

EDITION Q3 | 2021  
ULTRA LUXURY MARKET


**BRG**  
INTERNATIONAL

MIAMI PROPERTY  
**REPORT**

**Q3**  
**2021**

**BRG INTERNATIONAL, LLC | Licensed Real Estate Brokerage Business**

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**Sunny Isles & Golden Beach**



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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**

**FOUNDER & CEO**

LICENSED REAL ESTATE BROKER

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YOU ARE ABOUT TO ACCESS  
THE ***MOST COMPREHENSIVE***  
ULTRA LUXURY PROPERTY  
REPORT FOR ***SUNNY ISLES &***  
***GOLDEN BEACH*** 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 - Sunny Isles Beach

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

AVG DAYS ON MARKET  
**53**

AVG DAYS ON MARKET  
**205**

AVG DAYS ON MARKET  
**508**

AVG DAYS ON MARKET  
**461**

AVG DAYS ON MARKET  
**246**

AVG DAYS ON MARKET  
**113**



The Ritz Carlton | Sunny Isles



Jade Signature | Sunny Isles



Jade Beach | Sunny Isles

PRICE MOVEMENT ▲ 31.15%

PRICE MOVEMENT ▼ -3.04%

PRICE MOVEMENT ▲ 27.69%

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

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

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

# Condominium Market Report

Sales trend by building - Sunny Isles Beach

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

AVG DAYS ON MARKET  
**211**

AVG DAYS ON MARKET  
**262**

AVG DAYS ON MARKET  
**184**

AVG DAYS ON MARKET  
**28**

AVG DAYS ON MARKET  
**598**

AVG DAYS ON MARKET  
**90**



Jade Ocean | Sunny Isles



Muse | Sunny Isles



Château Beach | Sunny Isles

PRICE MOVEMENT ▲ 16.14%

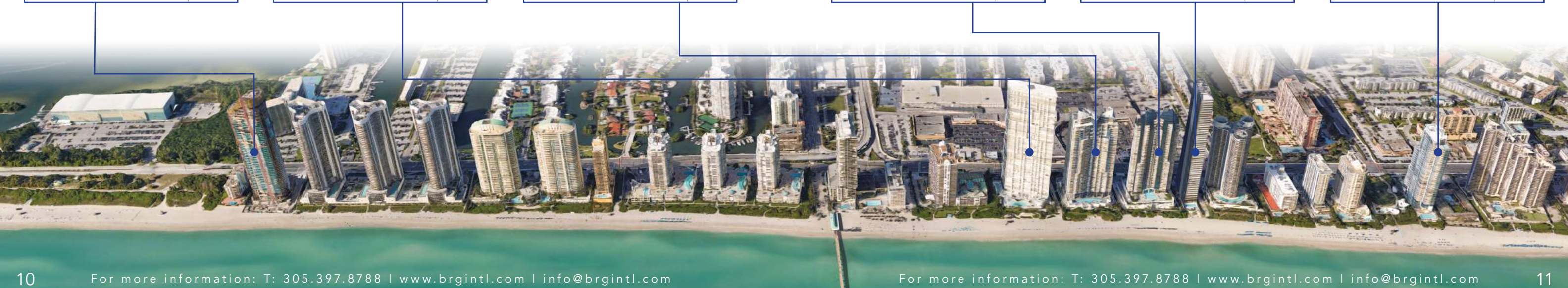
PRICE MOVEMENT ▲ 34.35%

PRICE MOVEMENT ▲ 45.78%

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

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

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





# Condominium Market Report

Sales trend by building - Sunny Isles Beach

Q3   2020	Q3   2021	Q3   2020	Q3   2021	Q3   2020	Q3   2021
<b>AVG DAYS ON MARKET</b> <b>11</b>	<b>AVG DAYS ON MARKET</b> <b>50</b>	<b>AVG DAYS ON MARKET</b> <b>N/A</b>	<b>AVG DAYS ON MARKET</b> <b>0</b>	<b>AVG DAYS ON MARKET</b> <b>84</b>	<b>AVG DAYS ON MARKET</b> <b>54</b>



Mansions at Acqualina | Sunny Isles

PRICE MOVEMENT ▲ 1.58%

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

Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,135
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	50

Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,117
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	11



Estates at Acqualina | Sunny Isles

PRECONSTRUCTION

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



Turnberry Ocean Club | Sunny Isles

PRICE MOVEMENT ▲ 10.63%

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

Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,564
UNITS SOLD	5
AVERAGE DAYS ON THE MARKET	84

Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,414
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	54

# Condominium Market Report

Sales trend by building - Sunny Isles Beach

Q3   2020	Q3   2021	Q3   2020	Q3   2021	Q3   2020	Q3   2021
<b>AVG DAYS ON MARKET</b> <b>246</b>	<b>AVG DAYS ON MARKET</b> <b>326</b>	<b>AVG DAYS ON MARKET</b> <b>144</b>	<b>AVG DAYS ON MARKET</b> <b>128</b>	<b>AVG DAYS ON MARKET</b> <b>308</b>	<b>AVG DAYS ON MARKET</b> <b>273</b>



Porsche Design Tower | Sunny Isles

PRICE MOVEMENT ▲ 59.81%

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

Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,838
UNITS SOLD	3
AVERAGE DAYS ON THE MARKET	326

Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,150
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	246



Res by Armani Casa | Sunny Isles

PRICE MOVEMENT ▲ 83.92%

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

Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,832
UNITS SOLD	12
AVERAGE DAYS ON THE MARKET	128

Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$996
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	144



Regalia | Sunny Isles

PRICE MOVEMENT ▲ 31.53%

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

Q3   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,462
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	273

Q3   2020   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,112
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	308







# THE RITZ-CARLTON INVENTORY

AS OF OCTOBER 2021 | LOCATION: SUNNY ISLES BEACH

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

## 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.

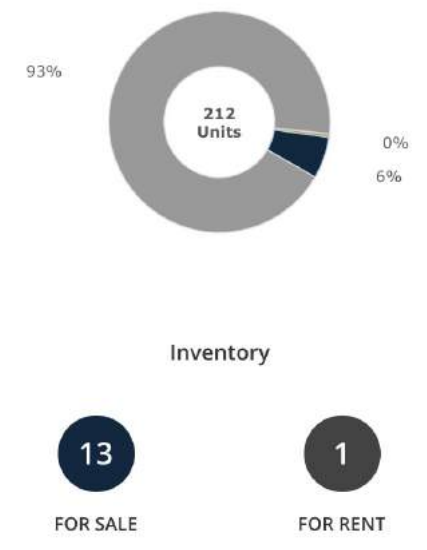
Designed to provide sweeping views of the Atlantic Ocean, the tower features cascading terraces with ample 360-degree views. Penthouse gardens dissolve at its uppermost crest, creating the silhouette of an impressive yacht or cruise liner. In addition, The Residences features a grand porte-cochere and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



**\$2.6M to \$6.5M**  
Today's Prices

Bedrooms	2-5
Year Built	2019
Units	212
Stories	50
Average Price Sq.Ft.	\$1.9K
Average Days on Market	0
City	Sunny Isles Beach



**THE RITZ-CARLTON SUNNY ISLES BEACH STATISTICS**

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

**CONTACT FOR OFF MARKET OPPORTUNITIES**

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





## 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 OPPORTUNITIES**

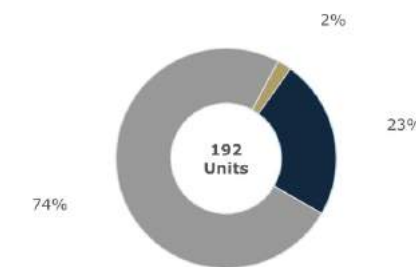
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## JADE SIGNATURE INVENTORY

AS OF OCTOBER 2021 | LOCATION: SUNNY ISLES BEACH

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

\$600K to \$29.5M Today's Prices	
Bedrooms	1-5
Year Built	2016
Units	192
Stories	57
Average Price Sq.Ft.	\$1.8K
Average Days on Market	0
City	Sunny Isles Beach



### JADE SIGNATURE STATISTICS

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

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# JADE Beach

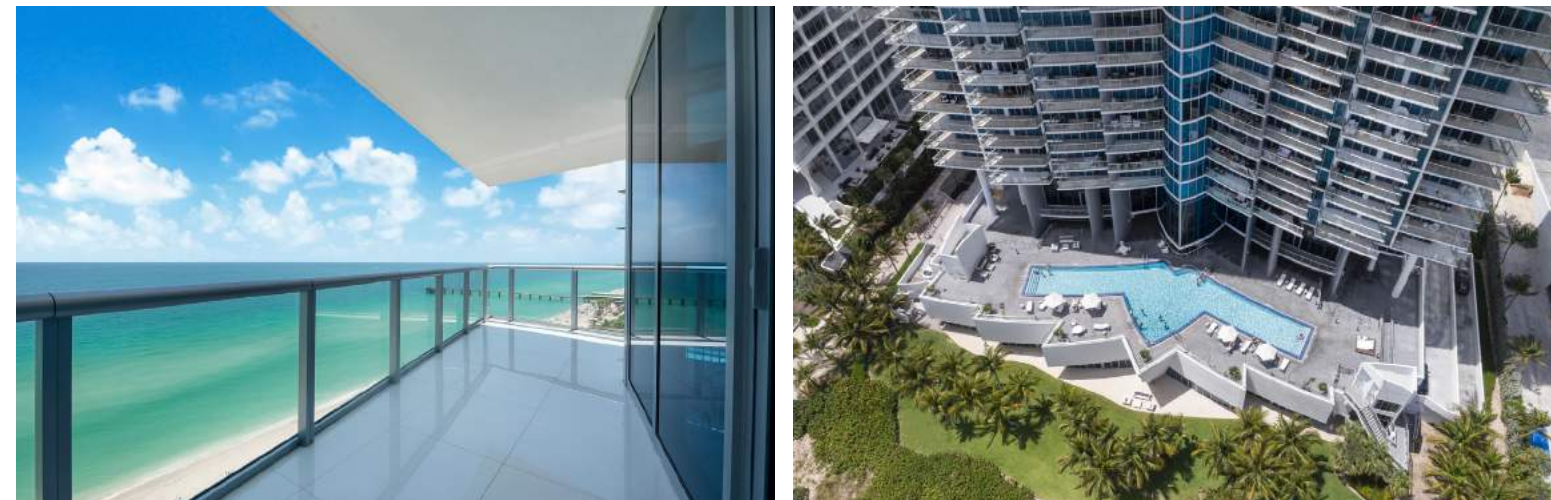
## JADE BEACH INVENTORY

AS OF OCTOBER 2021 | LOCATION: SUNNY ISLES BEACH

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

### 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.



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



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

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

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

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



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## JADE OCEAN INVENTORY

AS OF OCTOBER 2021 | LOCATION: SUNNY ISLES BEACH

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

**\$1.19M to \$7.5M**  
Today's Prices

Bedrooms	1-5
Year Built	2009
Units	254
Stories	50
Average Price Sq.Ft.	\$1.3K
Average Days on Market	0
City	Sunny Isles Beach



Inventory

14

FOR SALE

4

FOR RENT

### JADE OCEAN STATISTICS

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

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 OPPORTUNITIES

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

## MUSE INVENTORY

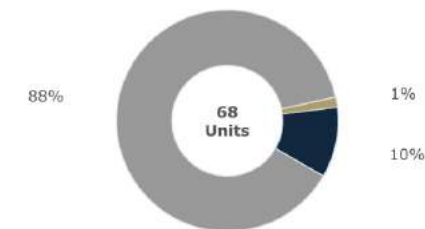
AS OF OCTOBER 2021 | LOCATION: SUNNY ISLES BEACH

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



**\$4.5M to \$13.5M**  
Today's Prices

Bedrooms	2-5
Year Built	2018
Units	68
Stories	49
Average Price Sq.Ft.	\$1.8K
Average Days on Market	0
City	Sunny Isles Beach



Inventory

7

FOR SALE

1

FOR RENT

### MUSE STATISTICS

Price Range	<b>\$4.5M To \$13.5M</b>
Avg Price / Sq.Ft.	<b>\$1.8K</b>
Avg Days On Market	<b>0</b>
<b>10%</b>	Of Building Is For Sale
<b>1%</b>	Of Building Is For Rent
<b>18%</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 OPPORTUNITIES

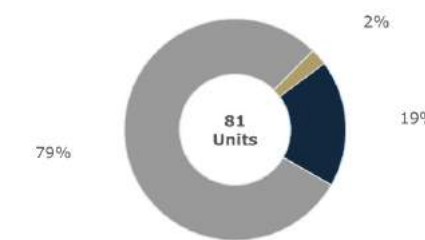
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## CHATEAU BEACH INVENTORY

AS OF OCTOBER 2021 | LOCATION: SUNNY ISLES BEACH

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

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



### CHATEAU BEACH RESIDENCES STATISTICS

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

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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 OPPORTUNITIES

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

## MANSIONS AT ACQUALINA INVENTORY

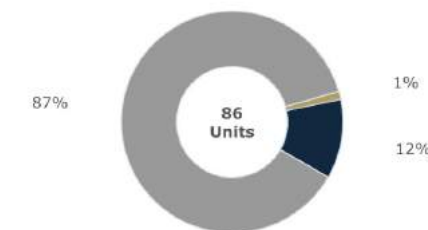
AS OF OCTOBER 2021 | LOCATION: SUNNY ISLES BEACH

	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
	801	7.63%	\$6,800,000	\$1,475 /SF	4,609 SF	3/6.5
	701	7.69%	\$6,750,000	\$1,465 /SF	4,609 SF	3/6.5
	501	0%	\$6,500,000	\$1,410 /SF	4,609 SF	3/6.5
<b>4 BEDROOM</b>	1402	0%	\$7,290,000	\$1,582 /SF	4,609 SF	4/6.5
	802	-10.67%	\$7,100,000	\$1,540 /SF	4,609 SF	4/6.5



**\$6.25M to \$7.5M**  
Today's Prices

Bedrooms	3-5
Year Built	2015
Units	86
Stories	47
Average Price Sq.Ft.	\$1.6K
Average Days on Market	0
City	Sunny Isles Beach



Inventory

10  
FOR SALE

1  
FOR RENT

### THE MANSIONS AT ACQUALINA STATISTICS

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

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 THE ESTATES AT ACQUALINA™

## ESTATES AT ACQUALINA DETAILS

LOCATION: SUNNY ISLES BEACH

### LOCATION

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

### SOUTH TOWER - 777 VIA ACQUALINA

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

### NORTH TOWER - 888 VIA ACQUALINA

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

### VECCHIO | 3,793 SQFT

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

### RAVELLO | 4,364 SQFT

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

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

22nd floor \$6,400,000

### AMALFI | 4,780 SQFT

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

### TOSCANA | 6,228 SQFT

24th floor \$7,500,000

### PORTOFINO | 9,243 SQFT (WHOLE FLOOR)

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

### AMENITIES:

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

## Welcome To A Lifestyle Like No Other

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

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

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



CONTACT FOR OFF MARKET OPPORTUNITIES

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





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 OPPORTUNITIES

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

## TURNBERRY OCEAN CLUB

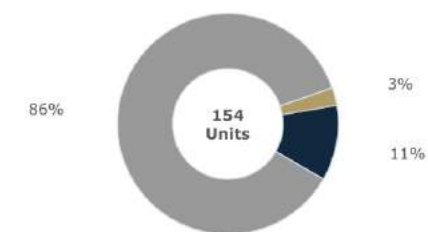
AS OF OCTOBER 2021 | LOCATION: SUNNY ISLES BEACH

	UNIT	% / \$	PRICE	\$/SF	SIZE	BED/BATH
<b>3 BEDROOM</b>	1503	0%	\$5,900,000	N/A	N/A	3/4.5
	4102	0%	\$5,854,000	2,900	\$2,019	3/4.5
	2602+CABANA	0%	\$5,800,000	3,110	\$1,865	3/4.5
	2702	0%	\$5,750,000	3,110	\$1,849	3/4.5
	3403	0%	\$5,700,000	2,821	\$2,021	3/4.5
	2003	0%	\$4,795,000	2,900	\$1,653	3/4.5
	1902	0%	\$4,700,000	N/A	N/A	3/4.5
	3903	0%	\$4,700,000	3,110	\$1,511	3/4.5
	1903	0%	\$4,695,000	3,110	\$1,510	3/4.5
	1003	-2.17%	\$4,599,000	3,110	\$1,479	3/4.5
	402	0%	\$4,550,000	N/A	N/A	3/4.5
	<b>4 BEDROOM</b>	3504	6.19%	\$7,500,000	N/A	N/A
4304		27.29%	\$7,495,000	\$2,305	3,252	4/5.5
1804		-0.41%	\$6,125,000	\$1,366	4,485	4/5.5
401		0%	\$4,801,000	\$1,324	3,625	4/5.5
<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	0%	\$29,750,000	\$2,767 /SF	10,750 SF	6/9.5

**\$4.55M to \$29.8M**

Today's Prices

Bedrooms	3 - 6
Year Built	2021
Units	154
Stories	54
Average Price Sq.Ft.	\$1.9K
Average Days on Market	0
City	Sunny Isles Beach



Inventory

17

FOR SALE

4

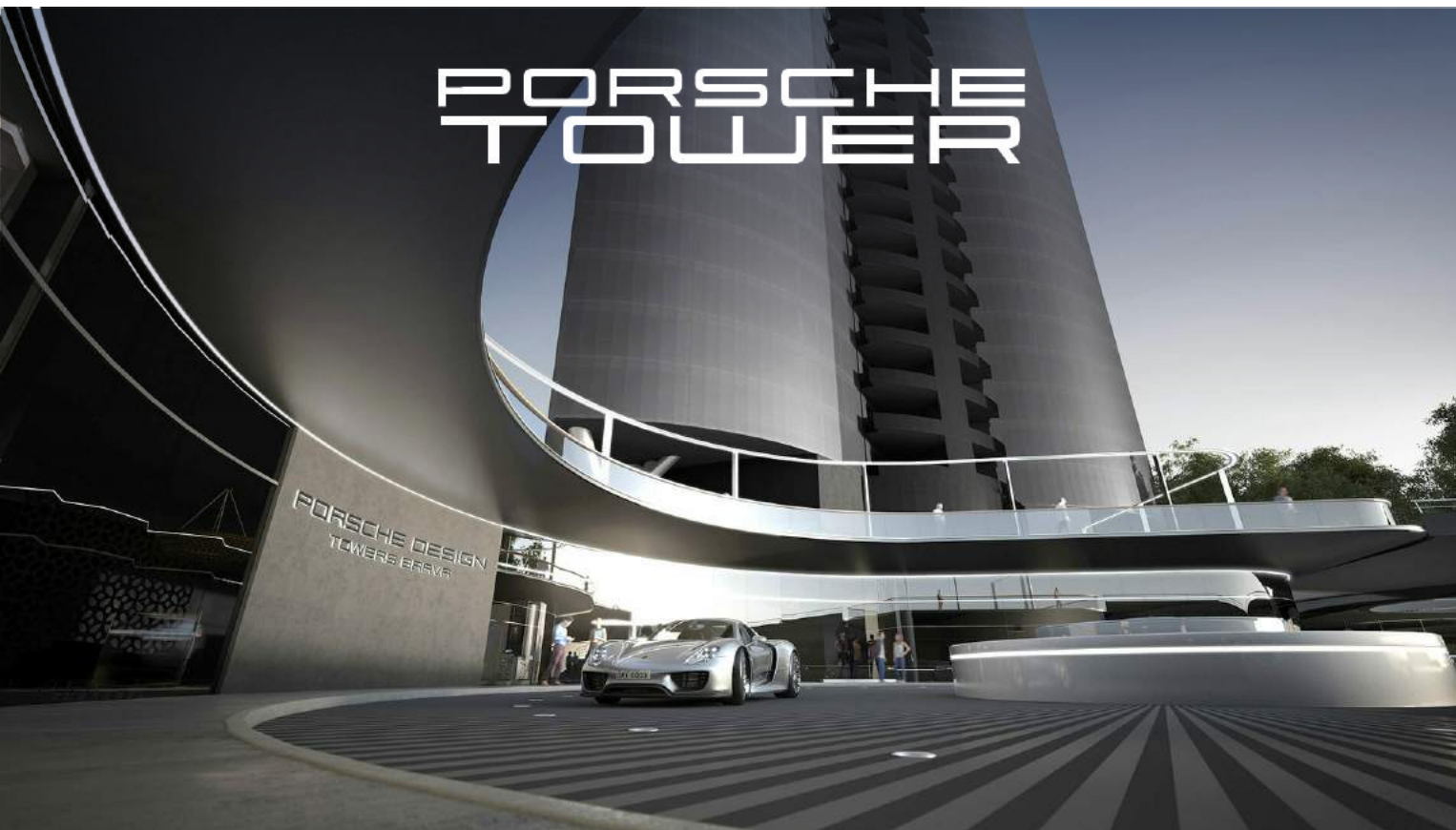
FOR RENT

### TURNBERRY OCEAN CLUB STATISTICS

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

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.





# 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 OPPORTUNITIES**

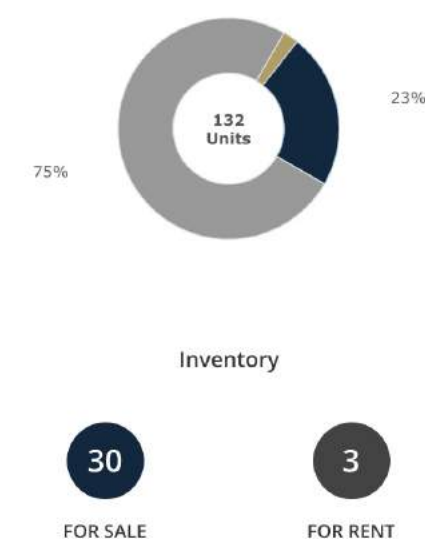
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## PORSCHE DESIGN TOWER INVENTORY

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

<b>\$3.99M to \$21M</b> Today's Prices	
Bedrooms	3-5
Year Built	2017
Units	132
Stories	57
Average Price Sq.Ft.	\$1.8K
Average Days on Market	0
City	Sunny Isles Beach



**PORSCHE TOWER STATISTICS**

Price Range	\$3.99M To \$21M
Avg Price / Sq.Ft.	\$1.8K
Avg Days On Market	0
23%	Of Building Is For Sale
2%	Of Building Is For Rent
15%	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.



**CONTACT FOR OFF MARKET OPPORTUNITIES**

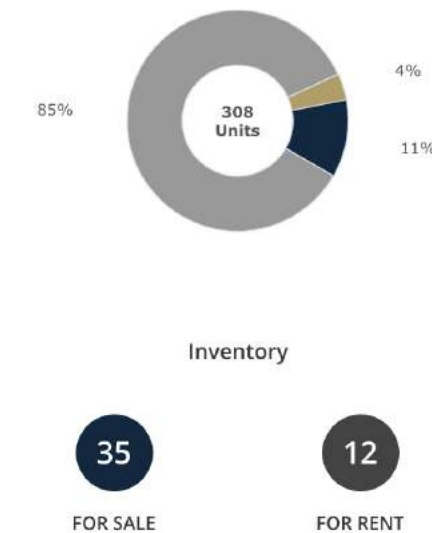
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## RESIDENCES BY ARMANI CASA INVENTORY

AS OF OCTOBER 2021 | LOCATION: SUNNY ISLES BEACH

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

<b>\$1.6M to \$6.9M</b> Today's Prices	
Bedrooms	2-4
Year Built	2019
Units	308
Stories	54
Average Price Sq.Ft.	\$1.7K
Average Days on Market	0
City	Sunny Isles Beach



### RESIDENCES BY ARMANI CASA STATISTICS

Price Range	<b>\$1.6M To \$6.9M</b>
Avg Price / Sq.Ft.	<b>\$1.7K</b>
Avg Days On Market	<b>0</b>
<b>11%</b>	Of Building Is For Sale
<b>4%</b>	Of Building Is For Rent
<b>17%</b>	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 OPPORTUNITIES

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

## REGALIA INVENTORY

AS OF OCTOBER 2021 | LOCATION: SUNNY ISLES BEACH

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



**\$8.9M to \$25.5M**

Today's Prices

Bedrooms	4-8
Year Built	2014
Units	39
Stories	43
Average Price Sq.Ft.	\$2.3K
Average Days on Market	0
City	Sunny Isles Beach



Inventory

7

FOR SALE

0

FOR RENT

### REGALIA STATISTICS

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

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+

### GOLDEN BEACH

PRICE MOVEMENT ▲ 8.48%

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

### GOLDEN BEACH SINGLE FAMILY INVENTORY

AS OF OCTOBER 2021 | LOCATION: GOLDEN BEACH

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

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# *Interested in Off-Market Properties?*

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



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

**BRG**  
INTERNATIONAL

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

## Unmatched connections

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

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

## Amongst our services are:

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



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



LIVE BETTER | LIVE BEYOND



# Recent & Past Sales



## MANSIONS AT ACQUALINA - UNIT 3701 / 02

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

**\$10,500,000.00**

SELLER REPRESENTATION

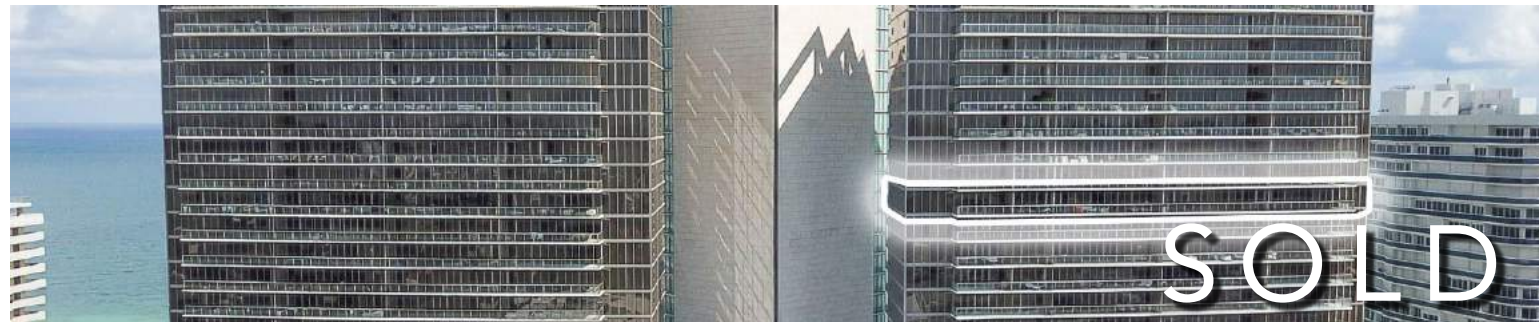


## MANSIONS AT ACQUALINA - UNIT 3002

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

**\$5,200,000.00**

SELLER REPRESENTATION



## ST REGIS BAL HARBOUR - 17TH FLOOR

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

**\$15,500,000.00**

BUYER & SELLER REPRESENTATION



## ST REGIS BAL HARBOUR - UNIT 2302S

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

**\$6,500,000.00**

SELLER REPRESENTATION

# Recent & Past Sales



## JADE SIGNATURE - 4403

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

**\$4,590,000.00**

SELLER REPRESENTATION



## ST REGIS BAL HARBOUR - 1105S

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

**\$3,300,000.00**

BUYER & SELLER REPRESENTATION



## ST REGIS BAL HARBOUR - 905S

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

**\$3,000,000.00**

SELLER REPRESENTATION



## ST REGIS BAL HARBOUR - 1405N

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

**\$2,900,000.00**

BUYER & SELLER REPRESENTATION



## BRG International Team



**CHRISTINA ALEM**  
REALTOR ASSOCIATE  
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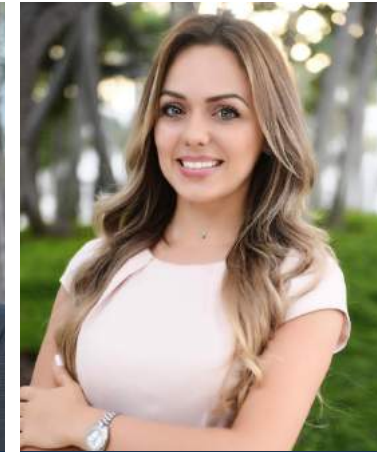


**NICHOLAS ALMEIDA**  
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## BRG International Team



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

# BRG INTERNATIONAL

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



**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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Collection*

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# FENDI CHÂTEAU - 901

9349 COLLINS AVE #901, SURFSIDE, FL 33154



## \$9,880,000

As of October, 2021\*



3 BEDS



4.5 BATHS



4,103 SF



\$2,408 \$/SF

### PROPERTY DESCRIPTION:

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

CONTACT AGENT: **MATIAS ALEM**

📞 786.427.9115 | ✉ MA@BRGINTL.COM

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

# ST REGIS BAL HARBOUR - 1403N

9705 COLLINS AVE #1403N BAL HARBOUR, FL 33154



## \$6,690,000

As of October, 2021\*



3 BEDS



3.5 BATHS



3,128 SF



\$2,139 \$/SF

### PROPERTY DESCRIPTION:

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

CONTACT AGENT: **SERGIO BALINOTTI**

📞 305.522.6618 | ✉ SB@BRGINTL.COM

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



# ST REGIS BAL HARBOUR - 2505N

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



**\$3,495,000**

As of October, 2021\*



2 BEDS



2.5 BATHS



1,777 SF



\$1,967 \$/SF

## PROPERTY DESCRIPTION:

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

CONTACT AGENT: **SERGIO BALINOTTI**

📞 305.522.6618 | ✉ SB@BRGINTL.COM

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

# 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.

# JADE OCEAN - 1604

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



**\$2,450,000**

As of October, 2021\*



3 BEDS



3.5 BATHS



2,617 SF



\$936 \$/SF

## PROPERTY DESCRIPTION:

**ACTIVE UNDER CONTRACT**

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

CONTACT AGENT: **MATIAS ALEM**

📞 786.427.9115 | ✉ MA@BRGINTL.COM

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



# In our clients words...

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

**St. Regis Resident**

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

**Fendi Chateau owner**

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

**Oceana Bal Harbour Resident**

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

**St. Regis owner**



**BRG**  
MANAGEMENT

LET US TAKE  
CARE OF EVERY

**PROPERTY  
MANAGEMENT  
CONCERN**



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

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





### 15 E SAN MARINO DR

Miami Beach

6 beds | 6/1 baths

**\$300,000.00/mo**

LISTING AGENT: **MATIAS ALEM**

786.427.9115



### ST REGIS BAL HARBOUR - 2704S

Bal Harbour

3 beds | 3/1 baths

**\$85,000.00/mo**

LISTING AGENT: **MATIAS ALEM**

786.427.9115



### ST REGIS BAL HARBOUR - 2304S

Bal Harbour

4 beds | 4/1 baths

**\$75,000.00/mo**

LISTING AGENT: **MATIAS ALEM**

786.427.9115



### ST REGIS BAL HARBOUR - 2204S

Bal Harbour

2 beds | 2/1 baths

**\$55,000.00/mo**

LISTING AGENT: **SERGIO BALINOTTI**

305.522.6618



### ST REGIS BAL HARBOUR - 1403N

Bal Harbour

2 beds | 2/1 baths

**\$40,000.00/mo**

LISTING AGENT: **SERGIO BALINOTTI**

305.522.6618



### BAL HARBOUR 101 - 1206

Bal Harbour

3 beds | 3 baths

**\$15,900.00/mo**

LISTING AGENT: **MATIAS ALEM**

786.427.9115



### 900 BISCAYNE BAY CONDO - 2006

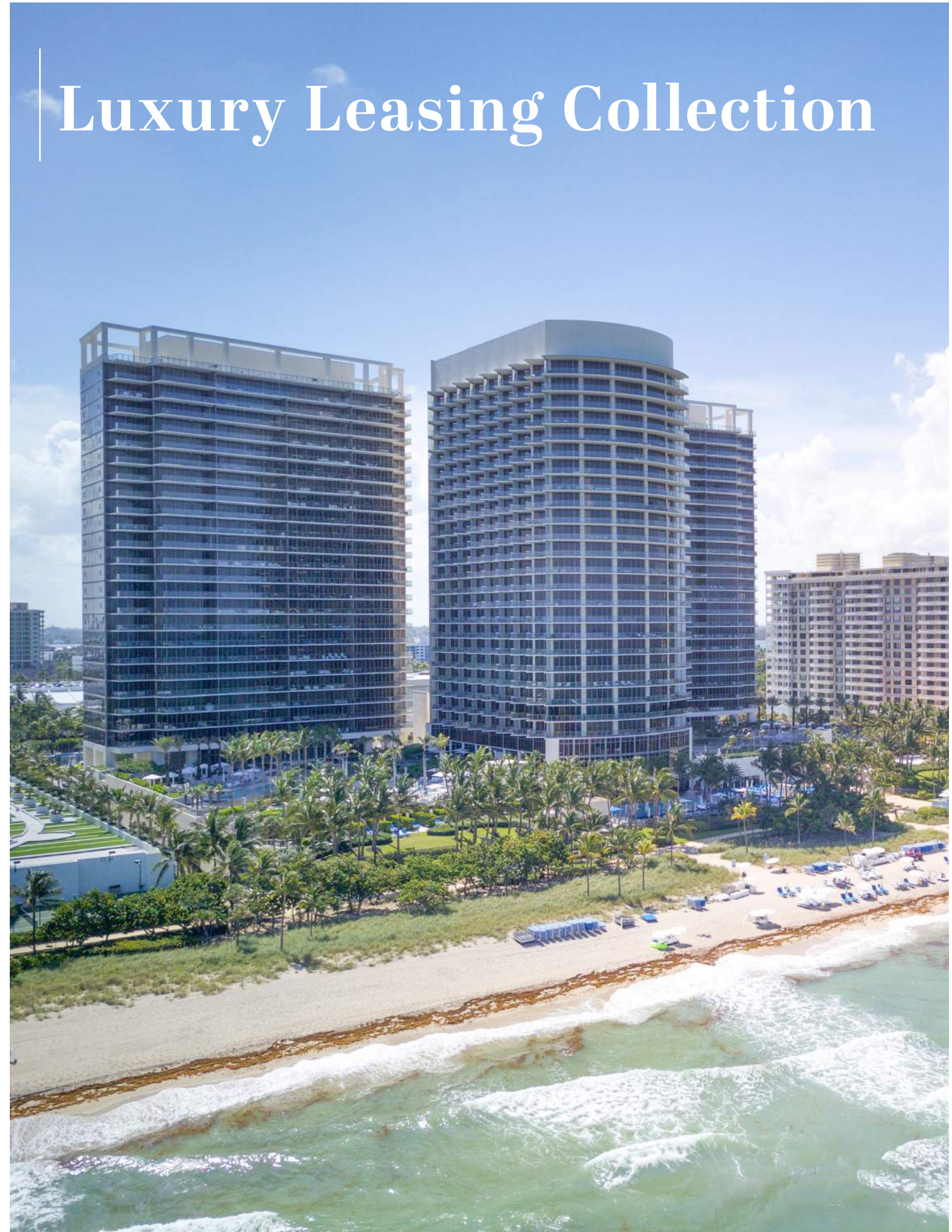
Miami

3 beds | 4 baths

**\$15,000.00/mo**

LISTING AGENT: **LEA GREEN**

305.742.1002



# Luxury Leasing Collection

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

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