

# Unit 2205 - Armani Casa (Residences by)

2205 - 18975 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                        |
|-----------------|------------------------|
| MLS Number:     | A11606807              |
| Status:         | Active                 |
| Size:           | 1,161 Sq ft.           |
| Bedrooms:       | 2                      |
| Full Bathrooms: | 2                      |
| Half Bathrooms: |                        |
| Parking Spaces: | 1 Space, Valet Parking |
| View:           | Ocean View, Water View |
| Rental Price:   | \$11,000               |
| List PPSF:      | \$9                    |
| Valuated Price: | \$1,789,000            |
| Valuated PPSF:  | \$1,541                |

*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.*

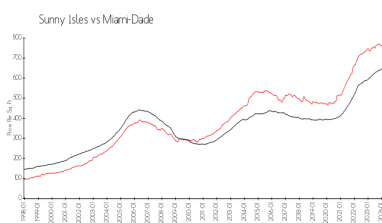
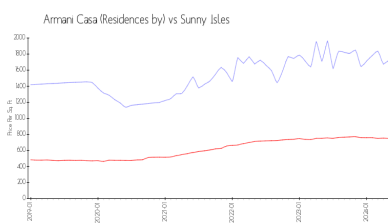
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 308 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 23  |
| Building inventory for sale:             | 7%  |
| Number of sales over the last 12 months: | 19  |
| Number of sales over the last 6 months:  | 8   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

Residences by Armani Casa  
 Sunny Isles Beach  
 Address: 18975 Collins Ave,  
 Sunny Isles Beach, FL 33160  
 Phone: +1 786-629-1192

## Market Information



|                              |                |              |               |
|------------------------------|----------------|--------------|---------------|
| Armani Casa (Residences by): | \$1730/sq. ft. | Sunny Isles: | \$748/sq. ft. |
| Sunny Isles:                 | \$748/sq. ft.  | Miami-Dade:  | \$705/sq. ft. |

## Inventory for Sale

|                             |    |
|-----------------------------|----|
| Armani Casa (Residences by) | 7% |
| Sunny Isles                 | 5% |
| Miami-Dade                  | 3% |

## Avg. Time to Close Over Last 12 Months

|                             |          |
|-----------------------------|----------|
| Armani Casa (Residences by) | 120 days |
| Sunny Isles                 | 116 days |
| Miami-Dade                  | 82 days  |

