

EDITION Q2 | 2021  
ULTRA LUXURY MARKET

**BRG**  
INTERNATIONAL

MIAMI PROPERTY

# REPORT

**Q2**  
2021

## Sunny Isles & Golden Beach

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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.

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**

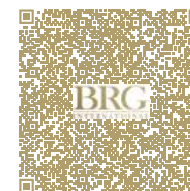
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YOU ARE ABOUT TO ACCESS  
THE ***MOST COMPREHENSIVE***  
ULTRA LUXURY PROPERTY  
REPORT FOR ***SUNNY ISLES &***  
***GOLDEN BEACH*** AREAS

Presented by:

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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 - Sunny Isles Beach

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

AVG DAYS ON MARKET  
**6**

AVG DAYS ON MARKET  
**134**

AVG DAYS ON MARKET  
**106**

AVG DAYS ON MARKET  
**232**

AVG DAYS ON MARKET  
**332**

AVG DAYS ON MARKET  
**242**



The Ritz Carlton | Sunny Isles



Jade Signature | Sunny Isles



Jade Beach | Sunny Isles

PRICE MOVEMENT ▲ 15.17%

PRICE MOVEMENT ▲ 7.51%

PRICE MOVEMENT ▲ 1.18%

Q2   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
Q2   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,363
UNITS SOLD	7
AVERAGE DAYS ON THE MARKET	134
Q2   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,184
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	6

Q2   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
Q2   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,337
UNITS SOLD	5
AVERAGE DAYS ON THE MARKET	106
Q2   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,244
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	232

Q2   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
Q2   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$863
UNITS SOLD	10
AVERAGE DAYS ON THE MARKET	242
Q2   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$853
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	332

# Condominium Market Report

Sales trend by building - Sunny Isles Beach

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

AVG DAYS ON MARKET  
**85**

AVG DAYS ON MARKET  
**61**

AVG DAYS ON MARKET  
**184**

AVG DAYS ON MARKET  
**378**

AVG DAYS ON MARKET  
**120**

AVG DAYS ON MARKET  
**334**



Jade Ocean | Sunny Isles



Muse | Sunny Isles



Château Beach | Sunny Isles

PRICE MOVEMENT ▲ 17.23%

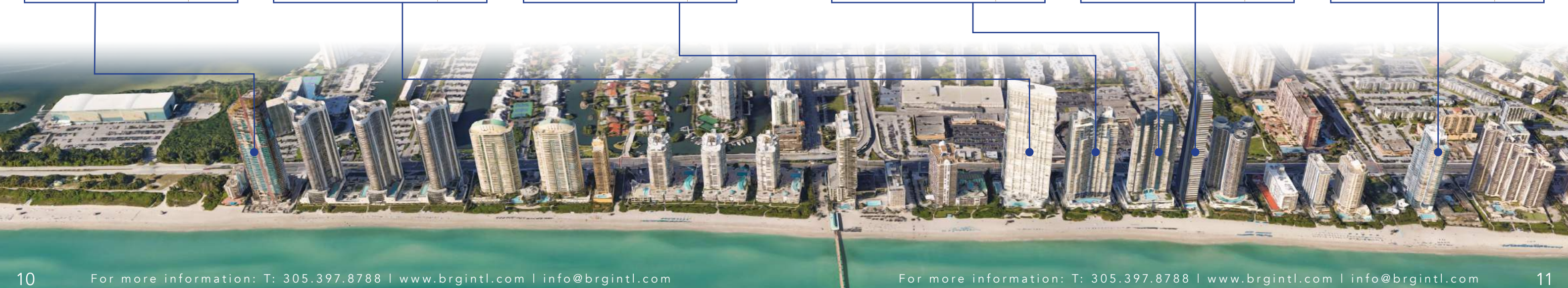
PRICE MOVEMENT ▲ 31.35%

PRICE MOVEMENT ▲ 6.93%

Q2   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
Q2   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,023
UNITS SOLD	5
AVERAGE DAYS ON THE MARKET	61
Q2   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$873
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	85

Q2   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
Q2   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,375
UNITS SOLD	3
AVERAGE DAYS ON THE MARKET	378
Q2   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,047
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	184

Q2   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
Q2   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$904
UNITS SOLD	3
AVERAGE DAYS ON THE MARKET	334
Q2   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 - Sunny Isles Beach

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

AVG DAYS ON MARKET  
**306**

AVG DAYS ON MARKET  
**250**

AVG DAYS ON MARKET  
**N/A**

AVG DAYS ON MARKET  
**328**

AVG DAYS ON MARKET  
**N/A**

AVG DAYS ON MARKET  
**54**



Mansions at Acqualina | Sunny Isles

PRICE MOVEMENT ▲ 27.54%



Estates at Acqualina | Sunny Isles

PRECONSTRUCTION



Turnberry Ocean Club | Sunny Isles

PRICE MOVEMENT N/A

Q2   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,518
UNITS FOR SALE	11
UNITS IN THE BUILDING	56
% OF BUILDING AVAILABLE	20%
AVERAGE DAYS ON THE MARKET	79
Q2   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,122
UNITS SOLD	5
AVERAGE DAYS ON THE MARKET	250
Q2   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$880
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	306

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	
328	
<b>85% UNITS SOLD AS OF JUNE 2021</b>	

Q2   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,751
UNITS FOR SALE	19
UNITS IN THE BUILDING	154
% OF BUILDING AVAILABLE	12%
AVERAGE DAYS ON THE MARKET	71
Q2   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,414
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	54
Q2   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	N/A
UNITS SOLD	N/A
AVERAGE DAYS ON THE MARKET	N/A

# Condominium Market Report

Sales trend by building - Sunny Isles Beach

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



Porsche Design Tower | Sunny Isles

PRICE MOVEMENT ▲ 14.17%



Res by Armani Casa | Sunny Isles

PRICE MOVEMENT ▲ 31.14%



Regalia | Sunny Isles

PRICE MOVEMENT ▲ 31.14%

Q2   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
Q2   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,286
UNITS SOLD	4
AVERAGE DAYS ON THE MARKET	414
Q2   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,126
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	497

Q2   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
Q2   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,462
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	273
Q2   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,115
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	296

Q2   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$2,118
UNITS FOR SALE	7
UNITS IN THE BUILDING	39
% OF BUILDING AVAILABLE	18%
AVERAGE DAYS ON THE MARKET	131
Q2   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,462
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	273
Q2   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,115
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	296





## 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 OPPORTUNITES**

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## THE RITZ-CARLTON INVENTORY

AS OF JUNE 2021 | LOCATION: SUNNY ISLES BEACH

	UNIT	% / \$	PRICE	\$ /SF	SIZE	BED/BATH
<b>2 BEDROOM</b>	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

<b>3 BEDROOM</b>	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

<b>4 BEDROOM</b>	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

**\$2.55M to \$6.8M**

Today's Prices

Bedrooms	2-5
Year Built	2019
Units	212
Stories	50
Average Price Sq.Ft.	\$1.7K
Average Days on Market	256
City	Sunny Isles Beach



### THE RITZ-CARLTON SUNNY ISLES BEACH STATISTICS

Price Range	\$2.55M To \$6.8M
Avg Price / Sq.Ft.	\$1.7K
Avg Days On Market	256
7%	Of Building Is For Sale
2%	Of Building Is For Rent
8%	Of Building Sold In Previous 12 Months

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## 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.



**CONTACT FOR OFF MARKET OPPORTUNITES**

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## JADE SIGNATURE INVENTORY

AS OF JUNE 2021 | LOCATION: SUNNY ISLES BEACH

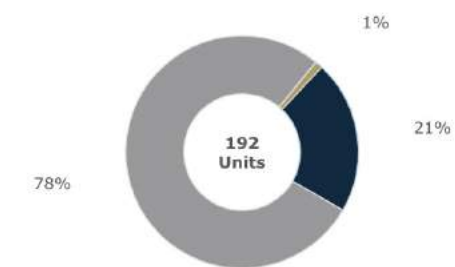
	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH
<b>4 BEDROOM</b>	2001	-3%	\$5,995,000	\$1,757 /SF	3,412 SF	4/5.5
	2901	-9%	\$5,900,000	\$1,959 /SF	3,012 SF	4/5.5
	2701	14%	\$5,500,000	\$1,620 /SF	3,396 SF	4/5.5
	3205	-6%	\$4,800,000	\$1,634 /SF	2,937 SF	4/5.5
	3505	-24%	\$4,750,000	\$1,252 /SF	3,795 SF	4/5.5
	3705	-13%	\$4,199,000	\$1,233 /SF	3,405 SF	4/5.5
	2605	0%	\$4,198,000	\$1,429 /SF	2,937 SF	4/5.5
	3105	0%	\$3,999,000	\$1,362 /SF	2,937 SF	4/5.5
	1501	-27%	\$3,995,000	\$1,173 /SF	3,405 SF	4/5.5
	1605	0%	\$3,950,000	\$1,306 /SF	3,024 SF	4/5.5

<b>5 BEDROOM</b>	USVilla 5101	0%	\$17,600,000	\$2,613 /SF	6,735 SF	5/7.5
	5305	-7%	\$13,900,000	\$2,136 /SF	6,509 SF	5/6.5
	5105	-17%	\$11,900,000	\$1,827 /SF	6,513 SF	5/6.5
	5303	-18%	\$11,900,000	\$1,887 /SF	6,305 SF	5/6.5
	4901	0%	\$7,599,000	\$1,742 /SF	4,361 SF	5/6.5
	3905	10%	\$6,548,000	\$1,490 /SF	4,395 SF	5/6.5

<b>6 BEDROOM</b>	5503	-31%	\$19,900,000	\$2,455 /SF	8,106 SF	6/6.5
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<b>7 BEDROOM</b>	5603 PH	-11%	\$29,500,000	\$2,530 /SF	11,661 SF	7/9.5
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\$749K to \$29.5M Today's Prices	
Bedrooms	1-5
Year Built	2016
Units	192
Stories	57
Average Price Sq.Ft.	\$1.7K
Average Days on Market	411
City	Sunny Isles Beach



**Inventory**

**41** FOR SALE

**2** FOR RENT

### JADE SIGNATURE STATISTICS

Price Range **\$749K To \$29.5M**  
 Avg Price / Sq.Ft. **\$1.7K**  
 Avg Days on Market **411**  
**21%** Of Building Is For Sale  
**1%** Of Building Is For Rent  
**17%** 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

## JADE BEACH INVENTORY

AS OF JUNE 2021 | LOCATION: SUNNY ISLES 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.

	UNIT	% / \$	PRICE	\$ /SF	SIZE	BED/BATH
<b>1 BEDROOM</b>	2002	0%	\$995,000	\$896 /SF	1,110 SF	1/2
	1403	8.99%	\$850,000	\$986 /SF	862 SF	1/1.5
	1206	0%	\$785,000	\$911 /SF	862 SF	1/1.5
<b>3 BEDROOM</b>	4005	0%	\$2,100,000	\$1,090 /SF	1,927 SF	3/3.5
	4204	-7%	\$2,000,000	\$1,038 /SF	1,927 SF	3/3.5
<b>4 BEDROOM</b>	4505	0%	\$4,199,000	\$1,014 /SF	4,141 SF	4/6.5
	3708	0%	\$3,100,000	\$1,295 /SF	2,394 SF	4/4.5
	3101	4.50%	\$2,500,000	\$1,044 /SF	2,394 SF	4/4.5
<b>6 BEDROOM</b>	4905	0%	\$8,200,000	\$999 /SF	8,210 SF	6/7.5



<b>\$750K to \$8.2M</b> Today's Prices	
Bedrooms	1-5
Year Built	2008
Units	248
Stories	50
Average Price Sq.Ft.	\$1.1K
Average Days on Market	325
City	Sunny Isles Beach



#### JADE BEACH STATISTICS

Price Range	\$750K To \$8.2M
Avg Price / Sq.Ft.	\$1.1K
Avg Days On Market	325
4%	Of Building Is For Sale
3%	Of Building Is For Rent
18%	Of Building Sold In Previous 12 Months



CONTACT FOR OFF MARKET OPPORTUNITES

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# JADE OCEAN



## 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

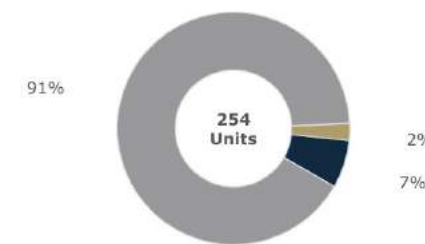
AS OF JUNE 2021 | LOCATION: SUNNY ISLES BEACH

	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH
<b>1 BEDROOM</b>	2107	3%	\$1,295,000	\$1,115 /SF	1,161 SF	1/2
	2206	0%	\$1,190,000	N/A	N/A	1/1.5
	807	-4%	\$1,075,000	\$926 /SF	1,161 SF	1/2
	806	0%	\$815,000	\$950 /SF	858 SF	1/1.5
	1903	0%	\$815,000	\$950 /SF	858 SF	1/1.5
<b>2 BEDROOM</b>	2703	6%	\$1,800,000	\$1,210 /SF	1,487 SF	2/3
<b>3 BEDROOM</b>	4005	6%	\$2,650,000	\$1,371 /SF	1,933 SF	3/3.5
	2705	-8%	\$2,480,000	\$1,283 /SF	1,933 SF	3/3.5
	2608	10%	\$2,430,000	\$1,242 /SF	1,956 SF	3/3.5
	1108	0%	\$2,400,000	\$1,227 /SF	1,956 SF	3/3.5
<b>4 BEDROOM</b>	4604	-3%	\$7,249,000	\$1,460 /SF	5,134 SF	4/6.5
	2105/04	0%	\$4,400,000	\$1,009 /SF	4,360 SF	4/4.5
	4404PH	-7%	\$4,200,000	\$976 /SF	4,303 SF	4/4.5
	4308	-3%	\$3,850,000	\$1,549 /SF	2,485 SF	4/4.5
	4301	0%	\$3,600,000	\$1,449 /SF	2,485 SF	4/4.5
	2701	0%	\$2,799,999	\$1,127 /SF	2,485 SF	4/4.5
<b>6 BEDROOM</b>	3905/3904	-7%	\$3,950,000	\$2,043 /SF	1,933 SF	6/7

### \$790K to \$7.99M

Today's Prices

Bedrooms	1-5
Year Built	2009
Units	254
Stories	50
Average Price Sq.Ft.	\$1.3K
Average Days on Market	422
City	Sunny Isles Beach



Inventory

17

FOR SALE

6

FOR RENT

### JADE OCEAN STATISTICS

Price Range	\$790K To \$7.99M
Avg Price / Sq.Ft.	\$1.3K
Avg Days On Market	422
7%	Of Building Is For Sale
2%	Of Building Is For Rent
17%	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



## 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.



CONTACT FOR OFF MARKET OPPORTUNITES

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

## MUSE INVENTORY

AS OF JUNE 2021 | LOCATION: SUNNY ISLES BEACH

	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH
<b>2 BEDROOM</b>	3102	7%	\$2,690,000	\$1,317 /SF	2,042 SF	2/2.5
	2502	0%	\$2,575,000	\$1,261 /SF	2,042 SF	2/2.5
<b>3 BEDROOM</b>	2301	0%	\$5,995,000	\$1,876 /SF	3,195 SF	3/3.5
	401	-19%	\$4,800,000	\$1,320 /SF	3,635 SF	3/3.5
	3401	8%	\$4,799,000	\$1,471 /SF	3,262 SF	3/3.5
<b>4 BEDROOM</b>	UPH	0%	\$13,499,000	\$2,211 /SF	6,106 SF	4/6
	2201	-2%	\$5,695,000	\$1,782 /SF	3,195 SF	4/3.5
	2001	-7%	\$5,000,000	N/A	N/A	4/3.5
<b>6 BEDROOM</b>	4501	-4%	\$14,900,000	\$2,284 /SF	6,524 SF	6/7



<b>\$2.58M to \$14.9M</b> Today's Prices	
Bedrooms	2-5
Year Built	2018
Units	68
Stories	49
Average Price Sq.Ft.	\$1.7K
Average Days on Market	250
City	Sunny Isles Beach



### MUSE STATISTICS

Price Range	<b>\$2.58M To \$14.9M</b>
Avg Price / Sq.Ft.	<b>\$1.7K</b>
Avg Days On Market	<b>250</b>
<b>16%</b>	Of Building Is For Sale
<b>1%</b>	Of Building Is For Rent
<b>15%</b>	Of Building Sold In Previous 12 Months

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## 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.



**CONTACT FOR OFF MARKET OPPORTUNITES**

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## CHATEAU BEACH INVENTORY

AS OF JUNE 2021 | LOCATION: SUNNY ISLES BEACH

	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH
<b>2 BEDROOM</b>	1401	8%	\$3,490,000	\$1,291 /SF	2,703 SF	2/4.5
	2203	0%	\$2,500,000	\$1,208 /SF	2,070 SF	2/3
	2502	-12%	\$2,499,000	\$1,189 /SF	2,102 SF	2/3
	1002	0%	\$2,399,000	\$1,109 /SF	2,164 SF	2/3
	1903	0%	\$1,999,000	\$966 /SF	2,070 SF	2/3
	803	0%	\$1,900,000	\$1,188 /SF	1,599 SF	2/2
	604	14%	\$1,449,000	\$989 /SF	1,465 SF	2/2
<b>4 BEDROOM</b>	PH-3201	0%	\$21,950,000	\$2,425 /SF	9,051 SF	4/7.5
	2901	0%	\$4,850,000	\$1,181 /SF	4,105 SF	4/6.5
	1501	8%	\$4,600,000	\$1,154 /SF	3,987 SF	4/6.5
<b>5 BEDROOM</b>	201	9%	\$4,390,000	\$1,069 /SF	4,105 SF	5/6.5



<b>\$110K to \$22M</b> Today's Prices	
Bedrooms	2-5
Year Built	2015
Units	81
Stories	33
Average Price Sq.Ft.	\$1.3K
Average Days on Market	222
City	Sunny Isles Beach



### CHATEAU BEACH RESIDENCES STATISTICS

Price Range	<b>\$110K To \$22M</b>
Avg Price / Sq.Ft.	<b>\$1.3K</b>
Avg Days On Market	<b>222</b>
<b>20%</b>	Of Building Is For Sale
<b>2%</b>	Of Building Is For Rent
<b>20%</b>	Of Building Sold In Previous 12 Months

16

2

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THE MANSIONS AT ACQUALINA

## 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 OPPORTUNITES

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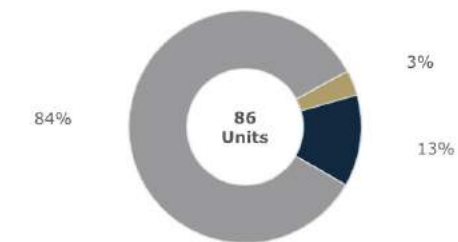
## MANSIONS AT ACQUALINA INVENTORY

AS OF JUNE 2021 | LOCATION: SUNNY ISLES BEACH

	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH
<b>3 BEDROOM</b>	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
	402	0%	\$6,500,000	\$1,410 /SF	4,609 SF	3/6.5
	801	0%	\$6,300,000	\$1,367 /SF	4,609 SF	3/6.5
	701	0%	\$6,250,000	\$1,356 /SF	4,609 SF	3/6.5
<b>4 BEDROOM</b>	2901	16.61%	\$7,500,000	\$1,627 /SF	4,609 SF	4/5.5
	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



<b>\$6M to \$7.5M</b> Today's Prices	
Bedrooms	3-5
Year Built	2015
Units	86
Stories	47
Average Price Sq.Ft.	\$1.5K
Average Days on Market	64
City	Sunny Isles Beach



Inventory

11

FOR SALE

3

FOR RENT

### THE MANSIONS AT ACQUALINA STATISTICS

Price Range	\$6M To \$7.5M
Avg Price / Sq.Ft.	\$1.5K
Avg Days On Market	64
13%	Of Building Is For Sale
3%	Of Building Is For Rent

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THE ESTATES AT ACQUALINA™

## Exuding classic glamour and sophistication to Miami's Sunny Isles Beach

777 Via Acqualina, the South tower, with half and full-floor homes, will offer 91 exquisite half and full-floor residences ranging from 4,505 to 5,146 square feet and will rise to the north of the 5 star Acqualina Resort & Spa on the Beach. In addition, it will feature a single-family home, a tower suite with 8,945 square feet and a two-story 15,332 square foot penthouse estate, all with private leisure pools.

777 Via Acqualina will also offer wrap-around terraces framing immense living and entertainment areas boasting unprecedented amenities and modern luxuries including private saunas and spas as well as summer kitchens.

888 Via Acqualina the North tower, with four flow-through homes per floor, will feature 173 luxurious residences starting from 2,897 to 3,672 square feet including two, two-story penthouses, two tower suites and two, two-story single-family homes, all with private pools. 888 Via Acqualina will offer expansive terraces and airy living and entertainment areas with a special collection of unmatched amenities and modern luxuries including private saunas and summer kitchens.



CONTACT FOR OFF MARKET OPPORTUNITES

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

## ESTATES AT ACQUALINA INVENTORY

AS OF JUNE 2021 | LOCATION: SUNNY ISLES BEACH

	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH
<b>1 BEDROOM</b>	2110	18.87%	\$870,000	\$1,227	709 SF	1/1
<b>3 BEDROOM</b>	2701	0%	\$3,700,000	\$1,352 /SF	2,736 SF	3/4
	3402	47.67%	\$3,250,000	\$1,468 /SF	2,214 SF	3/3
	3101	0%	\$2,940,000	\$1,075 /SF	2,736 SF	3/4
	3001	4.06%	\$2,890,000	\$1,056 /SF	2,736 SF	3/4.5
	4102	34.04%	\$2,750,000	\$1,242 /SF	2,214 SF	3/3
	3102	0%	\$2,699,000	\$1,219 /SF	2,214 SF	3/3
	2503	0%	\$2,490,000	\$1,224 /SF	2,035 SF	3/2.5
	2605	-15.95%	\$2,250,000	\$1,016 /SF	2,214 SF	3/3
	1705	165.90%	\$2,200,000	\$994 /SF	2,214 SF	3/3
	2305	-16.28%	\$2,200,000	\$994 /SF	2,214 SF	3/3
	2105	0%	\$2,175,000	\$982 /SF	2,214 SF	3/3
	1005	-2.97%	\$1,990,000	\$899 /SF	2,214 SF	3/3
<b>4 BEDROOM</b>	4101	0%	\$3,200,000	N/A	N/A	4/4
	901	0%	\$2,840,000	\$1,038 /SF	2,736	4/4
	2101	-1.17%	\$2,555,000	\$934 /SF	2,736	4/4
<b>5 BEDROOM</b>	4303/4	27.85%	\$4,500,000	\$1,019 /SF	4,415	5/6.5
	3703	0%	\$3,950,000	\$895 /SF	4,415	5/5

\$870K to \$4.5M  
Today's Prices

Year Built	2021
Units	245
Stories	51
Average Price Sq.Ft.	\$1.1K
Average Days on Market	318
City	Sunny Isles Beach



Inventory

24

FOR SALE

14

FOR RENT

### THE ESTATES AT ACQUALINA STATISTICS

Price Range	\$870K To \$4.5M
Avg Price / Sq.Ft.	\$1.1K
Avg Days On Market	318
10%	Of Building Is For Sale
6%	Of Building Is For Rent
17%	Of Building Sold In Previous 12 Months
3%	Of Building Is For Rent
1%	Of Building Sold In Previous 12 Months

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TURNBERRY  
OCEAN CLUB

## 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 OPPORTUNITES

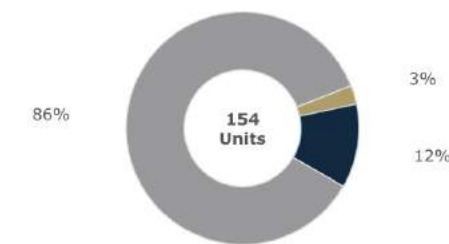
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## TURNBERRY OCEAN CLUB

AS OF JUNE 2021 | LOCATION: SUNNY ISLES BEACH

	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH
<b>3 BEDROOM</b>	1503	0%	\$5,900,000	N/A	N/A	3/4.5
	2702	0%	\$5,750,000	\$1,849 /SF	3,110 SF	3/4.5
	402	0%	\$4,550,000	N/A	N/A	3/4.5
	3903	-6%	\$4,418,080	\$1,421 /SF	3,110 SF	3/4.5
<b>4 BEDROOM</b>	4703	0%	\$10,950,000	\$1,759 /SF	6,225 SF	4/5.5
	3504	6%	\$7,500,000	N/A	N/A	4/5.5
	4304	8%	\$6,175,000	\$1,899 /SF	3,252 SF	4/5.5
	1804	-1%	\$6,125,000	N/A	N/A	4/5.5
	801	0%	\$5,950,000	\$1,830 /SF	3,252 SF	4/5.5
	4104	5%	\$5,715,000	\$1,577 /SF	3,625 SF	4/5.5
	1901	0%	\$5,700,000	N/A	N/A	4/5.5
	3801	0%	\$5,349,820	\$1,476 /SF	3,625 SF	4/5.5
	501	8%	\$5,150,000	N/A	N/A	4/5.5
	401	0%	\$4,651,000	\$1,283 /SF	3,625 SF	4/5.5
<b>5 BEDROOM</b>	Sky Villa 3704	0%	\$16,500,000	\$2,465 /SF	6,695 SF	5/7.5
<b>6 BEDROOM</b>	TS 5201	9%	\$29,750,000	\$2,767 /SF	10,750 SF	6/9.5

<b>\$4.42M to \$29.8M</b> Today's Prices	
Bedrooms	3 - 6
Year Built	2021
Units	154
Stories	54
Average Price Sq.Ft.	\$1.8K
Average Days on Market	82
City	Sunny Isles Beach



18  
FOR SALE

4  
FOR RENT

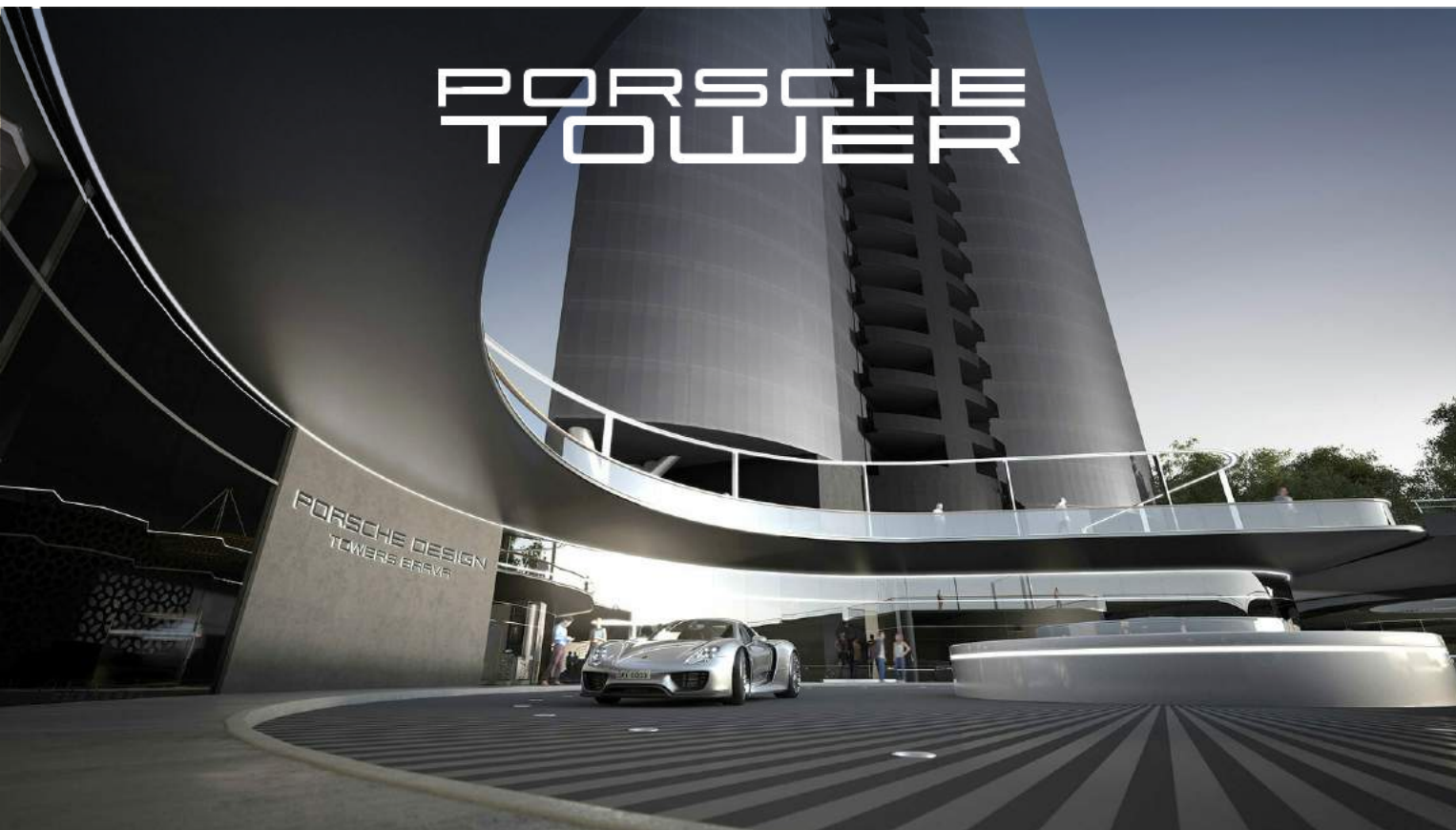
### TURNBERRY OCEAN CLUB STATISTICS

Price Range **\$4.42M To \$29.8M**  
 Avg Price / Sq.Ft. **\$1.8K**  
 Avg Days On Market **82**  
 12% Of Building Is For Sale  
 3% Of Building Is For Rent  
 1% Of Building Sold In Previous 12 Months

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# PORSCHE TOWER

## 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 OPPORTUNITES

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## PORSCHE DESIGN TOWER INVENTORY

AS OF JUNE 2021 | LOCATION: SUNNY ISLES BEACH

	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH
<b>2 BEDROOM</b>	4204	0%	\$6,950,000	\$2,220 /SF	3,130 SF	2/4.5
<b>3 BEDROOM</b>	2305	-17%	\$6,900,000	\$1,823 /SF	3,785 SF	3/4.5
	3401	0%	\$6,900,000	\$2,115 /SF	3,262 SF	3/4.5
	5405	0%	\$6,250,000	\$1,971 /SF	3,171 SF	3/4.5
	3503	-16%	\$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
	3601	17%	\$5,750,000	\$1,813 /SF	3,171 SF	3/4.5
<b>4 BEDROOM</b>	4005	-3%	\$15,500,000	\$2,532 /SF	6,121 SF	4/5.5
	4305	0%	\$8,500,000	\$2,391 /SF	3,555 SF	4/3.5
	3505	-5%	\$8,499,000	\$2,391 /SF	3,555 SF	4/4.5
	5105	0%	\$7,900,000	\$2,087 /SF	3,785 SF	4/4.5
	1605	13%	\$7,500,000	\$2,365 /SF	3,171 SF	4/4.5
	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
	1701	-2%	\$5,900,000	N/A	N/A	4/5.5
	3003	0%	\$5,475,000	\$1,727 /SF	3,171 SF	4/4.5
<b>5 BEDROOM</b>	4203	0%	\$21,000,000	\$2,498 /SF	8,407 SF	5/6
	5205	-3%	\$16,995,000	\$2,777 /SF	6,121 SF	5/5.5

**\$4.55M to \$21M**  
Today's Prices

Bedrooms	3-5
Year Built	2017
Units	132
Stories	57
Average Price Sq.Ft.	\$1.8K
Average Days on Market	431
City	Sunny Isles Beach



### PORSCHE TOWER STATISTICS

Price Range	\$4.55M To \$21M
Avg Price / Sq.Ft.	\$1.8K
Avg Days On Market	431
22%	Of Building Is For Sale
9%	Of Building Is For Rent
16%	Of Building Sold In Previous 12 Months

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RESIDENCES BY  
**ARMANI/CASA**  
 Architecture by César Pelli

## 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

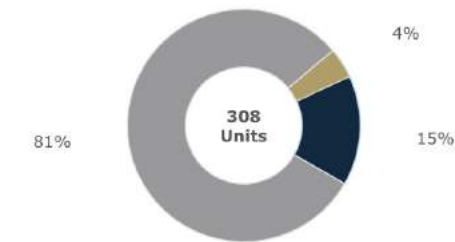
AS OF JUNE 2021 | LOCATION: SUNNY ISLES BEACH

	UNIT	% / \$	PRICE	\$ /SF	SIZE	BED/BATH
<b>3 BEDROOM</b>	4001	0%	\$3,699,999	\$1,499 /SF	2,468 SF	3/5.5
	3903	0%	\$3,500,000	\$1,541 /SF	2,271 SF	3/3.5
	2003	-4%	\$3,350,000	\$1,475 /SF	2,271 SF	3/3.5
	2703	11%	\$3,299,999	\$1,453 /SF	2,271 SF	3/3.5
	1603	-2%	\$2,899,000	N/A	N/A	3/3.5

<b>4 BEDROOM</b>	3700	-6%	\$6,500,000	\$1,955 /SF	3,325 SF	4/5.5
	1900	-5%	\$6,499,000	\$2,064 /SF	3,148 SF	4/5.5
	5100	0%	\$6,250,000	\$1,801 /SF	3,471 SF	4/5.5
	1500	3%	\$6,000,000	\$1,930 /SF	3,109 SF	4/5.5
	2400	-6%	\$5,990,000	N/A	N/A	4/5.5
	1800	0%	\$5,900,000	\$1,880 /SF	3,138 SF	4/5.5
	4400	-1%	\$5,797,000	N/A	N/A	4/5.5
	600	14%	\$5,785,000	\$1,907 /SF	3,033 SF	4/5.5
	3400	0%	\$5,550,000	\$1,684 /SF	3,296 SF	4/5.5
	5202	0%	\$4,750,000	N/A	N/A	4/5.5
	4202	0%	\$4,600,000	\$1,715 /SF	2,682 SF	4/4.5
	4602	0%	\$4,450,000	\$1,659 /SF	2,682 SF	4/5.5
	2902	0%	\$4,350,000	\$1,622 /SF	2,682 SF	4/4.5
	4402	0%	\$4,200,000	N/A	N/A	4/5.5
	902	0%	\$3,795,000	\$1,415 /SF	2,682 SF	4/4.5

<b>5 BEDROOM</b>	3202	10%	\$4,200,000	\$1,566 /SF	2,682 SF	5/5.5
------------------	------	-----	-------------	-------------	----------	-------

\$1M to \$6.5M Today's Prices	
Bedrooms	2-4
Year Built	2019
Units	308
Stories	54
Average Price Sq.Ft.	\$1.8K
Average Days on Market	188
City	Sunny Isles Beach



Inventory

47

FOR SALE

13

FOR RENT

### RESIDENCES BY ARMANI CASA STATISTICS

Price Range	\$1M To \$6.5M
Avg Price / Sq.Ft.	\$1.8K
Avg Days On Market	188
15%	Of Building Is For Sale
4%	Of Building Is For Rent
13%	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.

# REGALIA

Limited Edition Living



## 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 OPPORTUNITES

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

## REGALIA INVENTORY

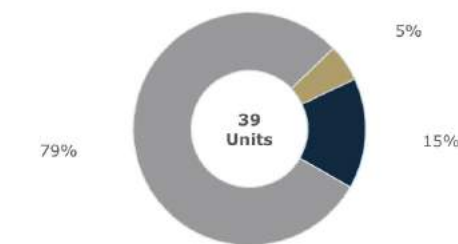
AS OF JUNE 2021 | LOCATION: SUNNY ISLES BEACH

	UNIT	% / \$	PRICE	\$ / SF	SIZE	BED/BATH
<b>4 BEDROOM</b>	42	0%	\$12,500,000	N/A	N/A	4/5.5
	17	0%	\$11,000,000	\$2,204 /SF	4,992 SF	4/5.5
	21	0%	\$9,000,000	\$1,803 /SF	4,992 SF	4/5.5
	6	0%	\$8,275,000	\$1,658 /SF	4,992 SF	4/5.5
<b>6 BEDROOM</b>	PH-43	0%	\$25,500,000	\$2,774 /SF	9,193 SF	6/8
	4	0%	\$18,500,000	N/A	N/A	6/7



**\$8.28M 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	156
City	Sunny Isles Beach



Inventory

6  
FOR SALE

2  
FOR RENT

### REGALIA STATISTICS

Price Range	\$8.28M To \$25.5M
Avg Price / Sq.Ft.	\$2.3K
Avg Days On Market	156
15%	Of Building Is For Sale
5%	Of Building Is For Rent
8%	Of Building Sold In Previous 12 Months

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# Luxury Estate Homes Market Report

## Luxury Estate Homes \$5M+

### GOLDEN BEACH

PRICE MOVEMENT ▲ 1.53%

Q2   2021   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$2,721
HOMES FOR SALE	11
AVERAGE DAYS ON THE MARKET	123
Q2   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,495
HOMES SOLD	9
AVERAGE DAYS ON THE MARKET	370
Q2   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$965
HOMES SOLD	4
AVERAGE DAYS ON THE MARKET	614

### GOLDEN BEACH SINGLE FAMILY INVENTORY

AS OF JUNE 2021 | LOCATION: GOLDEN BEACH

ADDRESS	PRICE	BEDS	BATHS	LIVING AREA	LOT
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
275 OCEAN BLVD, GOLDEN BEACH, FL 33160	\$19,950,000	5	6 / 1	5,702 sq ft	20,925 sq ft
443 OCEAN BLVD, GOLDEN BEACH, FL 33160	\$19,900,000	4	4 / 1	3,952 sq ft	35,000 sq ft
142 S ISLAND IS, GOLDEN BEACH, FL 33160	\$15,995,000	6	8 / 1	7,752 sq ft	17,661 sq ft
325 CENTRE IS, GOLDEN BEACH, FL 33160	\$14,900,000	8	9 / 2	9,092 sq ft	16,500 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 IS, GOLDEN BEACH, FL 33160	\$14,000,000	7	8 / 1	6,726 sq ft	13,200 sq ft
550 N ISLAND, GOLDEN BEACH, FL 33160	\$13,900,000	7	6 / 1	N/A	17,671 sq ft
495 OCEAN BLV, GOLDEN BEACH, FL 33160	\$13,800,000	7	8 / 2	8,500 sq ft	13,175 sq ft
471 CENTER ISLAND, GOLDEN BEACH, FL 33160	\$12,500,000	5	6 / 2	5,559 sq ft	12,375 sq ft
407 OCEAN BLVD, GOLDEN BEACH, FL 33160	\$8,200,000	4	4 / 1	4,887 sq ft	14,000 sq ft
194 S ISLAND DR, GOLDEN BEACH, FL 33160	\$8,000,000	6	8 / 0	N/A	N/A
229 GOLDEN BEACH DR, GOLDEN BEACH, FL 33160	\$5,999,000	7	6 / 1	4,250 sq ft	11,925 sq ft
250 OCEAN BLVD, GOLDEN BEACH, FL 33160	\$5,900,000	8	8 / 2	N/A	11,325 sq ft
296 OCEAN BLVD, GOLDEN BEACH, FL 33160	\$5,875,000	6	6 / 0	5,846 sq ft	15,000 sq ft
200 GOLDEN BEACH DR, GOLDEN BEACH, FL 33160	\$5,760,000	6	6 / 0	4,562 sq ft	17,500 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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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
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 SB@BRGINTL.COM  
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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

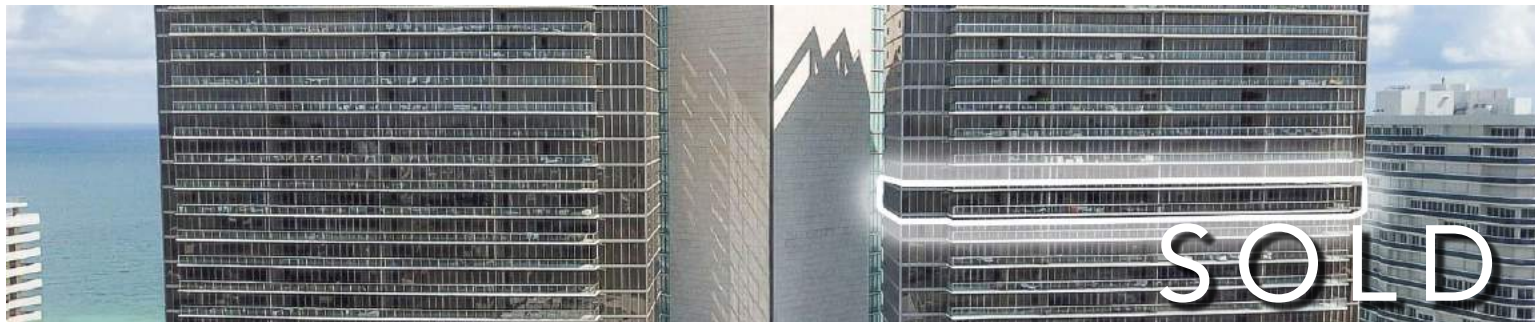


## MANSIONS AT ACQUALINA - UNIT 3002

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



## 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

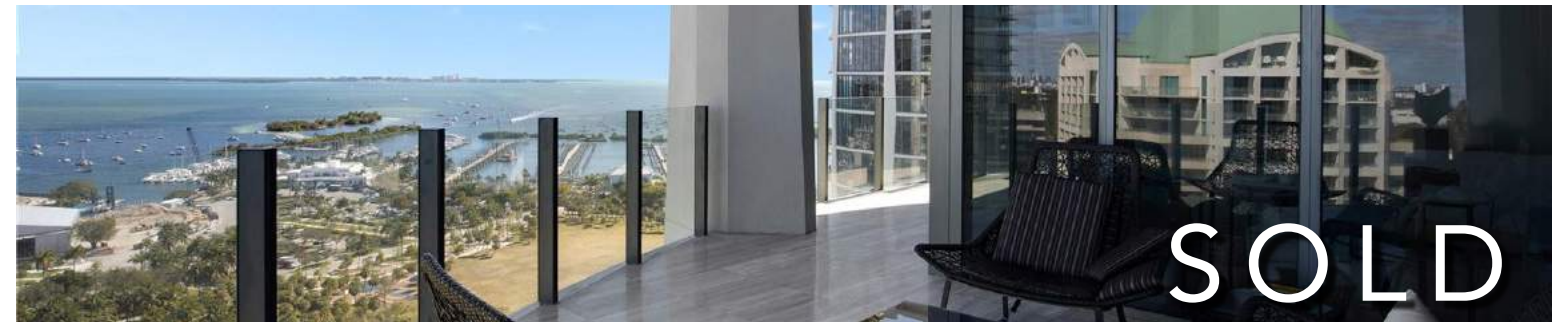


## 10140 W BROADVIEW DR

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

**\$6,000,000.00**

BUYER REPRESENTATION



## 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



## 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



**FRANÇOIS LOPEZ**  
REALTOR ASSOCIATE  
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REALTOR ASSOCIATE  
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REALTOR ASSOCIATE  
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**DARIA AFANASYEVA**  
REALTOR ASSOCIATE  
☎ 786.856.1666

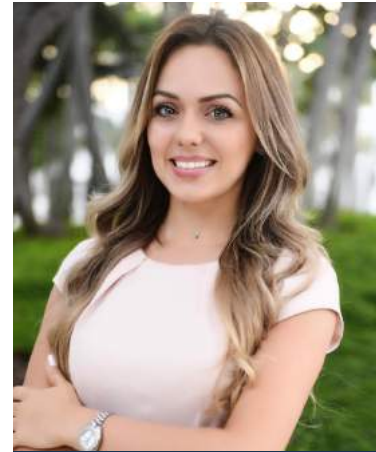


**POLINA ROSS**  
REALTOR ASSOCIATE  
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# BRG International Team



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**BARBARA COMPTON**  
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**DAVID FISH**  
REALTOR ASSOCIATE  
☎ 786.218.0269

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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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REALTOR ASSOCIATE  
☎ 786.942.4717



**NICHOLAS ALMEIDA**  
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**ZENA ASFOUR**  
REALTOR ASSOCIATE  
☎ 305.607.3091



**OSCAR GARZON**  
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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



# MAREA RESIDENCES - 201

801 S POINTE DR #201 MIAMI BEACH, FL 33139



**\$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

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

**\$3,600,000**

As of June, 2021\*



3 BEDS



3.5 BATHS



2,332 + 1,992 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.

ACTIVE UNDER CONTRACT

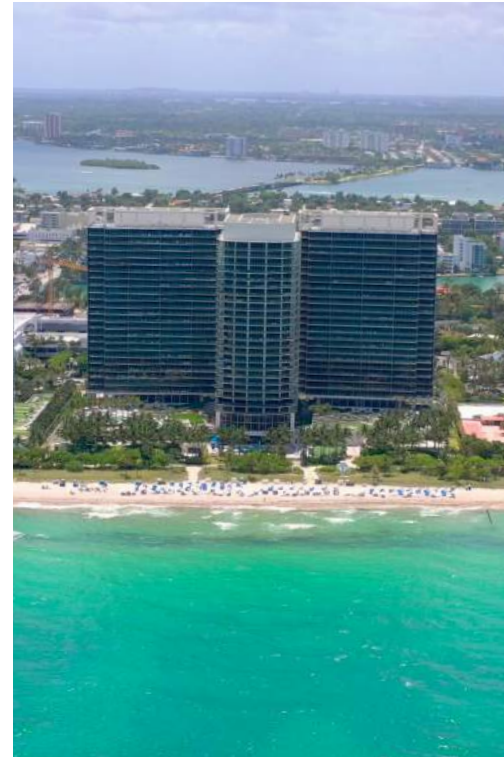
CONTACT AGENT: **MATIAS ALEM**

📞 786.427.9115 | ✉️ MA@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:

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.

# 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

\*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**



**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

EDITION Q2 | 2021  
ULTRA LUXURY MARKET


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MIAMI PROPERTY  
**REPORT**

**Q2**  
2021

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**Sunny Isles & Golden Beach**