

# Unit 706 - Murano Grande

706 - 400 Alton Rd, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11911524  
Status: Active  
Size: 2,024 Sq ft.  
Bedrooms: 3  
Full Bathrooms: 3  
Half Bathrooms: 0  
Parking Spaces: 2 Or More Spaces  
View:  
List Price: \$3,250,000  
List PPSF: \$1,606  
Valuated Price: \$2,712,000  
Valuated PPSF: \$1,340

*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

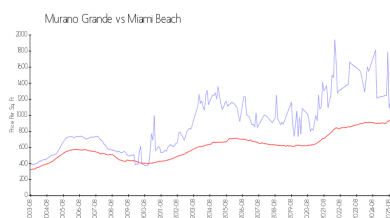
Murano Grande Condo Association  
(305) 531-2946

<https://>

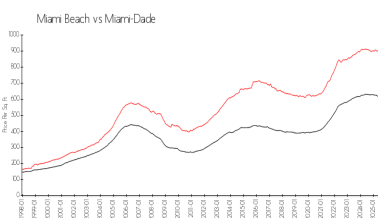
## Recent Sales

| 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.



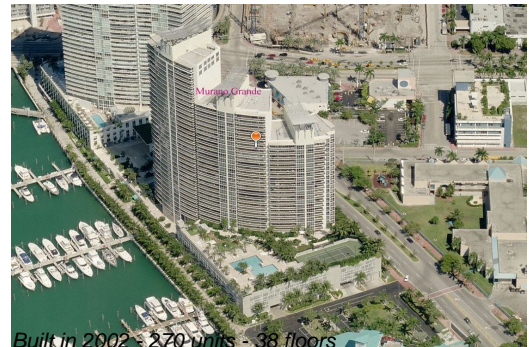
Miami Beach: \$939/sq. ft.  
Miami-Dade: \$668/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Murano Grande 91 days



Miami Beach  
Miami-Dade

94 days  
77 days