

EDITION Q2 | 2022
ULTRA LUXURY MARKET

BRG
INTERNATIONAL

MIAMI PROPERTY

REPORT



PROPERTY AVAILABLE FOR SALE,
LISTED BY BRG INTERNATIONAL, LLC
SCAN QR CODE TO SEE ALL LISTINGS

Q2
2022

Downtown Miami & Brickell



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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LIVE BETTER | LIVE BEYOND

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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BRG INTERNATIONAL



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MANAGING BROKER
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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.

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
\$9,200,000.00
 BUYER REPRESENTATION

APOGEE SOUTH BEACH - UNIT 2003
 1800 S Pointe Dr, #2003 Miami Beach, FL 33139
 3 beds | 3/1 baths | 3,103 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 REPRESENTATION

TURNBERRY OCEAN CLUB - UNIT 2603
 18501 Collins Avenue, Sunny Isles Beach, FL 33160
 3 beds | 4/1 baths



SOLD
\$2,800,000.00
 BUYER & SELLER REPRESENTATION

MAJESTIC - 1703
 9601 Collins Ave #1703 Bal Harbour, FL 33154
 2 beds | 2/1 baths | 2,160 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
\$9,200,000.00
 BUYER REPRESENTATION

APOGEE SOUTH BEACH - 2003
 800 S Pointe Dr, #2003, Miami Beach, FL 33154
 3 beds | 3/1 baths | 3,103 Sq Ft



SOLD
\$3,250,000.00
 BUYER REPRESENTATION

ST REGIS BAL HARBOUR - 1404N
 9705 Collins Ave #1404N, Bal Harbour, FL 33154
 2 beds | 2/1 baths | 1,685 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 Q3 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

Join our Newsletter

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Scan the QR code and join our weekly newsletter. Also you can stay informed by following us on instagram: [@brgintl](https://www.instagram.com/brgintl)



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INTERNATIONAL

You are about
to Access the most
Comprehensive *Ultra Luxury*
Property Report for
Downtown Miami & Brickell

Condominium Market Report

Sales trend by building - Downtown & Brickell

Condominium Market Report

Sales trend by building - Downtown & Brickell



Echo Brickell | Miami

PRICE MOVEMENT ▲ 14.17%

Q3 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
Q2 2022 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,673
UNITS SOLD	7
AVERAGE DAYS ON THE MARKET	118
Q2 2021 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,297
UNITS SOLD	8
AVERAGE DAYS ON THE MARKET	253
SCAN TO SEE CURRENT INVENTORY & STATS	



Baccarat Residences

PRE CONSTRUCTION SPECS	
YEAR BUILT (PROJECTED)	
2025	
STORIES	
75	
NUMBER OF UNITS	
324 + 8 PH + 28 RIVERFRONT DUPLEX	
PRICE RANGE	
\$1.4 M - \$3.8M	
PRICE AVERAGE SQ FT	
\$1.5K	
AVERAGE DOM	
N/A	
50% UNITS RESERVED AS OF OCT 2021	
SCAN TO SEE CURRENT INVENTORY & STATS	



Aston Martin Residences | Miami

PRE CONSTRUCTION SPECS	
YEAR BUILT (UNDER CONSTRUCTION)	
2022	
STORIES	
66	
NUMBER OF UNITS	
391	
PRICE RANGE	
\$1.2M - \$5.8M	
PRICE AVERAGE SQ FT	
\$1.5K	
AVERAGE DOM	
N/A	
75% UNITS SOLD AS OF OCT 2021	
SCAN TO SEE CURRENT INVENTORY & STATS	



Waldorf Astoria

PRE CONSTRUCTION SPECS	
YEAR BUILT (PROJECTED)	
2025	
STORIES	
100	
NUMBER OF UNITS	
360	
PRICE RANGE	
\$1.4 M - \$3.8M	
PRICE AVERAGE SQ FT	
\$1.1K	
AVERAGE DOM	
N/A	
45% UNITS SOLD AS OF OCT 2021	
CLICK OR SCAN TO SEE CURRENT INVENTORY & STATS	



Paramount | Miami

PRICE MOVEMENT ▲ 14.17%

Q3 2022 AVAILABLE INVENTORY	
AVERAGE PRICE PER S.Q.F.T.	\$3,055
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SCAN TO SEE CURRENT INVENTORY & STATS	



One Thousand Museum | Miami

PRICE MOVEMENT ▲ 31.14%

Q3 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
Q2 2022 SOLD	
AVERAGE PRICE PER S.Q.F.T.	\$1,673
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SCAN TO SEE CURRENT INVENTORY & STATS	



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INTERNATIONAL

*Exclusive
Listings
Collection*

CONTACT US FOR MORE INFORMATION:
305-397-8788 OR INFO@BRGINTL.COM

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

SCAN HERE FOR DETAILS:



THE GREEN DIAMOND - TS4401

4775 COLLINS AVE #TS4401, MIAMI BEACH, FL 33140



\$9,900,000

As of August 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.

MAREA RESIDENCES - 206

801 S POINTE DR #206 MIAMI BEACH, FL 33139



\$4,290,000

As of August 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

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BAL HARBOUR 101 - 1206

10155 COLLINS AVE #1206, BAL HARBOUR, FLORIDA 33154 USA



\$2,650,000

As of August 2022*



3 BEDS



3 BATHS



2,540 SF



\$1,043 \$/SF

PROPERTY DESCRIPTION:

Gorgeous Oceanview Residence is available for Sale. Completely Renovated and Fully Furnished 3 bedroom, 3 bath plus den is located in the Prestigious Oceanfront Bal Harbour 101. Boasting 2, 540 SF with large living areas, oversized bathrooms and fabulously huge walk in closets and large terrace. This unit's built-ins, rich decor, and location in the Bal Harbour community makes it a relaxing Oceanside retreat and home. This full service building offers a restaurant, beach service, gym and hotel rooms for your guests. Call LA for Showings or questions.

CONTACT AGENT: **CHRISTINA ALEM**

📞 615.948.5398 | ✉️ CW@BRGINTL.COM

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1 HOTEL & HOMES - 945

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



\$3,900,000

As of August 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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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



OCEANA BAL HARBOUR - 2501

Bal Harbour

3 beds | 4/1 baths

\$60,000.00/mo

LISTING AGENT: **MATIAS ALEM**

786.427.9115



ST REGIS BAL HARBOUR - 1403N

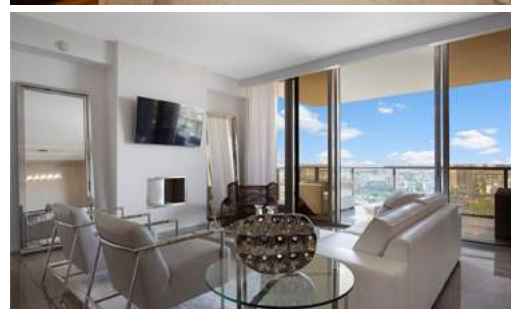
Bal Harbour

3 beds | 3/1 baths

\$40,000.00/mo

LISTING AGENT: **MATIAS ALEM**

786.427.9115



ST REGIS BAL HARBOUR - 1805N

Bal Harbour

3 beds | 3/1 baths

\$25,000.00/mo

LISTING AGENT: **MATIAS ALEM**

786.427.9115



ST REGIS BAL HARBOUR - 1005S

Bal Harbour

2 beds | 2.5 baths

\$20,000.00/mo

LISTING AGENT: **SERGIO BALINOTTI**

305.522.6618



ST REGIS BAL HARBOUR - 1404N

Bal Harbour

2 beds | 2.5 baths

\$20,000.00/mo

LISTING AGENT: **SERGIO BALINOTTI**

305.522.6618



Luxury Leasing Collection

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MIAMI PROPERTY
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Bal Harbour & Surfside