

EDITION Q1 | 2022  
ULTRA LUXURY MARKET

**BRG**  
INTERNATIONAL

MIAMI PROPERTY

# REPORT

**Q1**  
**2022**

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

# Sunny Isles & Golden Beach

## 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

## Index

- 04 About BRG International
- 06 BRG International Team
- 08 Recent & Past Sales
- 12 Condominiums / Market Report
- 16 Waterfront Estate Homes / Market Report
- 18 Exclusive Listing Collection
- 30 Off Market Offerings
- 32 BRG Management
- 34 Luxury Leasing Collection

# 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

☎ (786) 427-9115

✉ MA@BRGINTL.COM

📷 @MATIASALEMBRG



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# BRG INTERNATIONAL



## SERGIO BALINOTTI

**MANAGING BROKER**  
LICENSED REAL ESTATE BROKER

☎ (305) 522-6618

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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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REALTOR ASSOCIATE  
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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 Q2 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 Five 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](mailto:ma@brgintl.com)**

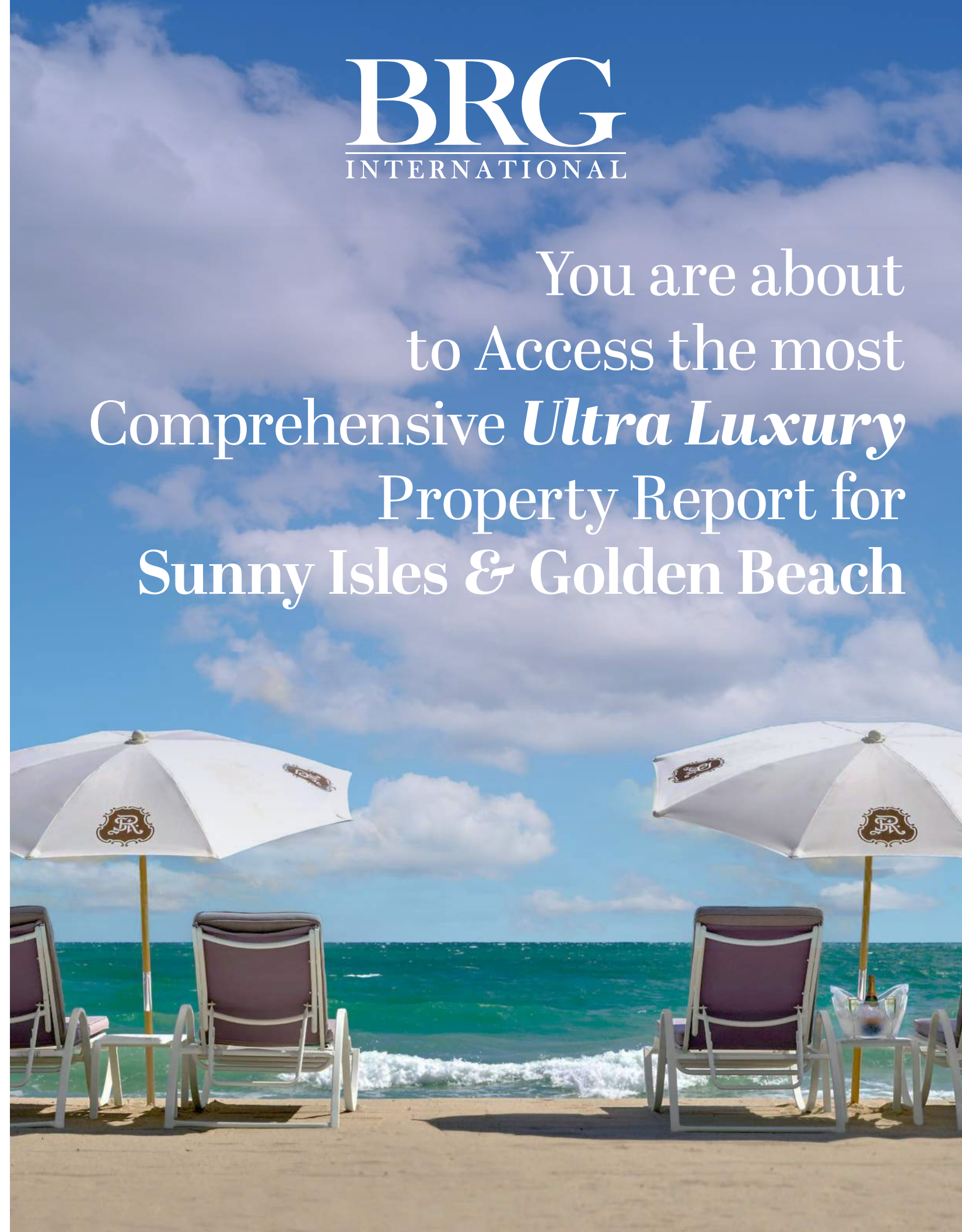
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You are about  
to Access the most  
Comprehensive *Ultra Luxury*  
Property Report for  
Sunny Isles & Golden Beach



# Condominium Market Report

Sales trend by building - Sunny Isles Beach



The Ritz Carlton | Sunny Isles

PRICE MOVEMENT ▲43.28%

Q2   2022   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$2,038
UNITS FOR SALE	7
UNITS IN THE BUILDING	212
% OF BUILDING AVAILABLE	6%
AVERAGE DAYS ON THE MARKET	115
Q1   2022   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,930
UNITS SOLD	5
AVERAGE DAYS ON THE MARKET	69
Q1   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,347
UNITS SOLD	6
AVERAGE DAYS ON THE MARKET	142

CLICK OR  
SCAN TO SEE  
CURRENT  
INVENTORY  
& STATS



Jade Signature | Sunny Isles

PRICE MOVEMENT ▲26.34%

Q2   2022   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,727
UNITS FOR SALE	39
UNITS IN THE BUILDING	192
% OF BUILDING AVAILABLE	23%
AVERAGE DAYS ON THE MARKET	321
Q1   2022   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,475
UNITS SOLD	4
AVERAGE DAYS ON THE MARKET	139
Q1   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,154
UNITS SOLD	6
AVERAGE DAYS ON THE MARKET	255

CLICK OR  
SCAN TO SEE  
CURRENT  
INVENTORY  
& STATS



Jade Beach | Sunny Isles

PRICE MOVEMENT ▲49.87%

Q2   2022   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,294
UNITS FOR SALE	8
UNITS IN THE BUILDING	248
% OF BUILDING AVAILABLE	11%
AVERAGE DAYS ON THE MARKET	135
Q1   2022   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,130
UNITS SOLD	11
AVERAGE DAYS ON THE MARKET	73
Q1   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$754
UNITS SOLD	3
AVERAGE DAYS ON THE MARKET	71

CLICK OR  
SCAN TO SEE  
CURRENT  
INVENTORY  
& STATS



Jade Ocean | Sunny Isles

PRICE MOVEMENT ▲33.37%

Q2   2022   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,350
UNITS FOR SALE	15
UNITS IN THE BUILDING	254
% OF BUILDING AVAILABLE	5%
AVERAGE DAYS ON THE MARKET	160
Q1   2022   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,147
UNITS SOLD	11
AVERAGE DAYS ON THE MARKET	147
Q1   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$860
UNITS SOLD	12
AVERAGE DAYS ON THE MARKET	308

CLICK OR  
SCAN TO SEE  
CURRENT  
INVENTORY  
& STATS



Muse | Sunny Isles

PRICE MOVEMENT ▲15.73%

Q2   2022   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,910
UNITS FOR SALE	7
UNITS IN THE BUILDING	68
% OF BUILDING AVAILABLE	14%
AVERAGE DAYS ON THE MARKET	117
Q1   2022   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,361
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	132
Q1   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,176
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	376

CLICK OR  
SCAN TO SEE  
CURRENT  
INVENTORY  
& STATS

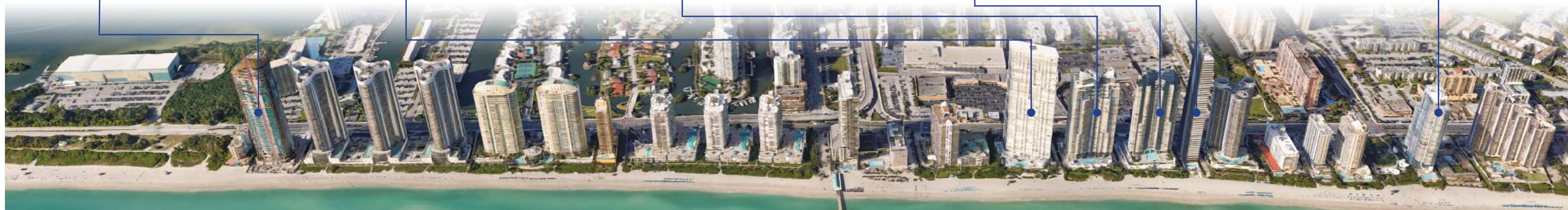


Château Beach | Sunny Isles

PRICE MOVEMENT ▲26.41%

Q2   2022   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,475
UNITS FOR SALE	4
UNITS IN THE BUILDING	84
% OF BUILDING AVAILABLE	19%
AVERAGE DAYS ON THE MARKET	98
Q1   2022   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,077
UNITS SOLD	6
AVERAGE DAYS ON THE MARKET	52
Q1   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$852
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	213

CLICK OR  
SCAN TO SEE  
CURRENT  
INVENTORY  
& STATS



Information gathered from the South East Florida Multiple Listing Service (MLS). Information is believed to be accurate, but not warranted. Errors and Omissions Apply.

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# Condominium Market Report

Sales trend by building - Sunny Isles Beach



Mansions at Acqualina | Sunny Isles

PRICE MOVEMENT ▼ -6.53%

Q2   2022   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,522
UNITS FOR SALE	11
UNITS IN THE BUILDING	56
% OF BUILDING AVAILABLE	20%
AVERAGE DAYS ON THE MARKET	180
Q1   2022   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,031
UNITS SOLD	2
AVERAGE DAYS ON THE MARKET	128
Q1   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,103
UNITS SOLD	4
AVERAGE DAYS ON THE MARKET	142

CLICK OR SCAN TO SEE CURRENT INVENTORY & STATS



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 FEBRUARY 2022</b>	

CLICK OR SCAN TO SEE CURRENT INVENTORY & STATS



Turnberry Ocean Club | Sunny Isles

PRICE MOVEMENT N/A

Q2   2022   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$2,390
UNITS FOR SALE	21
UNITS IN THE BUILDING	154
% OF BUILDING AVAILABLE	14%
AVERAGE DAYS ON THE MARKET	121
Q1   2022   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,845
UNITS SOLD	4
AVERAGE DAYS ON THE MARKET	97
Q1   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	N/A
UNITS SOLD	N/A
AVERAGE DAYS ON THE MARKET	N/A

CLICK OR SCAN TO SEE CURRENT INVENTORY & STATS

# Condominium Market Report

Sales trend by building - Sunny Isles Beach



Porsche Design Tower | Sunny Isles

PRICE MOVEMENT ▲ 114.94%

Q2   2022   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,790
UNITS FOR SALE	31
UNITS IN THE BUILDING	132
% OF BUILDING AVAILABLE	23%
AVERAGE DAYS ON THE MARKET	347
Q1   2022   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,453
UNITS SOLD	3
AVERAGE DAYS ON THE MARKET	39
Q1   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$676
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	1197

CLICK OR SCAN TO SEE CURRENT INVENTORY & STATS



Res by Armani Casa | Sunny Isles

PRICE MOVEMENT ▲ 28.60%

Q2   2022   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,798
UNITS FOR SALE	18
UNITS IN THE BUILDING	308
% OF BUILDING AVAILABLE	6%
AVERAGE DAYS ON THE MARKET	276
Q1   2022   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,484
UNITS SOLD	13
AVERAGE DAYS ON THE MARKET	167
Q1   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,154
UNITS SOLD	10
AVERAGE DAYS ON THE MARKET	176

CLICK OR SCAN TO SEE CURRENT INVENTORY & STATS



Regalia | Sunny Isles

PRICE MOVEMENT ▼ -18.57%

Q2   2022   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$2,591
UNITS FOR SALE	3
UNITS IN THE BUILDING	39
% OF BUILDING AVAILABLE	18%
AVERAGE DAYS ON THE MARKET	230
Q1   2022   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$2,232
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	196
Q1   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$2,741
UNITS SOLD	1
AVERAGE DAYS ON THE MARKET	674

CLICK OR SCAN TO SEE CURRENT INVENTORY & STATS



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# Waterfront Estate Market Report

Sales trend by Neighborhood

# Waterfront Estate Market Report

Sales trend by Neighborhood

## Sunny Isles Homes

PRICE MOVEMENT ▲ 50.27%

Q2   2022   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$2,051
HOMES FOR SALE	4
AVERAGE DAYS ON THE MARKET	307
Q1   2022   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,103
HOMES SOLD	1
AVERAGE DAYS ON THE MARKET	75
Q1   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$734
HOMES SOLD	1
AVERAGE DAYS ON THE MARKET	379



CLICK OR SCAN TO SEE  
CURRENT INVENTORY & STATS

## Eastern Shores

PRICE MOVEMENT ▲ 73.29%

Q2   2022   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,039
HOMES FOR SALE	14
AVERAGE DAYS ON THE MARKET	85
Q1   2022   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$889
HOMES SOLD	7
AVERAGE DAYS ON THE MARKET	105
Q1   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$513
HOMES SOLD	8
AVERAGE DAYS ON THE MARKET	189



CLICK OR SCAN TO SEE  
CURRENT INVENTORY & STATS

## Golden Beach

PRICE MOVEMENT ▼ -23.83%

Q2   2022   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$2,754
HOMES FOR SALE	8
AVERAGE DAYS ON THE MARKET	167
Q1   2022   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,352
HOMES SOLD	2
AVERAGE DAYS ON THE MARKET	66
Q1   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,775
HOMES SOLD	4
AVERAGE DAYS ON THE MARKET	529



CLICK OR SCAN TO SEE  
CURRENT INVENTORY & STATS

## Golden Beach Isles

PRICE MOVEMENT ▲ 133.98%

Q2   2022   AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$1,109
HOMES FOR SALE	11
AVERAGE DAYS ON THE MARKET	157
Q1   2022   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,212
HOMES SOLD	2
AVERAGE DAYS ON THE MARKET	34
Q1   2021   SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$518
HOMES SOLD	7
AVERAGE DAYS ON THE MARKET	178



CLICK OR SCAN TO SEE  
CURRENT INVENTORY & STATS



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PRESENT YOUR PROPERTY AT THE  
HIGHEST LEVEL, **LIST WITH US!**

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

\*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 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!

CONTACT AGENT: **MATIAS ALEM**

📞 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

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

# 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. Meticulously 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.

# 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 PARISSO - 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.

# ICON BAY - 3105

460 NE 28TH ST #3105, MIAMI, FL 33137



## \$780,000

As of May, 2022\*



2 BEDS



2 BATHS



1,143 SF



\$682 \$/SF

### PROPERTY DESCRIPTION:

This 90-foot dock comes with an 865 sq ft oversized 1 - bedroom waterfront condo in the adjoining building. 1 master bedroom with ensuite bath, plus additional guest bathroom with large living/dining area. The dock is 90 linear feet along bulkhead seawall. Located in 24HR guard-gated Eastern Shores community. Great location! Walk to the beach at Sunny Isles. Less than 500 ft to Intracoastal, and less than 2 miles to Haulover Inlet. Protected canal w/ no fixed bridges. Convenient parking. Easy access to A1A and Biscayne Blvd and central business district. Icon Bay amenities, including an infinity-edge bayfront pool, a state-of-the-art fitness center, a spa, a clubroom, and a theater room. Additionally, has two tennis courts.

CONTACT AGENT: **LEA GREEN**

📞 305.742.1002 | ✉️ LEAWGREEN@BRGINTL.COM

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# 3660 NE 166TH ST #309

NORTH MIAMI BEACH, FL 33160



## \$489,000

As of May, 2022\*



1 BEDS



1 BATHS



865 SF



\$565 \$/SF

### PROPERTY DESCRIPTION:

This 90-foot dock comes with an 865 sq ft oversized 1 - bedroom waterfront condo in the adjoining building. 1 master bedroom with ensuite bath, plus additional guest bathroom with large living/dining area. The dock is 90 linear feet along bulkhead seawall. Located in 24HR guard-gated Eastern Shores community. Great location! Walk to the beach at Sunny Isles. Less than 500 ft to Intracoastal, and less than 2 miles to Haulover Inlet. Protected canal w/ no fixed bridges. Convenient parking. Easy access to A1A and Biscayne Blvd and central business district.

CONTACT AGENT: **FRANÇOIS LOPEZ**

📞 786.423.8390 | ✉️ FRANCOIS@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](mailto: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

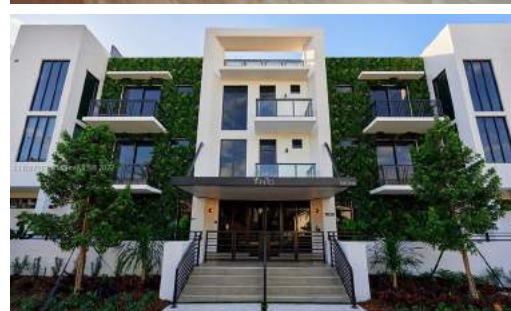
Bal Harbour

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.

# Sunny Isles & Golden Beach