

# Unit 528 - Las Vistas at Doral II

528 - 8290 Lake Dr, Doral, FL, Miami-Dade 33166

## Unit Information

|                 |                                     |
|-----------------|-------------------------------------|
| MLS Number:     | A11921289                           |
| Status:         | Active                              |
| Size:           | 710 Sq ft.                          |
| Bedrooms:       | 1                                   |
| Full Bathrooms: | 1                                   |
| Half Bathrooms: | 0                                   |
| Parking Spaces: | 1 Space,Additional Spaces Available |
| View:           |                                     |
| List Price:     | \$250,000                           |
| List PPSF:      | \$352                               |
| Valuated Price: | \$234,000                           |
| Valuated PPSF:  | \$330                               |

*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:                         | 248 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 9   |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

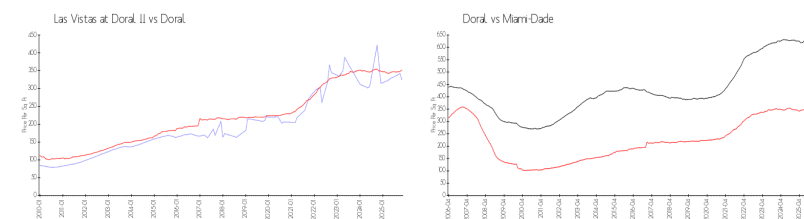
Las Vistas At Doral Condominium  
8290 Lake Dr,  
Doral, FL 33166  
(305) 591-2972  
Las Vistas At Doral  
Address: 8323 Lake Dr,  
Doral, FL 33166,  
Phone: +1 305-513-3396

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 443    | 710 sq ft   | Dec 2025     | \$237,500  | \$335 |
| 223    | 710 sq ft   | Oct 2025     | \$240,000  | \$338 |
| 235    | 1,036 sq ft | Sep 2025     | \$299,000  | \$289 |
| 516    | 1,036 sq ft | Aug 2025     | \$330,000  | \$319 |
| 517    | 1,036 sq ft | Mar 2025     | \$290,000  | \$280 |
| 514    | 1,036 sq ft | Mar 2025     | \$300,000  | \$290 |

## Market Information



Las Vistas at Doral II: \$323/sq. ft.  
Doral: \$352/sq. ft.

Doral: \$352/sq. ft.  
Miami-Dade: \$668/sq. ft.

## Inventory for Sale



|                        |    |
|------------------------|----|
| Las Vistas at Doral II | 4% |
| Doral                  | 2% |
| Miami-Dade             | 4% |

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

|                        |         |
|------------------------|---------|
| Las Vistas at Doral II | 53 days |
| Doral                  | 61 days |
| Miami-Dade             | 77 days |