

# Unit 1403 - Armani Casa (Residences by)

1403 - 18975 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                                                |
|-----------------|------------------------------------------------|
| MLS Number:     | A11814523                                      |
| Status:         | Active                                         |
| Size:           | 2,271 Sq ft.                                   |
| Bedrooms:       | 3                                              |
| Full Bathrooms: | 3                                              |
| Half Bathrooms: | 1                                              |
| Parking Spaces: | 2 Or More Spaces,Covered Parking,Valet Parking |
| View:           |                                                |
| List Price:     | \$4,590,000                                    |
| List PPSF:      | \$2,021                                        |
| Valuated Price: | \$2,031,000                                    |
| Valuated PPSF:  | \$894                                          |

*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:      | 39  |
| Building inventory for sale:             | 12% |
| Number of sales over the last 12 months: | 16  |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

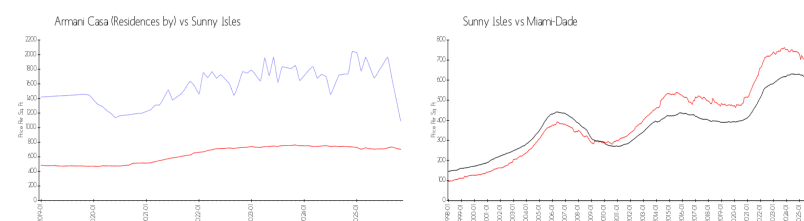
Residences by Armani Casa  
Sunny Isles Beach  
Address: 18975 Collins Ave,  
Sunny Isles Beach, FL 33160  
Phone: +1 786-629-1192

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 505    | 1,089 sq ft | Nov 2025     | \$1,700,000 | \$1,561 |
| 3000   | 3,255 sq ft | Sep 2025     | \$5,800,000 | \$1,782 |
| 4502   | 2,682 sq ft | Sep 2025     | \$5,000,000 | \$1,864 |
| 1105   | 1,116 sq ft | Aug 2025     | \$1,750,000 | \$1,568 |
| 3901   | 2,468 sq ft | May 2025     | \$4,375,000 | \$1,773 |

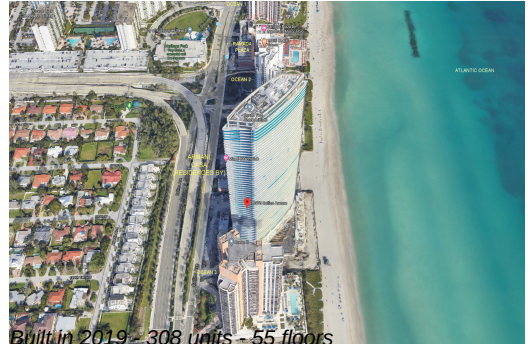
## Market Information



|                              |                |              |               |
|------------------------------|----------------|--------------|---------------|
| Armani Casa (Residences by): | \$1089/sq. ft. | Sunny Isles: | \$702/sq. ft. |
| Sunny Isles:                 | \$702/sq. ft.  | Miami-Dade:  | \$668/sq. ft. |

## Inventory for Sale

|                             |     |
|-----------------------------|-----|
| Armani Casa (Residences by) | 13% |
| Sunny Isles                 | 7%  |



Miami-Dade 4%

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

|                             |          |
|-----------------------------|----------|
| Armani Casa (Residences by) | 98 days  |
| Sunny Isles                 | 113 days |
| Miami-Dade                  | 77 days  |