

MIAMI BEACH (250) COLLINS AVE

VILLA SOFIA

FACT SHEET

VILLA SOFIA

THE ORIGINAL MIAMI PIED-À-TERRER

INFO@BRISSIGROUP.COM



VILLA SOFIA

PROPERTY OVERVIEW

- ◆ **ADDRESS:** 250 COLLINS AVE, MIAMI BEACH, FL 33139
- ◆ **BUILDING TYPE:** BOUTIQUE CONDO RESIDENCE
- ◆ **TOTAL UNITS:** 21 LUXURY RESIDENCES
- ◆ **STORIES:** 3 FLOORS
- ◆ **UNIT TYPES:** 1-BEDROOM, 2 BEDROOM, AND 3 BEDROOM UNITS
- ◆ **EXCLUSIVE SOFI LOCATION:** SOUTH OF FIFTH HAS LONG BEEN ONE OF THE MOST COVETED ADDRESSES IN MIAMI, OFFERING A PERFECT BLEND OF PRIVACY, LUXURY, AND ACCESSIBILITY
- ◆ **APPRECIATION POTENTIAL:** AMONG THE TOP-PERFORMING AREAS FOR APPRECIATION IN MIAMI REAL ESTATE WITH HIGH DEMAND AND LIMITED SUPPLY.

LUXURY LIVING WITH ULTIMATE FLEXIBILITY:

STAY WHEN YOU WANT, RENT WHEN YOU DON'T. - NO RENTAL RESTRICTIONS MEANS YOU CAN LIVE IN IT, RENT IT YOURSELF ON A SHORT TERM RENTAL PLATFORM, OR PARTNER WITH A PROFESSIONAL MANAGEMENT COMPANY TO HANDLE IT FOR YOU.

YEAR BUILT:

A DESTINATION SINCE 1959, FULLY REBUILT IN 2018, REIMAGINED AND FULLY UPGRADED AS A LUXURY CONDOMINIUM IN 2026.

DEVELOPER:

DRAGO CAPITAL MIAMI

ESTIMATED COMPLETION:

Q1 2027

UNIT DETAILS & FEATURES*

EACH UNIT IS DESIGNED WITH **LUXURY, COMFORT, AND FUNCTIONALITY IN MIND.**

- **UNIT TYPES:** 1, 2 AND 3 BEDROOMS UNITS
- **CEILING HEIGHTS:** UP TO 9 FEET
- **WINDOWS:** FLOOR-TO-CEILING IMPACT-RESISTANT GLASS WINDOWS
- **BALCONIES/TERRACES:** SELECT UNITS INCLUDE PRIVATE OUTDOOR SPACES UP TO 867 SQUARE FEET.
- **FLOORING:** PREMIUM WIDE-PLANK HARDWOOD-STYLE FLOORING – LONG LV PLANKS IN NATURAL OAK COLOR THROUGHOUT UNIT (EXCEPT FOR BATHROOMS)
- **INTERIOR DOORS:** WOOD DOORS WITH WHITE OAK VENEER AND INTEGRATED SATIN NICKEL HARDWARE
- **LAUNDRY:** IN-UNIT WASHER/DRYER IN ALL UNITS
- **UNIT INTERIOR PAINT – WALLS:** SHERWIN WILLIAMS AGREEABLE GRAY
- **UNIT INTERIOR PAINT – CEILINGS:** SHERWIN WILLIAMS SNOWBOUND

KITCHEN FEATURES

- **CABINETS:** BRAZILIAN CUSTOM CABINETRY BY BONTEMPO WITH SOFT-CLOSE MECHANISM. COLOR – MIEL
- **COUNTERTOPS:** POLISHED QUARTZ COUNTERTOPS AND BACKSPLASHES. WATERFALL COUNTERTOPS IN SELECT UNITS.
- **KITCHEN APPLIANCES:** ALL KITCHEN APPLIANCES BY BOSCH INCLUDING PANELED REFRIGERATOR WITH BOTTOM FREEZER, PANELED DISHWASHER, ELECTRIC COOKTOP, SPEED OVEN, AND WALL OVEN. WINE COOLER IN SELECT UNITS.
- **INTEGRATED UNDER-CABINET LED LIGHTING**
- **KITCHEN FAUCET:** KALLISTA VIR STIL MINIMAL WITH PULL-DOWN SPRAYER IN SATIN NICKEL

BATHROOM FEATURES:

- **VANITIES:** FLOATING VANITIES IN WHITE OAK WITH WHITE QUARTZ COUNTERTOPS
- **MIRRORS:** CONTEMPORARY OVERSIZED MIRRORS WITH INTEGRATED LED LIGHTING
- **BATH HARDWARE:** ALL HARDWARE BY KALLISTA IN SATIN NICKEL FINISH
- **SHOWERS:** CUSTOM GLASS SHOWERS WITH CONTEMPORARY RAIN FALL SHOWERHEAD AND DUAL-FUNCTION HAND SHOWER
- **WALLS:** PREMIUM FLOOR TO CEILING PORCELAIN TILE ON WALLS IN THE COLOR TRAVERTINE MATTE WHITE
- **FLOORS:** PREMIUM LARGE FORMAT PORCELAIN TILES IN TRAVERTINE MATTE WHITE

** Notwithstanding anything to the contrary set forth herein, Seller reserves the right to substitute any items or materials included in this list of Standard Items for items which are, in Seller's opinion, of equal or better quality, regardless of cost, if circumstances arise which, in Seller's opinion, warrant such changes.*





BUILDING AMENITIES

- **ROOFTOP POOL:** RESORT-STYLE POOL WITH RELAXING SEATING AREAS FOR SUN-BATHING SURROUNDED BY LUSH LANDSCAPING
- **ROOFTOP LOUNGE:** RELAXING LOUNGE AREA WITH COMFORTABLE SEATING SURROUNDED BY LUSH TROPICAL LANDSCAPING – LIKE YOUR OWN PRIVATE GARDEN IN THE HEART OF MIAMI BEACH.
- **ROOFTOP BAR** – GATHER WITH FRIENDS AND FAMILY AT THE ROOFTOP BAR SURROUNDED BY LUSH LANDSCAPING AND COMFORTABLE SEATING PERFECT FOR DINING AL FRESCO.
- **MULTIFUNCTIONAL YOGA AND MEDITATION DECK** – AN OUTDOOR OASIS FOR WELLNESS AND REFLECTION.
- **BEACH CLUB ACCESS:** EXCLUSIVE PARTNERSHIP WITH BEACH CLUB AT THE HILTON BENTLEY HOTEL ENTITLING VILLA SOFIA'S RESIDENTS TO BEACH SERVICE INCLUDING CHAIRS AND UMBRELLA AS WELL AS ACCESS TO THE HILTON BENTLEY'S AMENITIES.
- **PARKING:** VALET PARKING AVAILABLE
- **ELEVATOR ACCESS:** GLASS ELEVATOR ACCESS TO ALL FLOORS
- DEDICATED PROFESSIONAL MANAGEMENT + CONCIERGE

LOCATION & LIFESTYLE

- VILLA SOFIA IS LOCATED IN THE EXCLUSIVE SOUTH OF FIFTH NEIGHBORHOOD, OFFERING A PERFECT BLEND OF PRIVACY, LUXURY, AND ACCESSIBILITY.
- 1 BLOCK FROM THE BEACH
- WALKING DISTANCE TO: MICHELIN-STARRED RESTAURANTS, LUXURY SHOPPING, AND WORLD-CLASS ENTERTAINMENT
- NEARBY LANDMARKS: SOUTH POINTE PARK, MIAMI BEACH MARINA, OCEAN DRIVE
- TRANSPORTATION: CLOSE TO MAJOR HIGHWAYS, PORTMIAMI, AND MIAMI INTERNATIONAL AIRPORT

INVESTMENT & OWNERSHIP BENEFITS

- ULTIMATE FLEXIBILITY WITH NO RENTAL RESTRICTIONS. LIVE IN IT, RENT IT, OR PARTNER WITH A PROFESSIONAL MANAGEMENT COMPANY TO RENT IT FOR YOU.
- **HOA FEES:** ESTIMATED AT \$1.25 PER SQUARE FOOT

PRICING & AVAILABILITY

- **1-BEDROOM RESIDENCES:** STARTING AT \$715,000
- **2-BEDROOM RESIDENCES:** STARTING AT \$1,351,559
- **3-BEDROOM RESIDENCES:** STARTING AT \$1,796,703
- **PENTHOUSE UNITS:** STARTING AT \$3,672,718

LIMITED AVAILABILITY – SECURE YOUR UNIT TODAY

DEPOSIT STRUCTURE

- **10% AT RESERVATION**
- **10% AT CONTRACT**
- **10% AT GROUNDBREAKING**

VILLA SOFIA

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BE PART OF VILLA SOFIA'S LEGACY



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