

Unit 2603 - Estates at Acqualina South

2603 - 17901 Collins Ave, Sunny Isles Beach, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11830862
Status:	Active
Size:	2,987 Sq ft.
Bedrooms:	4
Full Bathrooms:	5
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Valet Parking
View:	
List Price:	\$7,800,000
List PPSF:	\$2,611
Valuated Price:	\$6,837,000
Valuated PPSF:	\$2,289

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:	146
Number of active listings for rent:	0
Number of active listings for sale:	18
Building inventory for sale:	12%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

Building Association Information

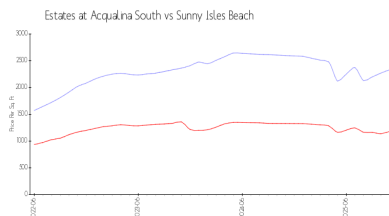
The Estates at Acqualina - South Tower
Address: 17901 Collins Ave,
Sunny Isles Beach, FL 33160
Phone: +1 305-686-2050

<https://>

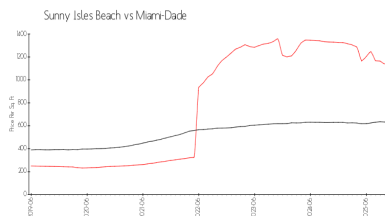
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4005	5,222 sq ft	Nov 2025	\$12,500,000	\$2,394
1607	5,133 sq ft	Oct 2025	\$13,500,000	\$2,630
1801	3,840 sq ft	Jul 2025	\$7,500,000	\$1,953
TS4205	8,139 sq ft	May 2025	\$17,875,000	\$2,196
3004	4,131 sq ft	May 2025	\$8,600,000	\$2,082

Market Information



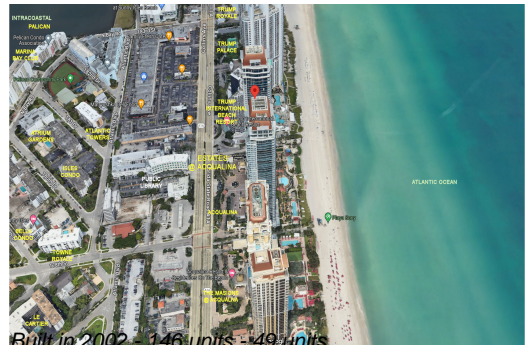
Estates at Acqualina South: \$2332/sq. ft.
Sunny Isles Beach: \$1181/sq. ft.



Sunny Isles Beach: \$1181/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

Estates at Acqualina South	12%
Sunny Isles Beach	7%
Miami-Dade	4%



Avg. Time to Close Over Last 12 Months

Estates at Acqualina South	143 days
Sunny Isles Beach	96 days
Miami-Dade	77 days