,000	\$2,009 /SF	2,389 SF	2/2.5
	2508	-8.4%	\$4,550,000	\$2,143 /SF	2,123 SF	2/2.5
3 BEDROOM	2600	-3.4%	\$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	-5.4%	\$9,000,000	\$3,308 /SF	2,721 SF	3/3.5
	LPH03	0	\$7,900,000	\$2,526 /SF	3,128 SF	3/3.5
	1001N	0	\$7,250,000	\$2,057 /SF	3,524 SF	3/3.5
	1603-S	-1.6%	\$6,690,000	\$2,139 /SF	3,128 SF	3/3.5
	1403N	0	\$6,499,000	\$2,078 /SF	3,128 SF	3/3.5
	1902S	-3.9%	\$6,495,000	\$1,897 /SF	3,424 SF	3/3.5
	601S	0	\$6,250,000	\$1,609 /SF	3,884 SF	3/3.5
	503N	0	\$6,200,000	\$2,183 /SF	2,840 SF	3/3.5
	601N	-4.8%	\$6,150,000	\$1,745 /SF	3,524 SF	3/3.5
	2004/2005	-16%	\$5,495,000	\$1,830 /SF	3,003 SF	3/3.5
	903	10.4%	\$5,495,000	\$1,754 /SF	3,133 SF	3/3.5
	602S	-12.5%	\$5,250,000	\$1,849 /SF	2,839 SF	3/3.5
4 BEDROOM	501N	0	\$6,850,000	\$1,944 /SF	3,524 SF	4/3.5
	1903S	0	\$6,500,000	\$1,828 /SF	3,556 SF	4/5.5
	603S	0	\$5,900,000	\$2,077 /SF	2,840 SF	4/4
6 BEDROOM	PH2702-3S	0	\$14,500,000	n/a	n/a	6/6.5

STATISTICS:



INVENTORY



SALES HISTORY



\$2,413 AVG Price per SF	\$4,582,636 AVG Sold Price	424 day(s) AVG Days on Market
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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.

3 FOR SALE	0 FOR RENT	12 SOLD
PRICE RANGE		\$6,999,000 TO \$13,600,000
BEDROOMS		1-5
YEAR BUILT		2016
NUMBER OF TOTALS		58
STORIES		12
SQ. FT. RANGE		3,334 SF TO 5,343 SF
AVERAGE PRICE / SQ. FT.		\$2,370
AVERAGE DOM		305 DAY(S)



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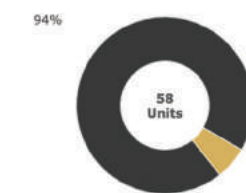
FENDI CHÂTEAU INVENTORY

AS OF MARCH 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
	801	0	\$10,600,000	\$2,362 /SF	4,487 SF	3/4.5
	1004	-19.4%	\$6,999,000	\$2,099 /SF	3,334 SF	3/4.5



STATISTICS:



INVENTORY

3 FOR SALE	0 FOR RENT
6% OF BUILDING	0% OF BUILDING

SALES HISTORY

PAST 12	58
12-24	58
24-36	58

\$2,370
AVG Price per SF

\$7,938,800
AVG Sold Price

305 day(s)
AVG Days on Market

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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.

6 FOR SALE	6 FOR RENT	31 SOLD
PRICE RANGE		\$3,500,000 TO \$32,950,000
BEDROOMS		1-5
YEAR BUILT		2017
NUMBER OF TOTALS		150
STORIES		12
SQ. FT. RANGE		1,591 SF TO 5,675 SF
AVERAGE PRICE / SQ. FT.		\$3,926
AVERAGE DOM		42 DAY(S)

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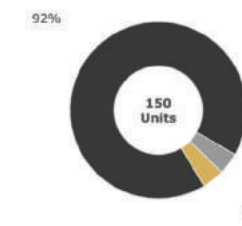
THE SURF CLUB INVENTORY

AS OF MARCH 2021 | LOCATION: SURFSIDE

	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH
1 BEDROOM	N-513	0	\$5,695,000	\$3,580 /SF	1,591 SF	1/2.5
	S-708	0	\$3,500,000	\$2,163 /SF	1,618 SF	1/1.5
2 BEDROOM	N511	0	\$6,450,000	\$3,665 /SF	1,760 SF	2/2.5
	S510	0	\$3,995,000	\$2,105 /SF	1,898 SF	2/2.5
4 BEDROOM	S-PH2	0	\$32,950,000	\$5,806 /SF	5,675 SF	4/8.5
5 BEDROOM	S-201	0	\$17,500,000	\$3,296 /SF	5,310 SF	5/6



STATISTICS:



INVENTORY



SALES HISTORY



\$3,926 AVG Price per SF
\$9,119,583 AVG Sold Price
42 day(s) AVG Days on Market

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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.



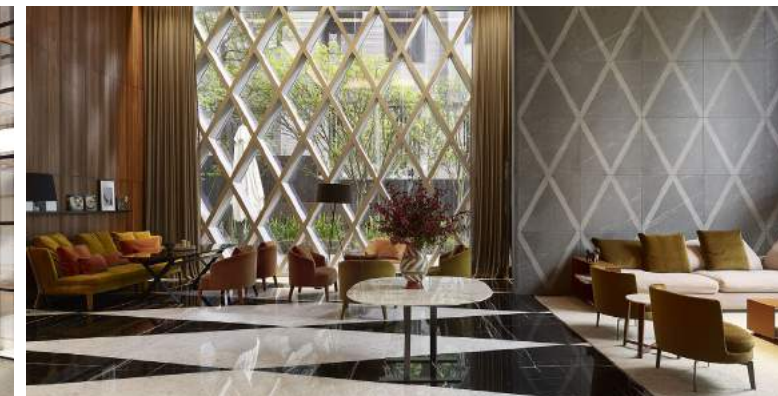
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ARTE BY ANTONIO CITTERIO

AS OF MARCH 2021 | LOCATION: SURFSIDE

	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH
3 BEDROOM	701	0	\$10,500,000	\$3,349 /SF	3,135 SF	3/3.5
	801	0	\$10,500,000	\$3,357 /SF	3,128 SF	3/3.5
	802	0	\$10,300,000	\$3,295 /SF	3,126 SF	3/3.5
4 BEDROOM	LPH	0	\$22,000,000	\$4,342 /SF	5,067 SF	4/4.5
	602	0	\$12,950,000	\$3,062 /SF	4,229 SF	4/4
6 BEDROOM	201	0	\$17,000,000	\$2,437 /SF	6,975 SF	6/7.5



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: 786.423.8390 | www.brgintl.com | francois@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 northernmost parcel of land in Miami Beach and just north of a public park, offering sweeping, unobstructed views of the Atlantic Ocean and city skylines.



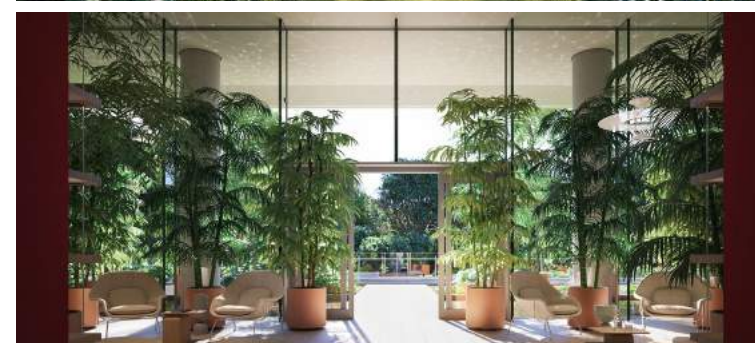
CONTACT FOR OFF MARKET OPPORTUNITES

 : 786.423.8390 |  : francois@brgintl.com

EIGHTY SEVEN PARK BY RENZO PIANO

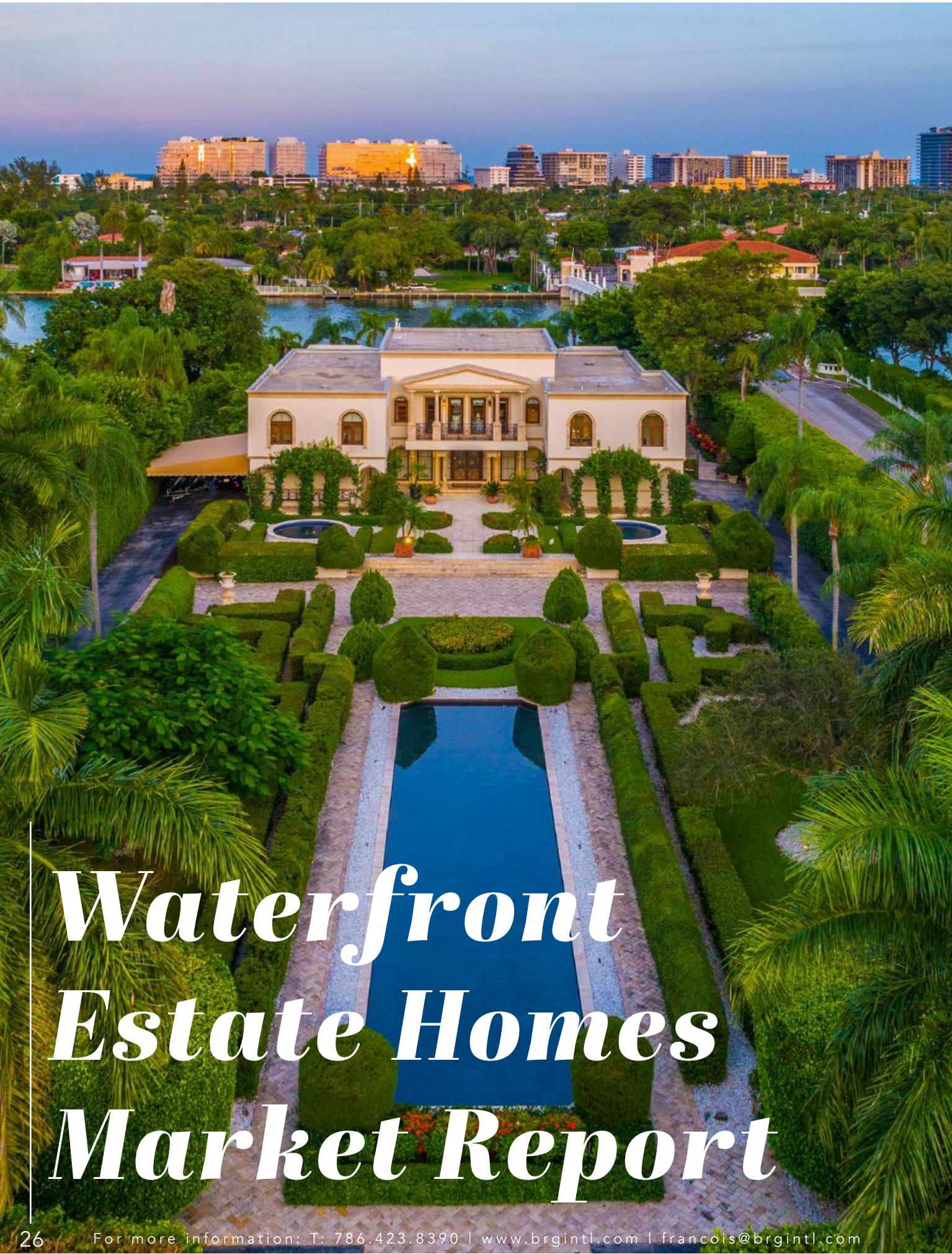
AS OF MARCH 2021 | LOCATION: SURFSIDE

	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH
1 BEDROOM	603	0	\$1,950,000	\$2,291 /SF	851 SF	1/1.5
2 BEDROOM	906	0	\$5,300,000	\$3,308 /SF	1,602 SF	2/2.5
	804	-2.33%	\$4,250,000	\$2,666 /SF	1,594 SF	2/2.5
	604	-8.59%	\$3,900,000	\$2,445 /SF	1,595 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
3 BEDROOM	1501	0	\$10,900,000	\$3,140 /SF	3,140 SF	3/3.5
	1001	0	\$6,575,000	\$2,966 /SF	2,217 SF	3/3.5
	601	0	\$6,500,000	\$2,911 /SF	2,233 SF	3/3.5
	901	0	\$6,199,000	\$2,561 /SF	2,421 SF	3/3.5



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Waterfront Estate Homes Market Report

Waterfront Estate Homes \$5M+ BAL HARBOUR & SURFSIDE AREAS

Q1 2021 AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$2,222
HOMES FOR SALE	6
AVERAGE DAYS ON THE MARKET	182
Q1 2021 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$2,489
HOMES SOLD	5
AVERAGE DAYS ON THE MARKET	100
Q1 2020 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,268
HOMES SOLD	2
AVERAGE DAYS ON THE MARKET	275

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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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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

LIVE BETTER | LIVE BEYOND



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Recent & Past Sales



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

Recent & Past Sales



ST REGIS BAL HARBOUR - 2302S

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

\$6,500,000.00

SELLER REPRESENTATION



10140 W BROADVIEW DR

Bay Harbor Islands, FL 33154
5 beds | 4/1 baths | 4,513 Sq Ft

\$6,000,000.00

BUYER REPRESENTATION



ST REGIS BAL HARBOUR - 1403N

9705 Collins Ave #1403N, Bal Harbour, FL 33154
3 beds | 3/1 baths | 3,128 Sq Ft

\$4,200,000.00

BUYER REPRESENTATION



ST REGIS BAL HARBOUR - 1802N

9705 Collins Ave #1802N, Bal Harbour, FL 33154
3 beds | 3/1 baths | 3,128 Sq Ft

\$4,200,000.00

BUYER REPRESENTATION



MAJESTIC - 1204

9601 Collins Ave #1204, Bal Harbour, FL 33154
2 beds | 2/1 baths | 2,160 Sq Ft

\$1,650,000.00

BUYER REPRESENTATION



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Listings
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MANSIONS AT ACQUALINA - 3701/02

17749 COLLINS AV #3701/3702, SUNNY ISLES BEACH, FL 33160



\$11,900,000

As of March, 2021*



4 BEDS



6.5 BATHS



9,218 SF



\$1,291 \$/SF

PROPERTY DESCRIPTION:

This Magnificent Full Floor Tower Suite 3701 and 3702 combined will take your breath away. Enjoy 360 degree views, private Swim Spa, Onyx His and Her Bathrooms, and State of the art Upgrades throughout. Residence boasts 9218 Interior sqft and 11,069 sq ft of Total living area with 5 Bedrooms and 7.5 baths. Luxurious State of the Art 5 star Building offers 24 hr Security, Doorman, Beach and Pool Service, Movie Theater, Gym, Wine and Cigar Lounge, Game Room and so much more.

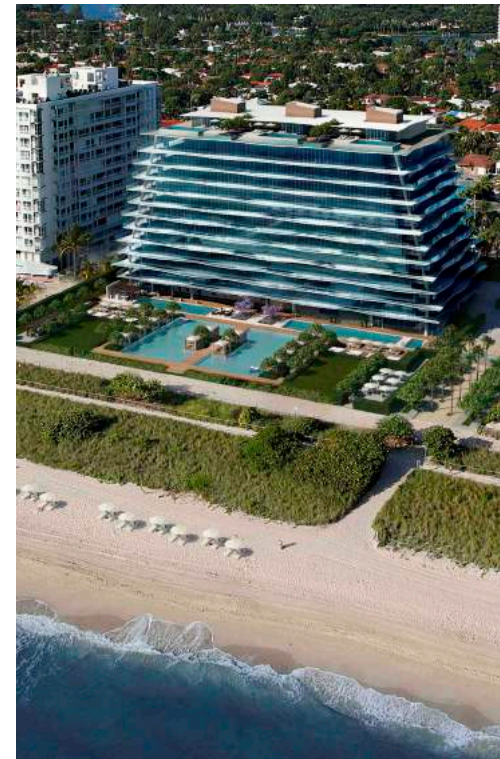
CONTACT AGENT: **MATIAS ALEM**

📞 786.427.9115 | ✉ MA@BRGINTL.COM

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

FENDI CHÂTEAU - APT 801

9349 COLLINS AVE #801 SURFSIDE, FL 33154



\$10,600,000

As of March, 2021*



3 BEDS



4.5 BATHS



4,487 SF



\$2,362 \$/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.

CONTACT AGENT: **MATIAS ALEM**

📞 786.427.9115 | ✉ MA@BRGINTL.COM

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ST REGIS BAL HARBOUR - 1603S

9701 COLLINS AVENUE #1603-S, BAL HARBOUR, FL 33154



\$6,690,000

As of January, 2021*



3 BEDS



3.5 BATHS



3,128 SF



\$2,139 \$/SF

PROPERTY DESCRIPTION:

Spectacular Oceanfront residence with breathtaking, unobstructed views of the Atlantic Ocean, intracoastal and city skyline. Immaculate 3 bedrooms, 3 1/2 bathrooms flow through residence with marble flooring and high end appliances. Enjoy the St. Regis luxury lifestyle and all the exclusive amenities at this magnificent Bal Harbour Residence. Professionally decorated and tastefully designed. Across from world renowned Bal Harbour Shops.

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 UNIT#1403N, BAL HARBOUR, FL 33154



\$6,499,000

As of March, 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

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JADE SIGNATURE - 4403

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



\$4,590,000

As of March, 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.

CONTACT AGENT: **MATIAS ALEM**

📞 786.427.9115 | ✉️ MA@BRGINTL.COM

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TWO PARK GROVE - 14D

2821 S BAYSHORE DR #14D, MIAMI, FL 33133



\$3,200,000

As of March, 2021*



3 BEDS



3.5 BATHS



2,917 SF



\$1,097 \$/SF

PROPERTY DESCRIPTION:

Gorgeous High Floor Available at Two Park Grove, Unit 14D features an expansive floorpan with 3 bedrooms and 3.5 baths, 2917 Interior sqft and 439 sqft of balcony with Gorgeous Bay views. The Residence features 12ft Floor to Ceiling Windows throughout, Private Elevator, Eloquent Kitchen designed by William Scofield with Top of the Line finishes. Designed by Pritzker Prize Winning Architect Rem Koolhaas/OMA, Park Grove gives you the ultimate luxurious experience. The building features Spa, Fitness Center, Resort Style Pool, Cabanas, Childrens rooms, Restaurants, and 24hr Concierge and Valet.

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📞 786.427.9115 | ✉️ MA@BRGINTL.COM

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MAREA RESIDENCES - 201

801 S POINTE DR #201 MIAMI BEACH, FL 33139



\$3,600,000

As of March, 2021*



3 BEDS



2.5 BATHS



2,332 SF



\$1,544 \$/SF

PROPERTY DESCRIPTION:

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.

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PARAISO BAY - PH5204

650 NE 32 ST #PH5204 MIAMI, FL 33137



\$2,495,000

As of March, 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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MAREA RESIDENCES - 301

801 S POINTE DR #301 MIAMI BEACH, FL 33139



\$2,495,000

As of March, 2021*



3 BEDS



3.5 BATHS



2,854 SF



\$1,086 \$/SF

PROPERTY DESCRIPTION:

Beautiful 3 bedroom 3 bath unit at Marea. Residence features 2854 Total sqft 2332 interior sqft 10ft ceilings, Italian Kitchen cabinetry by Italikraft, and Subzero/Wolf Appliances. The Extravagant Master Bath is designed by Yabu Pushelberg. Only 30 Residences at this boutique building where Luxury meets Art. Amenities include 24 Hr Security, Gym, Rooftop Pool, Award Winning Restaurant and VIP Concierge.

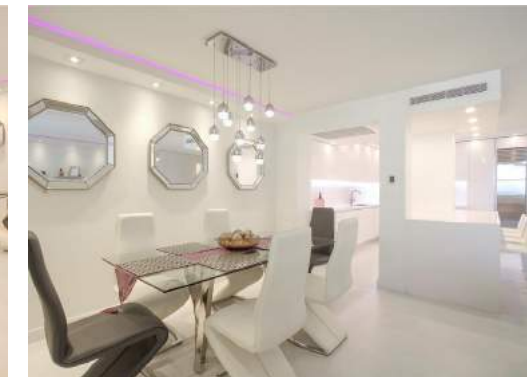
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BALMORAL - 17P

9801 COLLINS AVE #17P, BAL HARBOUR, FL 33154



\$1,370,000

As of March, 2021*



2 BEDS



2 BATHS



1,688 SF



\$811.6 \$/SF

PROPERTY DESCRIPTION:

Best deal for a totally renovated and tastefully decorated, ready to move-in residence at the Iconic Balmoral building. Immaculate unit with breathtaking views of the Atlantic ocean. This 1688 sq.ft 2 bedrooms 2 1/2 bathrooms unit offers luminous living spaces, large terrace, water views and high end finishes. Gorgeous Master-bedroom with spacious walk-in closet & steam sauna system in master bath. Top of the line appliances. The open dining-living area and both bedrooms offer views of the ocean. Best line of the building. Enjoy 5 stars amenities: pool & beach service, security, storage, gym, tennis courts & much more. Rare opportunity to acquire a turn-key fully furnished residence on the best location across from Bal Harbour Shops

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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 - 2301N

Bal Harbour
3 beds | 3/1 baths

\$45,000.00/mo

LISTING AGENT: **MARINE ROLLINS**

305.699.8662



ST REGIS BAL HARBOUR - 1405N

Bal Harbour
2 beds | 2/1 baths

\$18,000.00/mo

LISTING AGENT: **MARINE ROLLINS**

305.699.8662



ST REGIS BAL HARBOUR - 1105N

Bal Harbour
2 beds | 2/1 baths

\$15,000.00/mo

LISTING AGENT: **SERGIO BALINOTTI**

305.522.6618



ST REGIS BAL HARBOUR - 1005S

Bal Harbour
2 beds | 2/1 baths

\$15,000.00/mo

LISTING AGENT: **SERGIO BALINOTTI**

305.522.6618



Luxury Leasing Collection

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