

EDITION Q3 | 2021
ULTRA LUXURY MARKET


BRG
INTERNATIONAL

MIAMI PROPERTY
REPORT

Q3
2021

BRG INTERNATIONAL, LLC | Licensed Real Estate Brokerage Business

605 Lincoln Road, Suite 302, Miami Beach, FL 33139 | 305.397.8788 | www.brgintl.com

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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** BRG Management
- 46** Luxury Leasing Collection



South Florida's
Leading
Luxury *Real Estate*
Boutique

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The art of selling Ultra Luxury Real Estate

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

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

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

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

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

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

We believe in quality not in quantity.

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

MATIAS ALEM

FOUNDER & CEO

LICENSED REAL ESTATE BROKER

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

Presented by:

BRG
INTERNATIONAL



LIVE BETTER | LIVE BEYOND

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

Q3 | 2020 Q3 | 2021 Q3 | 2020 Q3 | 2021 Q3 | 2020 Q3 | 2021

AVG DAYS ON MARKET
102

AVG DAYS ON MARKET
83

AVG DAYS ON MARKET
92

AVG DAYS ON MARKET
114

AVG DAYS ON MARKET
510

AVG DAYS ON MARKET
696



Arte by Antonio Citterio | Surfside



Four Seasons | Surf Club



Fendi Château | Surfside

PRICE MOVEMENT ▲ 41.62%

PRICE MOVEMENT ▲ 23.61%

PRICE MOVEMENT ▲ 42.31%

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

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

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

Condominium Market Report

Sales trend by building - Bal Harbour

Q3 | 2020 Q3 | 2021 Q3 | 2020 Q3 | 2021 Q3 | 2020 Q3 | 2021

AVG DAYS ON MARKET
101

AVG DAYS ON MARKET
321

AVG DAYS ON MARKET
398

AVG DAYS ON MARKET
142

AVG DAYS ON MARKET
104

AVG DAYS ON MARKET
166



St Regis | Bal Harbour



Oceana | Bal Harbour



The Ritz Carlton | Bal Harbour

PRICE MOVEMENT ▲ 33.65%

PRICE MOVEMENT ▼ -1.10%

PRICE MOVEMENT ▼ -12.25%

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

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

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





THE RITZ-CARLTON
BAL HARBOUR, MIAMI

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

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 OPPORTUNITIES

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THE RITZ-CARLTON

AS OF OCTOBER 2021 | LOCATION: BAL HARBOUR

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



\$690K to \$5.1M
Today's Prices

Bedrooms	1-2
Year Built	2007
Units	124
Stories	18
Average Price Sq.Ft.	\$1.6K
Average Days on Market	0
City	Bal Harbour



Inventory

13

FOR SALE

19

FOR RENT

RITZ-CARLTON BAL HARBOUR STATISTICS

Price Range	\$690K To \$5.1M
Avg Price / Sq.Ft.	\$1.6K
Avg Days On Market	0
10%	Of Building Is For Sale
15%	Of Building Is For Rent
27%	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 OCTOBER 2021 | LOCATION: BAL HARBOUR

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



\$1.99M to \$11M

Today's Prices

Bedrooms	1-5
Year Built	2016
Units	240
Stories	28
Average Price Sq.Ft.	\$2.3K
Average Days on Market	0
City	Bal Harbour



Inventory

15

FOR SALE

1

FOR RENT

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

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

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

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



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ST REGIS INVENTORY

AS OF OCTOBER 2021 | LOCATION: BAL HARBOUR

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

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

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

5 BEDROOM	2703S	-10.91%	\$13,000,000	\$2,078 /SF	6,256 SF	5/7
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\$2.1M to \$14.5M Today's Prices	
Bedrooms	2-5
Year Built	2011
Units	473
Stories	27
Average Price Sq.Ft.	\$2.4K
Average Days on Market	0
City	Bal Harbour



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

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The Lavish Landscaping Won't Look Like Miami.

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

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

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



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FENDI CHÂTEAU INVENTORY

AS OF OCTOBER 2021 | LOCATION: SURFSIDE

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



\$9M to \$13.6M
Today's Prices

Bedrooms	1-5
Year Built	2016
Stories	12
Average Price Sq.Ft.	\$2.6K
Average Days on Market	0
City	Surfside



33%

Inventory

2
FOR SALE

1
FOR RENT

FENDI CHATEAU RESIDENCES STATISTICS

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

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 OCTOBER 2021 | LOCATION: SURFSIDE

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



\$399K to \$33M

Today's Prices

Bedrooms	2-5
Year Built	2017
Units	150
Stories	12
Average Price Sq.Ft.	\$3.8K
Average Days on Market	0
City	Surfside

94%



1%

5%

Inventory

7

FOR SALE

2

FOR RENT

FOUR SEASONS SURF CLUB STATISTICS

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

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

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



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ARTE BY ANTONIO CITTERIO

AS OF OCTOBER 2021 | LOCATION: SURFSIDE

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



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

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



Inventory

3

FOR SALE

0

FOR RENT

ARTE SURFSIDE STATISTICS

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

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**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.



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EIGHTY SEVEN PARK BY RENZO PIANO

AS OF OCTOBER 2021 | LOCATION: SURFSIDE

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



\$2.23M to \$24M
Today's Prices

Bedrooms	1-5
Year Built	2018
Units	70
Stories	18
Average Price Sq.Ft.	\$3K
Average Days on Market	0
City	Miami Beach



87 PARK STATISTICS

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

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

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

Luxury Estate Homes Market Report



Luxury Estate Homes \$5M+

BAL HARBOUR & SURFSIDE AREAS

PRICE MOVEMENT

▲29.07%

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

BAL HARBOUR & SURFSIDE SINGLE FAMILY INVENTORY

AS OF OCTOBER 2021 | LOCATION: BAL HARBOUR & SURFSIDE

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

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Interested in Off-Market Properties?

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

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

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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

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LIVE BETTER | LIVE BEYOND

Recent & Past Sales



MANSIONS AT ACQUALINA - UNIT 3701 / 02

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

\$10,500,000.00

SELLER REPRESENTATION

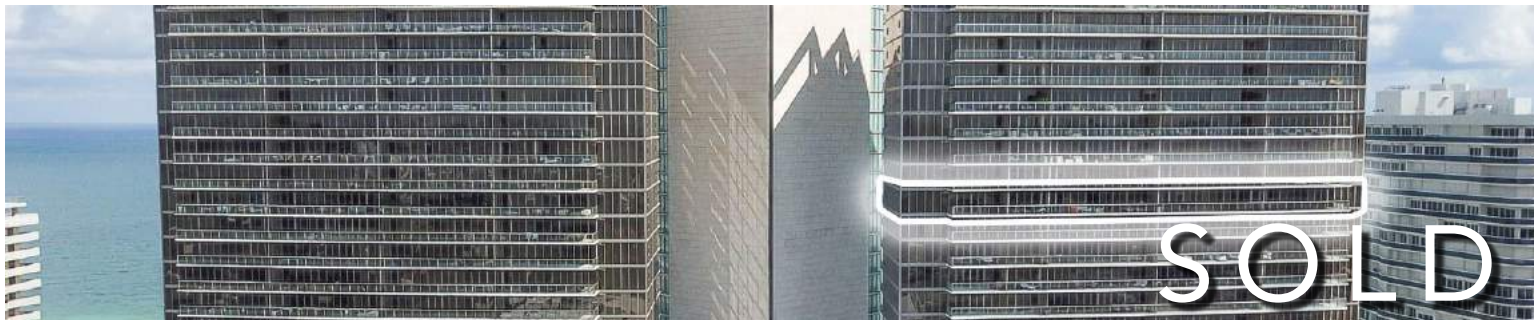


MANSIONS AT ACQUALINA - UNIT 3002

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

\$5,200,000.00

SELLER REPRESENTATION



ST REGIS BAL HARBOUR - 17TH FLOOR

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

\$15,500,000.00

BUYER & SELLER REPRESENTATION



ST REGIS BAL HARBOUR - UNIT 2302S

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

\$6,500,000.00

SELLER REPRESENTATION

Recent & Past Sales



JADE SIGNATURE - 4403

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

\$4,590,000.00

SELLER REPRESENTATION



ST REGIS BAL HARBOUR - 1105S

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

\$3,300,000.00

BUYER & SELLER REPRESENTATION



ST REGIS BAL HARBOUR - 905S

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

\$3,000,000.00

SELLER REPRESENTATION



ST REGIS BAL HARBOUR - 1405N

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

\$2,900,000.00

BUYER & SELLER REPRESENTATION

BRG International Team



CHRISTINA ALEM
REALTOR ASSOCIATE
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REALTOR ASSOCIATE
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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.



ZENA ASFOUR
REALTOR ASSOCIATE
☎ 305.607.3091



OSCAR GARZON
REALTOR ASSOCIATE
☎ 954.614.5480



DAVID FISH
REALTOR ASSOCIATE
☎ 786.218.0269



STEPHANY LEAL
REALTOR ASSOCIATE
☎ 786.942.4717

A modern kitchen with a long wooden island, a sink, and a view of the ocean from a balcony. The kitchen features light-colored wood cabinetry and a white countertop. On the island, there are several round wooden cutting boards, a bowl of lemons, and a stack of colorful bowls. The balcony has a glass railing and a wooden dining table with chairs. The ocean is visible in the background under a clear sky.

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305-397-8788 OR INFO@BRGINTL.COM

FENDI CHÂTEAU - 901

9349 COLLINS AVE #901, SURFSIDE, FL 33154



\$9,880,000

As of October, 2021*



3 BEDS



4.5 BATHS



4,103 SF



\$2,408 \$/SF

PROPERTY DESCRIPTION:

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

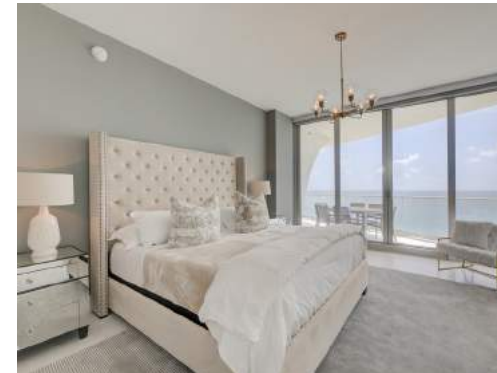
CONTACT AGENT: **MATIAS ALEM**

📞 786.427.9115 | ✉ MA@BRGINTL.COM

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

JADE SIGNATURE - 1605

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



\$4,700,000

As of October, 2021*



4 BEDS



5.5 BATHS



3,024 SF



\$1,554 \$/SF

PROPERTY DESCRIPTION:

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

CONTACT AGENT: **MATIAS ALEM**

📞 786.427.9115 | ✉ MA@BRGINTL.COM

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

ST REGIS BAL HARBOUR - 2505N

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



\$3,495,000

As of October, 2021*



2 BEDS



2.5 BATHS



1,777 SF



\$1,967 \$/SF

PROPERTY DESCRIPTION:

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

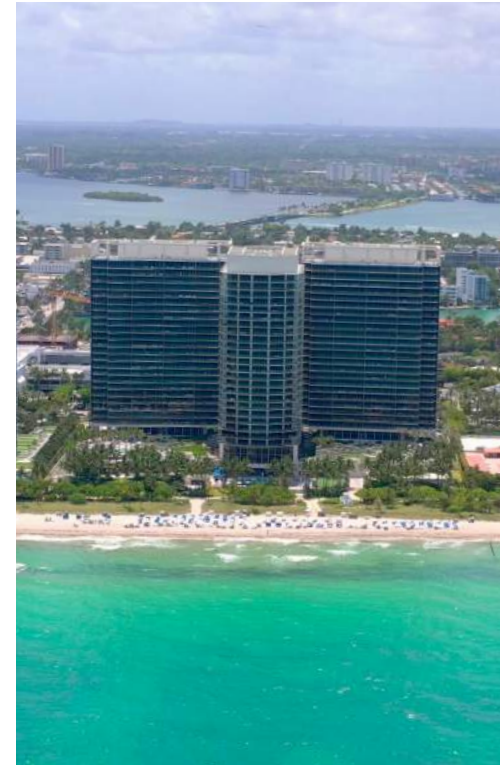
CONTACT AGENT: **SERGIO BALINOTTI**

📞 305.522.6618 | ✉ SB@BRGINTL.COM

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

ST REGIS BAL HARBOUR - 1105N

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



\$3,200,000

As of October, 2021*



2 BEDS



2.5 BATHS



1,777 SF



\$1,801 \$/SF

PROPERTY DESCRIPTION:

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

CONTACT AGENT: **SERGIO BALINOTTI**

📞 305.522.6618 | ✉ SB@BRGINTL.COM

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PARAISO BAY - PH5204

650 NE 32 ST #PH5204 MIAMI, FL 33137



\$2,445,000

As of October, 2021*



4 BEDS



4.5 BATHS



3,182 SF



\$768 \$/SF

PROPERTY DESCRIPTION:

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

CONTACT AGENT: **SERGIO BALINOTTI**

📞 305.522.6618 | ✉ SB@BRGINTL.COM

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

ST REGIS BAL HARBOUR - 1403N

9705 COLLINS AVE #1403N BAL HARBOUR, FL 33154



\$6,690,000

As of October, 2021*



3 BEDS



3.5 BATHS



3,128 SF



\$2,139 \$/SF

PROPERTY DESCRIPTION:

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

CONTACT AGENT: **SERGIO BALINOTTI**

📞 305.522.6618 | ✉ SB@BRGINTL.COM

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

In our clients words...

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

St. Regis Resident

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

Fendi Chateau owner

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

Oceana Bal Harbour Resident

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

St. Regis owner



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MANAGEMENT

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CARE OF EVERY

**PROPERTY
MANAGEMENT
CONCERN**



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

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



15 E SAN MARINO DR

Miami Beach

6 beds | 6/1 baths

\$300,000.00/mo

LISTING AGENT: **MATIAS ALEM**

786.427.9115



ST REGIS BAL HARBOUR - 2704S

Bal Harbour

3 beds | 3/1 baths

\$85,000.00/mo

LISTING AGENT: **MATIAS ALEM**

786.427.9115



ST REGIS BAL HARBOUR - 2304S

Bal Harbour

4 beds | 4/1 baths

\$75,000.00/mo

LISTING AGENT: **MATIAS ALEM**

786.427.9115



ST REGIS BAL HARBOUR - 2204S

Bal Harbour

2 beds | 2/1 baths

\$55,000.00/mo

LISTING AGENT: **SERGIO BALINOTTI**

305.522.6618



ST REGIS BAL HARBOUR - 1403N

Bal Harbour

2 beds | 2/1 baths

\$40,000.00/mo

LISTING AGENT: **SERGIO BALINOTTI**

305.522.6618



BAL HARBOUR 101 - 1206

Bal Harbour

3 beds | 3 baths

\$15,900.00/mo

LISTING AGENT: **MATIAS ALEM**

786.427.9115



900 BISCAYNE BAY CONDO - 2006

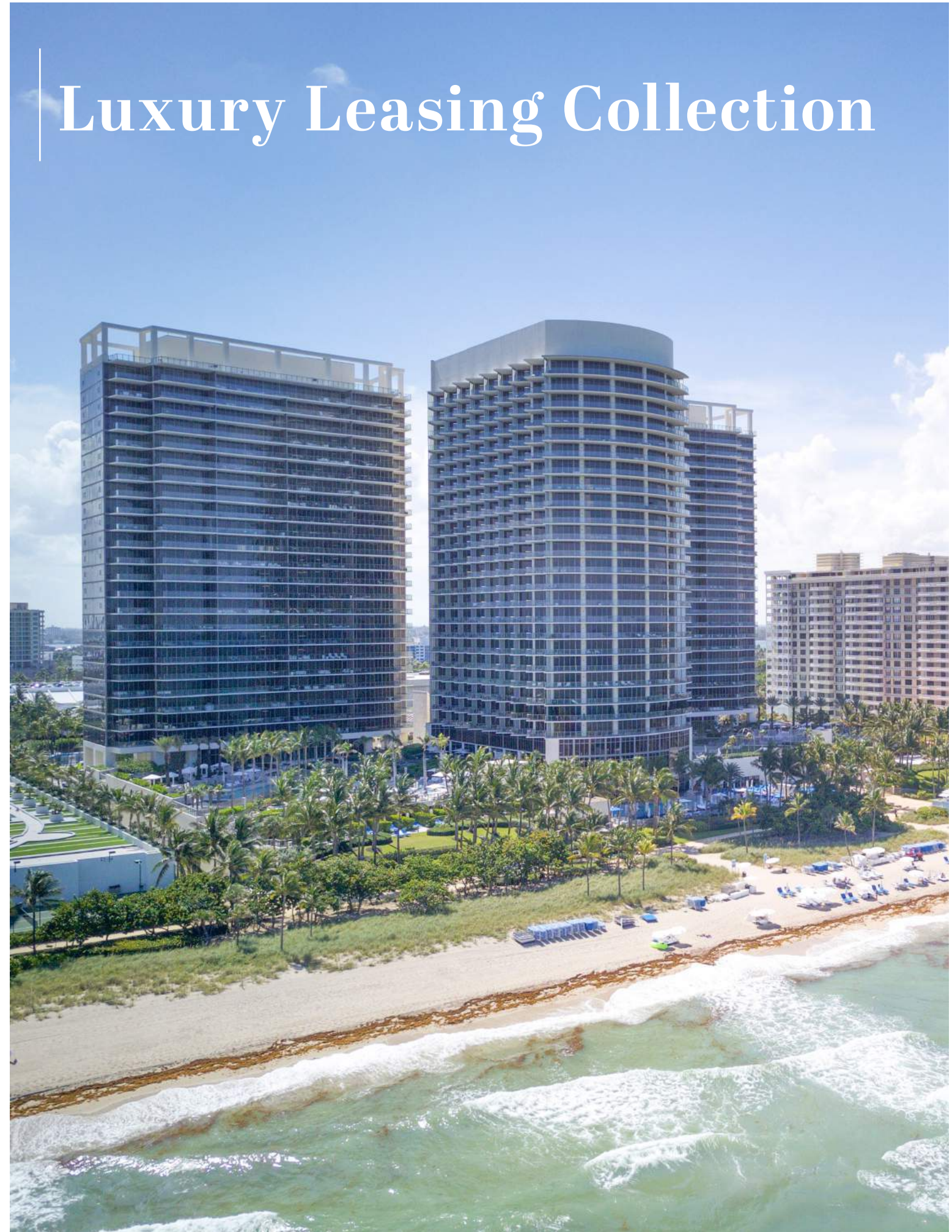
Miami

3 beds | 4 baths

\$15,000.00/mo

LISTING AGENT: **LEA GREEN**

305.742.1002



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