

# Unit 703 - Bellini

703 - 10225 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11669854  
 Status: Active  
 Size: 5,836 Sq ft.  
 Bedrooms: 6  
 Full Bathrooms: 6  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking

View:  
 List Price: \$5,500,000  
 List PPSF: \$942  
 Valuated Price: \$6,051,000  
 Valuated PPSF: \$1,037

*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: 77  
 Number of active listings for rent: 2  
 Number of active listings for sale: 5  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

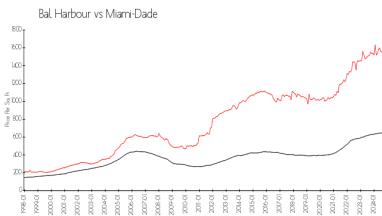
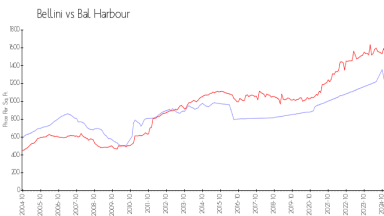
Bellini Condominium Association Inc  
 (305) 866-2229

<http://www.bellinicondo.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
702	3,820 sq ft	Oct 2024	\$4,925,000	\$1,289
402	3,820 sq ft	Jun 2024	\$4,300,000	\$1,126

## Market Information



Bellini: \$1190/sq. ft.  
 Bal Harbour: \$1552/sq. ft.  
 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Bellini 6%  
 Bal Harbour 5%  
 Miami-Dade 5%

## Avg. Time to Close Over Last 12 Months

Bellini 113 days  
 Bal Harbour 118 days  
 Miami-Dade 91 days

