

# Unit 1202S - Privé (North&South Towers)

1202S - 5000 Island Estates Dr, Aventura, FL, Miami-Dade 33160

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A10696345                              |
| Status:         | X-Active                               |
| Size:           | 3,613 Sq ft.                           |
| Bedrooms:       | 4                                      |
| Full Bathrooms: | 5                                      |
| Half Bathrooms: | 1                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View:           |  |
| List Price:     | \$4,150,000                            |
| List PPSF:      | \$1,149                                |
| Valuated Price: | \$4,030,000                            |
| Valuated PPSF:  | \$1,381                                |

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

|  |     |
|--|-----|
| Number of units:                         | 160 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 16  |
| Building inventory for sale:             | 10% |
| Number of sales over the last 12 months: | 10  |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 3   |

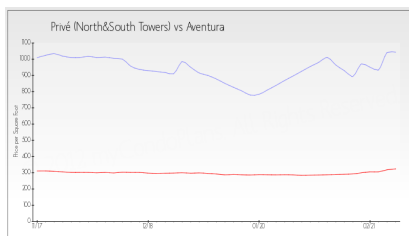
## Building Association Information

Privé® Island  
Address: 5000 Island Estates Dr, Aventura, FL 33160  
Phone: +1 305-440-4397

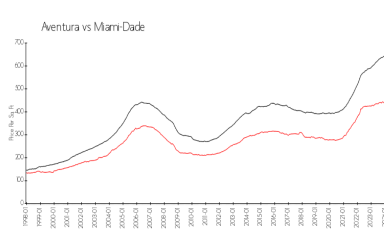
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 501S   | 3,671 sq ft | Apr 2024     | \$4,380,000 | \$1,193 |
| 502    | 2,628 sq ft | Mar 2024     | \$3,418,018 | \$1,301 |
| 507    | 2,626 sq ft | Mar 2024     | \$3,320,000 | \$1,264 |
| 1207   | 2,918 sq ft | Jan 2024     | \$2,950,000 | \$1,011 |
| 806    | 2,750 sq ft | Jan 2024     | \$3,700,000 | \$1,345 |

## Market Information



Privé (North&South Towers): \$1376/sq. ft.  
Aventura: \$437/sq. ft.



Aventura: \$437/sq. ft.  
Miami-Dade: \$694/sq. ft.

## Inventory for Sale

|                            |     |
|----------------------------|-----|
| Privé (North&South Towers) | 10% |
| Aventura                   | 5%  |
| Miami-Dade                 | 3%  |



Built in 2017 - 160 units - 15 floors

**Avg. Time to Close Over Last 12 Months**

|                            |          |
|----------------------------|----------|
| Privé (North&South Towers) | 140 days |
| Aventura                   | 89 days  |
| Miami-Dade                 | 81 days  |