

# Unit 1709 - Murano Grande

1709 - 400 Alton Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11688040                              |
| Status:         | Active                                 |
| Size:           | 1,437 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View:           |  |
| List Price:     | \$1,625,000                            |
| List PPSF:      | \$1,131                                |
| Valuated Price: | \$1,383,000                            |
| Valuated PPSF:  | \$962                                  |

*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:                         | 257 |
| Number of active listings for rent:      | 14  |
| Number of active listings for sale:      | 12  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 12  |
| Number of sales over the last 6 months:  | 9   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

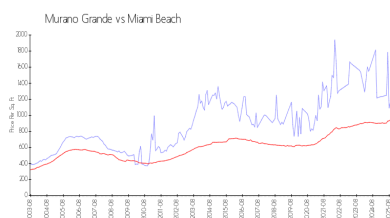
Murano Grande Condo Association  
(305) 531-2946

<https://>

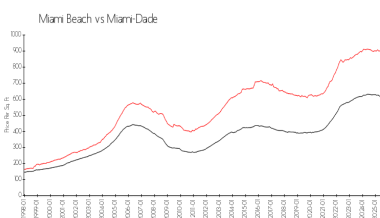
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price   | PPSF    |
|--------|-------------|--------------|--------------|---------|
| PHA    | 5,305 sq ft | Dec 2025     | \$13,095,000 | \$2,468 |
| 509    | 2,643 sq ft | Nov 2025     | \$2,799,999  | \$1,059 |
| 1104   | 1,425 sq ft | Oct 2025     | \$2,325,000  | \$1,632 |
| 2007   | 1,658 sq ft | Aug 2025     | \$1,550,000  | \$935   |
| 1110   | 1,548 sq ft | Aug 2025     | \$1,525,000  | \$985   |

## Market Information



Murano Grande: \$1325/sq. ft.  
Miami Beach: \$939/sq. ft.



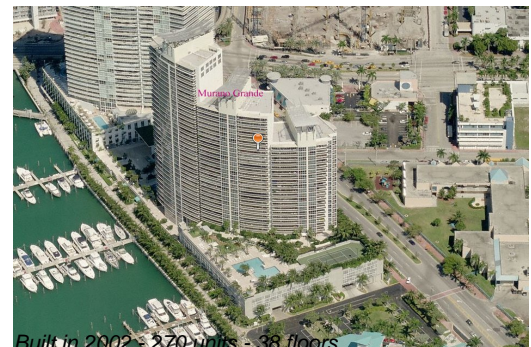
Miami Beach: \$939/sq. ft.  
Miami-Dade: \$668/sq. ft.

## Inventory for Sale

|               |    |
|---------------|----|
| Murano Grande | 5% |
| Miami Beach   | 4% |
| Miami-Dade    | 4% |

## Avg. Time to Close Over Last 12 Months

|               |         |
|---------------|---------|
| Murano Grande | 91 days |
|---------------|---------|



Built in 2002 - 270 units - 38 floors

Miami Beach  
Miami-Dade

93 days  
77 days