

EDITION Q1 | 2022
ULTRA LUXURY MARKET

BRG
INTERNATIONAL

MIAMI PROPERTY

REPORT

Q1
2022

PROPERTY AVAILABLE FOR SALE, SEE INSIDE
LISTED BY BRG INTERNATIONAL, LLC

Miami Beach Waterfront

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

"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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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.

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

☎ (786) 427-9115

✉ MA@BRGINTL.COM

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Meet the Agents Revolutionizing Real Estate

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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Recent & Past Sales



SOLD
\$10,500,000.00
 SELLER REPRESENTATION

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



SOLD
\$9,300,000.00
 SELLER REPRESENTATION

FENDI CHATEAU - 901
 9349 Collins Ave #4403, Sunny Isles Beach, FL 33160
 3 beds | 4/1 baths | 5,510 Sq Ft



SOLD
\$3,000,000.00
 SELLER REPRESENTATION

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



SOLD
\$22,000,000.00
 BUYER REPRESENTATION

2367 S OCEAN BOULEVARD
 Highland Beach, FL 33487
 8 beds | 9/1 baths | 9,218 Sq Ft



SOLD
\$5,200,000.00
 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



OFF MARKET DEAL

SOLD
\$3,300,000.00
 BUYER & SELLER REPRESENTATION

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



SOLD
\$7,500,000.00
 BUYER & SELLER REPRESENTATION

900 N NORTHLAKE DR
 Hollywood, FL 33019
 5 beds | 6 baths | 7,270 Sq Ft | 0.92 Acre Lot



SOLD
\$2,150,000.00
 SELLER REPRESENTATION

JADE OCEAN - 1604
 17121 Collins Ave #1604, Sunny Isles Beach, FL 33160
 3 beds | 4/1 baths | 3,260 Sq Ft



SOLD
\$15,500,000.00
 BUYER & 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



SOLD
\$6,500,000.00
 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



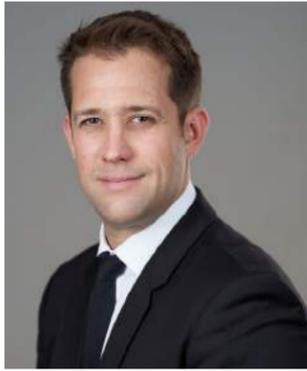
SOLD
\$6,500,000.00
 SELLER REPRESENTATION

ST REGIS BAL HARBOUR - UNIT 1603
 9701 Collins Ave #2302S, Bal Harbour, FL 33154
 3 beds | 3/1 baths | 3,128 Sq Ft



SOLD
\$4,400,000.00
 SELLER REPRESENTATION

JADE SIGNATURE - 4403
 16901 Collins Ave #4403, Sunny Isles Beach, FL 33160
 6 beds | 6/1 baths | 3,424 Sq Ft



Matias Alem's Opinion

Miami Coastal Neighborhoods

The previous quarter was decisive for Coastal Neighborhoods of Miami, inventory was depleted at a very fast pace, as buyers gobbled available inventory in an effort to secure space. The combined year end movement shows that Sellers had very high liquidity in 2021, while buyers were able to acquire properties at sensible prices.

Buyers are still coming from different parts of the United States, being mostly U.S. National buyers. International buyers are popping up as well, but they prove to be the minority of buyers at this point. It could be because of the strength of the U.S. Dollar, or still because of the effects of COVID-19.

As we start Q1 2022 with a limited supply of inventory, buyers will have a harder time to acquire property. While sellers might have a unique possibility to sell property at historically higher prices, being that Limited inventory will certainly create price pressures.

An important point is that developers are gearing up to start new luxury projects. This might ease some of the price pressures, nonetheless most buyers want property that is available now.

Remarkable projects coming up include 5 Park in Miami Beach, The St Regis Sunny Isles, The Bentley in Sunny Isles, the St Regis in Brickell, among others.

For more information on these projects and others, contact Matias Alem:
786.427.9115 or by e-mail: ma@brgintl.com

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to Access the most
Comprehensive *Ultra Luxury*
Property Report for
Miami Beach Waterfront



Condominium Market Report

Sales trend by building - South of 5th



Continuum South | Miami Beach

PRICE MOVEMENT ▲ 62.06%

Q2 2022 AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$3,708
UNITS FOR SALE	8
UNITS IN THE BUILDING	318
% OF BUILDING AVAILABLE	3%
AVERAGE DAYS ON THE MARKET	81

Q1 2022 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$2,742
UNITS SOLD	9
AVERAGE DAYS ON THE MARKET	313

Q1 2021 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,692
UNITS SOLD	15
AVERAGE DAYS ON THE MARKET	139

CLICK OR
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CURRENT
INVENTORY
& STATS



Continuum North | Miami Beach

PRICE MOVEMENT ▲ 58.77%

Q2 2022 AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$3,612
UNITS FOR SALE	7
UNITS IN THE BUILDING	203
% OF BUILDING AVAILABLE	3%
AVERAGE DAYS ON THE MARKET	160

Q1 2022 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$2,526
UNITS SOLD	9
AVERAGE DAYS ON THE MARKET	82

Q1 2021 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,591
UNITS SOLD	5
AVERAGE DAYS ON THE MARKET	209

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& STATS



Apogee | Miami Beach

PRICE MOVEMENT ▼ -5.56%

Q2 2022 AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$3,021
UNITS FOR SALE	2
UNITS IN THE BUILDING	67
% OF BUILDING AVAILABLE	3%
AVERAGE DAYS ON THE MARKET	89

Q1 2022 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$2,667
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	287

Q1 2021 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$2,824
UNITS SOLD	7
AVERAGE DAYS ON THE MARKET	136

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Murano at Portofino | Miami Beach

PRICE MOVEMENT ▲ 31.05%

Q2 2022 AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$2,752
UNITS FOR SALE	7
UNITS IN THE BUILDING	189
% OF BUILDING AVAILABLE	4%
AVERAGE DAYS ON THE MARKET	140

Q1 2022 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,743
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	25

Q1 2021 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,330
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	270

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CURRENT
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& STATS



Glass | Miami Beach*

PRICE MOVEMENT N/A

Q2 2022 AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$2,456
UNITS FOR SALE	2
UNITS IN THE BUILDING	10
% OF BUILDING AVAILABLE	20%
AVERAGE DAYS ON THE MARKET	124

Q1 2022 SOLD	
AVERAGE PRICE PER S.Q.F.T.	N/A
UNITS SOLD	N/A
AVERAGE DAYS ON THE MARKET	N/A

Q1 2021 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$2,189
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	2

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& STATS



Ocean House | Miami Beach

PRICE MOVEMENT ▲ 113.76%

Q2 2022 AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$3,091
UNITS FOR SALE	2
UNITS IN THE BUILDING	28
% OF BUILDING AVAILABLE	7%
AVERAGE DAYS ON THE MARKET	193

Q4 2021 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$3,170
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	40

Q1 2021 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,483
UNITS SOLD	3
AVERAGE DAYS ON THE MARKET	139

CLICK OR
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CURRENT
INVENTORY
& STATS



Condominium Market Report

Sales trend by building - South Beach



Murano Grande | Miami Beach

PRICE MOVEMENT ▲ 16.19%

Q2 2022 AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,513
UNITS FOR SALE	10
UNITS IN THE BUILDING	266
% OF BUILDING AVAILABLE	4%
AVERAGE DAYS ON THE MARKET	140

Q1 2022 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,256
UNITS SOLD	6
AVERAGE DAYS ON THE MARKET	78

Q1 2021 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,081
UNITS SOLD	15
AVERAGE DAYS ON THE MARKET	108

CLICK OR SCAN TO SEE CURRENT INVENTORY & STATS



Icon South Beach | Miami Beach

PRICE MOVEMENT ▲ 29.74%

Q2 2022 AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,728
UNITS FOR SALE	10
UNITS IN THE BUILDING	275
% OF BUILDING AVAILABLE	4%
AVERAGE DAYS ON THE MARKET	176

Q1 2022 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,174
UNITS SOLD	11
AVERAGE DAYS ON THE MARKET	96

Q1 2021 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,107
UNITS SOLD	8
AVERAGE DAYS ON THE MARKET	129

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5 Park | Miami Beach

PRECONSTRUCTION

PRE CONSTRUCTION SPECS	
YEAR BUILT	2021
STORIES	48
NUMBER OF UNITS	98
PRICE RANGE	\$3M - \$6M
PRICE AVERAGE SQ FT	\$2.1K
AVERAGE DOM	0
TO BE DELIVERED IN 2023	

CLICK OR SCAN TO SEE CURRENT INVENTORY & STATS



Setai | Miami Beach

PRICE MOVEMENT ▼ -11.42%

Q2 2022 AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$2,681
UNITS FOR SALE	9
UNITS IN THE BUILDING	163
% OF BUILDING AVAILABLE	6%
AVERAGE DAYS ON THE MARKET	157

Q1 2022 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$2,047
UNITS SOLD	3
AVERAGE DAYS ON THE MARKET	279

Q1 2021 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$2,311
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	524

CLICK OR SCAN TO SEE CURRENT INVENTORY & STATS



W Hotel | Miami Beach

PRICE MOVEMENT ▲ 48.99%

Q2 2022 AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$2,723
UNITS FOR SALE	9
UNITS IN THE BUILDING	511
% OF BUILDING AVAILABLE	2%
AVERAGE DAYS ON THE MARKET	138

Q1 2022 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,911
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	188

Q1 2021 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,635
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	69

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1 Hotel & Homes | Miami Beach

PRICE MOVEMENT ▲ 10.27%

Q2 2022 AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$3,055
UNITS FOR SALE	17
UNITS IN THE BUILDING	156
% OF BUILDING AVAILABLE	11%
AVERAGE DAYS ON THE MARKET	93

Q1 2022 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,673
UNITS SOLD	7
AVERAGE DAYS ON THE MARKET	118

Q1 2021 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,297
UNITS SOLD	8
AVERAGE DAYS ON THE MARKET	253

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Waterfront Estate Market Report

Sales trend by Neighborhood

Star, Palm & Hibiscus Islands

PRICE MOVEMENT ▲ 54.33%

Q2 2022 AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$3,598
HOMES FOR SALE	17
AVERAGE DAYS ON THE MARKET	182
Q1 2022 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$3,312
HOMES SOLD	3
AVERAGE DAYS ON THE MARKET	869
Q1 2021 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$2,146
HOMES SOLD	7
AVERAGE DAYS ON THE MARKET	160



SCAN TO SEE CURRENT INVENTORY & STATS

Venetian Islands

PRICE MOVEMENT ▲ 48.61%

Q4 2021 AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$3,584
HOMES FOR SALE	14
AVERAGE DAYS ON THE MARKET	81
Q1 2022 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$2,837
HOMES SOLD	6
AVERAGE DAYS ON THE MARKET	100
Q1 2021 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,909
HOMES SOLD	19
AVERAGE DAYS ON THE MARKET	263



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Waterfront Estate Market Report

Sales trend by Neighborhood

Sunset Islands

PRICE MOVEMENT ▲ 44.48%

Q4 2021 AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$2,590
HOMES FOR SALE	6
AVERAGE DAYS ON THE MARKET	290
Q1 2022 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$2,524
HOMES SOLD	2
AVERAGE DAYS ON THE MARKET	79
Q1 2021 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,747
HOMES SOLD	6
AVERAGE DAYS ON THE MARKET	43



SCAN TO SEE CURRENT INVENTORY & STATS

Bay Shore

PRICE MOVEMENT ▲ 75.09%

Q4 2021 AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$3,614
HOMES FOR SALE	6
AVERAGE DAYS ON THE MARKET	99
Q1 2022 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$3,374
HOMES SOLD	1
AVERAGE DAYS ON THE MARKET	168
Q1 2021 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,927
HOMES SOLD	2
AVERAGE DAYS ON THE MARKET	224



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Waterfront Estate Market Report

Sales trend by Neighborhood

Pinetree Waterfront

PRICE MOVEMENT ▲ 35.89%

Q4 2021 AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$2,637
HOMES FOR SALE	4
AVERAGE DAYS ON THE MARKET	132
Q4 2021 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,329
HOMES SOLD	1
AVERAGE DAYS ON THE MARKET	13
Q1 2021 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$978
HOMES SOLD	1
AVERAGE DAYS ON THE MARKET	580



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La Gorce

PRICE MOVEMENT ▲ 75.00%

Q4 2021 AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$2,987
HOMES FOR SALE	3
AVERAGE DAYS ON THE MARKET	138
Q4 2021 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$2,996
HOMES SOLD	3
AVERAGE DAYS ON THE MARKET	101
Q1 2021 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,712
HOMES SOLD	12
AVERAGE DAYS ON THE MARKET	124



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CURRENT INVENTORY & STATS

Waterfront Estate Market Report

Sales trend by Neighborhood

Normandy Shores

PRICE MOVEMENT ▲ 100.77%

Q4 2021 AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$2,098
HOMES FOR SALE	6
AVERAGE DAYS ON THE MARKET	133
Q4 2021 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,311
HOMES SOLD	2
AVERAGE DAYS ON THE MARKET	2
Q1 2021 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$653
HOMES SOLD	7
AVERAGE DAYS ON THE MARKET	241



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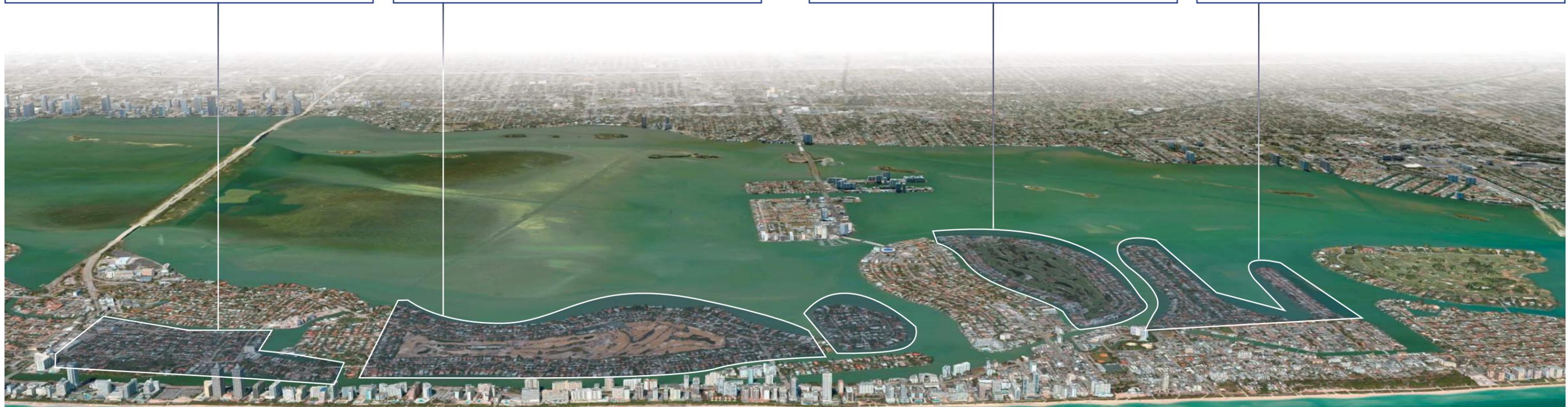
Biscayne Point

PRICE MOVEMENT ▲ 105.51%

Q4 2021 AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,560
HOMES FOR SALE	7
AVERAGE DAYS ON THE MARKET	112
Q1 2022 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,605
HOMES SOLD	9
AVERAGE DAYS ON THE MARKET	24
Q1 2021 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$781
HOMES SOLD	14
AVERAGE DAYS ON THE MARKET	82



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SCAN HERE FOR DETAILS:



1 HOTEL & HOMES - PH1610

102 24TH ST #PH-1610, MIAMI BEACH, FL 33139



\$30,000,000

As of May, 2022*



4 BEDS



5.5 BATHS



3,955 SF



\$7,585 \$/SF

PROPERTY DESCRIPTION:

Filled with attention to detail this turnkey Southeast Corner Penthouse designed by Liubasha Rose features 4 bedrooms and 5 & 1/2 bath + Maid quarters/laundry area , Kitchen by Italktaft with Top-of-the-line Wolf & Subzero appliances, exquisite white oak floors and luxurious decor. This beach paradise residence is perfect for entertaining with spacious terraces overlooking the ocean and city skyline. Can be placed into the hotel rental program for great potential income. 5 Stars resort amenities such as: State of the art fitness center, Spa, Private lobby/entrance, Concierge, pool & beach service and much more.

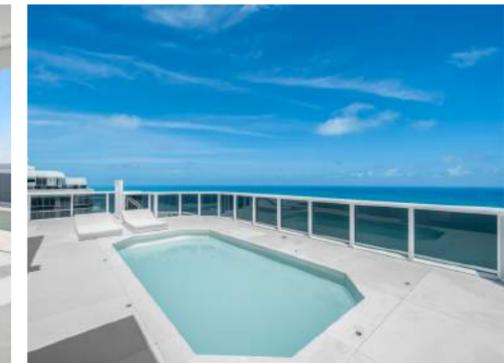
CONTACT AGENT: **MATIAS ALEM**

📞 786.427.9115 | ✉ MA@BRGINTL.COM

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

THE GREEN DIAMOND - TS4401

4775 COLLINS AVE #TS4401, MIAMI BEACH, FL 33140



\$9,900,000

As of May, 2022*



3 BEDS



4 BATHS



3,250 SF



\$3,046 \$/SF

PROPERTY DESCRIPTION:

First time on the market! Rare opportunity to acquire this one-of-a-kind 2 stories Tower Suite Penthouse at the iconic Green Diamond in Miami Beach. Breathtaking ocean views, intracoastal & city skyline from this spectacular residence in the sky with 3,250 Sq.Ft of living space plus a large outdoor rooftop area with private pool ideal to entertain in style. This designer-built tower suite penthouse features 3 bedrooms plus den & 4 baths, high end finishes throughout, recess lighting, gourmet kitchen w/gaggenau appliances, wet bar and modern sleek interiors with luxe upgrades.

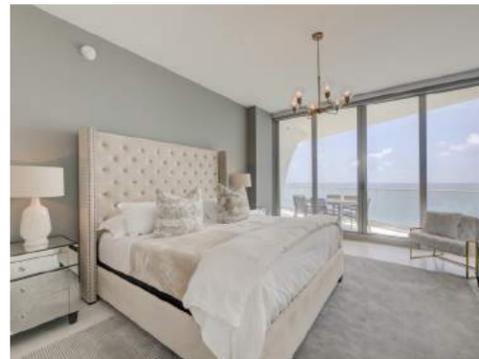
CONTACT AGENT: **SERGIO BALINOTTI**

📞 305.522.6618 | ✉ SB@BRGINTL.COM

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JADE SIGNATURE - 1605

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



\$4,700,000

As of May, 2022*



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!

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📞 786.427.9115 | ✉️ MA@BRGINTL.COM

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1 HOTEL & HOMES - 945

102 24TH ST #945, MIAMI BEACH, FL 33139



\$4,550,000

As of May, 2022*



2 BEDS



2 BATHS



1,123 SF



\$4,052 \$/SF

PROPERTY DESCRIPTION:

2 bedroom 2 bathroom at 1 Hotel & Homes, split floor plan, balcony, breathtaking views . Luxury hotel living with 5 Stars resort amenities: state of the art fitness center, full-service wellness spa, 4 swimming pools, rooftop pool, beach service, restaurants, bars, eco-friendly housekeeping services, valet parking. Short-term rentals allowed.

CONTACT AGENT: **TATIANA TARAROVA**

📞 786.661.9333 | ✉️ TATIANA@BRGINTL.COM

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MAREA RESIDENCES - 206

801 S POINTE DR #206 MIAMI BEACH, FL 33139



\$4,490,000

As of May, 2022*



3 BEDS



3.5 BATHS



2,533 SF



\$1,773 \$/SF

PROPERTY DESCRIPTION:

One of a Kind Residence Available at Marea Miami Beach. This Stunning 3 Bedroom 3.5 Bath Unit Boasts 2,533 sqft of Living Space and a Massive 2,199 sqft Wrap around Terrace. Total Area 4,732 sqft This Abode is Gorgeously Finished with the Finest Upgrades and Designer Furnishings, featuring Italian Kitchen Cabinetry by ItaliKraft, Wolf/SubZero Appliances, 10 ft Ceilings, and Master Bath Designed by Yabu Pushelberg. Only 30 Residences in this Boutique Building where Luxury meets Art. Incredible Amenities with 24Hr Security, Rooftop Pool, Exercise Room, 2 Award Winning Restaurants, and so much More!

CONTACT AGENT: **CHRISTINA ALEM**

📞 615.948.5398 | ✉️ CW@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



\$3,400,000

As of May, 2022*



2 BEDS



2.5 BATHS



1,777 SF



\$1,967 \$/SF

PROPERTY DESCRIPTION:

ACTIVE UNDER CONTRACT

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

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MAJESTIC TOWER - 1703

9601 COLLINS AVE #1703, BAL HARBOUR, FL 33154



\$3,250,000

As of May, 2022*



2 BEDS



2.5 BATHS



2,160 SF



\$1,505 \$/SF

PROPERTY DESCRIPTION:

Most desirable line at the Majestic Tower a full-service, luxury condo in Bal Harbour. This high floor unit features 2 bedrooms & 2 1/2 baths, marble floors, private foyer entry, laundry area and panoramic ocean views from every room. Enjoy resort style amenities such as spa, exercise room, tennis court, restaurant, pool and beach service and much more. Steps away from Bal Harbour Shops & houses of worship. Best deal in the building.

CONTACT AGENT: **SERGIO BALINOTTI**

📞 305.522.6618 | ✉ SB@BRGINTL.COM

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GRAN PARAISO - 4601

480 NE 31ST ST #4601 MIAMI, FL 33137



\$2,800,000

As of May, 2022*



4 BEDS



4.5 BATHS



1,871 SF



\$1,497 \$/SF

PROPERTY DESCRIPTION:

Amazing 4 bedrooms 4 1/2 bathroom corner unit at Gran Paraiso Luxury Building. Minutes from Wynwood, Miami Beach, Downtown Miami, Design District. Spectacular bay views, Electric shades built in closets, First class amenities, Spa, Movie theater, Cigar & wine testing lounge. Tennis courts, infinity pool, bowling alley. Game room, kids room, business center and much more!

CONTACT AGENT: **LEA GREEN**

📞 305.742.1002 | ✉ LEAWGREEN@BRGINTL.COM

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

Interested in Off-Market Properties?

CONTACT US FOR A PRIVATE CONSULTATION:
305-397-8788 OR INFO@BRGINTL.COM

The Bespoke Private Market is a premier collection of off-market opportunities handled exclusively by Bespoke. We take privacy and security very seriously; our password-protected web portal ensures a tasteful and sophisticated experience for both buyers and sellers alike. When a new listing becomes available, our proprietary technology can catalogue the property and push it out to viable buyers within our network who have opted in to receive such information. For Private Market listings, clients can expect discreet, one-to-one service that meets their privacy needs.



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



ST REGIS BAL HARBOUR - 2704S

Bal Harbour
3 beds | 3/1 baths

\$65,000.00/mo

LISTING AGENT: **MATIAS ALEM**

786.427.9115



ST REGIS BAL HARBOUR - 1403N

Bal Harbour
3 beds | 3/1 baths

\$50,000.00/mo

LISTING AGENT: **MATIAS ALEM**

786.427.9115



ST REGIS BAL HARBOUR - 1405N

Bal Harbour
2 beds | 2.5 baths

\$20,000.00/mo

LISTING AGENT: **SERGIO BALINOTTI**

305.522.6618



TEN30 SOUTH BEACH - 203

Miami
1 beds | 1 baths

\$4,900.00/mo

LISTING AGENT: **FRANÇOIS LOPEZ**

786.423.8390



NEO VERTIKA CONDO - 1225

Miami
Loft Studio | 1 baths

\$2,500.00/mo

LISTING AGENT: **TATIANA TARAROVA**

786.661.9333



OPERA TOWER CONDO - 1212

Miami
Studio | 1 baths

\$2,500.00/mo

LISTING AGENT: **TATIANA TARAROVA**

786.661.9333



Luxury Leasing Collection

**FOR ADDITIONAL LISTINGS AVAILABLE, CONTACT US:
305.397.8788 | INFO@BRGINTL.COM**

MIAMI PROPERTY REPORT

Q1
2022

PROPERTY AVAILABLE FOR SALE, SEE INSIDE
LISTED BY BRG INTERNATIONAL, LLC

BRG INTERNATIONAL, LLC | Licensed Real Estate Brokerage Business

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 The Fair Housing Act (FHA) prohibits discrimination in the sale, rental and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18) and disability.

Miami Beach Waterfront