

# Unit 3304 - Armani Casa (Residences by)

3304 - 18975 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11539128
Status:	Active
Size:	1,650 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Guest Parking,Valet Parking
View:	Intracoastal View,Direct Ocean
Rental Price:	\$10,995
List PPSF:	\$7
Valuated Price:	\$2,882,000
Valuated PPSF:	\$1,747

*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.*

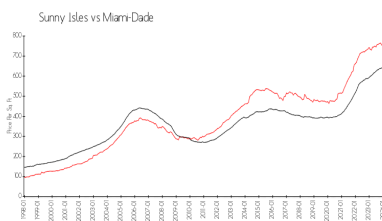
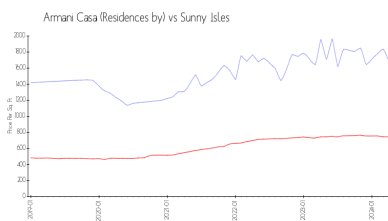
## Building Information

Number of units:	308
Number of active listings for rent:	0
Number of active listings for sale:	28
Building inventory for sale:	9%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

## Building Association Information

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

## Market Information



Armani Casa (Residences by):	\$1675/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Armani Casa (Residences by)	9%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Armani Casa (Residences by)	130 days
Sunny Isles	114 days
Miami-Dade	81 days

