

LUXE
PROPERTIES

WWW.LUXEKNOWS.COM



MIAMI NEIGHBORHOOD GUIDE

Table of Contents

| | |
|-------------------|----|
| Coral Gables | 03 |
| Coconut Grove | 05 |
| Brickell | 07 |
| <hr/> | |
| Downtown Miami | 09 |
| Pinecrest | 11 |
| Buena Vista | 13 |
| <hr/> | |
| Edgewater | 15 |
| Doral | 17 |
| Miami Beach | 19 |
| <hr/> | |
| North Bay Village | 21 |
| Miami Shores | 23 |
| South Miami | 25 |
| <hr/> | |
| Schenley Park | 27 |
| Shenandoah | 29 |
| Dadeland | 31 |
| <hr/> | |
| Fisher Island | 33 |
| Upper East Side | 35 |
| Bal Harbour | 37 |
| <hr/> | |
| Key Biscayne | 39 |
| Sunny Isles | 41 |
| West Miami | 43 |



All About

Coral Gables

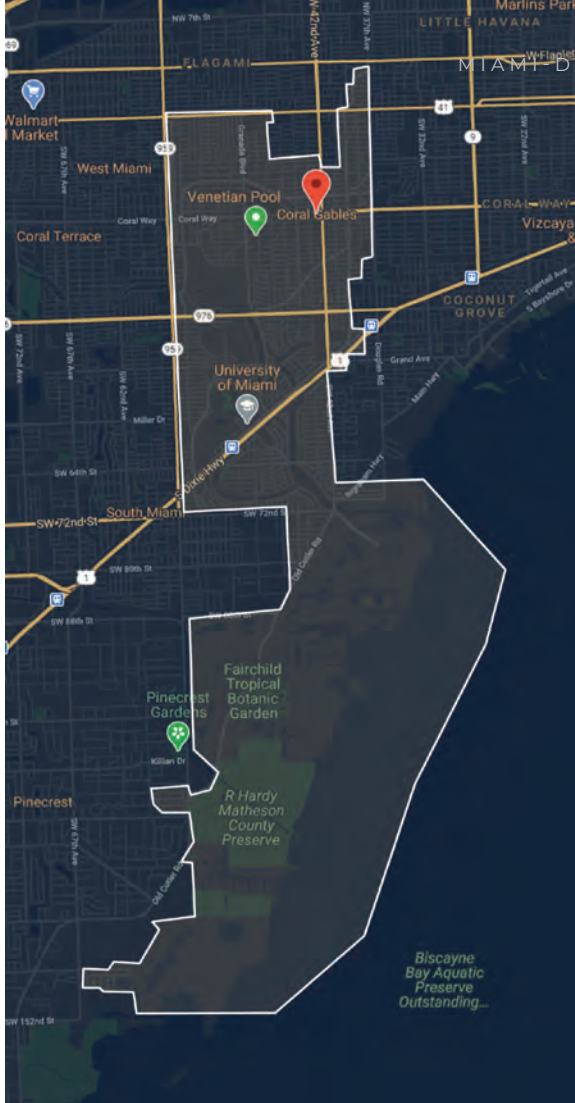


Coral Gables was incorporated in 1925 as one of South Florida's first planned city, with areas designated for business, leisure and residential activities. It was meticulously chosen and quickly set the old-world mood that makes this city stand out. One unique feature about Coral Gables has thirty percent of land that is dedicated green space and 40 miles of waterfront-lot frontage. Which lends credence to its nick name "The City Beautiful". Coral Gables is a great place to raise a family for the city even has one of the lowest crime rates in Miami Dade County. In addition, many people seek to live in Coral Gables because of its history, old architecture, and the preservation of both, but the peace within the city plays a big factor as well. The city is a botanical paradise with the best schools, walkability access, outdoor activities, and much more.



What to Expect:

- ✓ Immaculate Views
- ✓ Great Public Spaces and Parks
- ✓ Fundamental Rules
- ✓ Spanish Architecture
- ✓ Lush Greenery & Oak Trees
- ✓ A+ Schools



Top Communities:

- ✓ Gables Estates
- ✓ Sunrise Harbor
- ✓ Cocoplum
- ✓ Gables by The Sea
- ✓ Old Cutler Bay
- ✓ Hammock Oaks
- ✓ Hammock Lakes
- ✓ Deering Bay

The Market:

- ✓ Luxury Condos
- ✓ Single Family Homes
- ✓ Waterfront Estates



Hotspots:

- ✓ Shops at Merrick Park
- ✓ Biltmore Hotel
- ✓ Miracle Mile
- ✓ The Plaza Coral Gables
- ✓ Hillstone Restaurant
- ✓ The Gramercy Restaurant

Top Condo Buildings:

- ✓ Giralda Place Residences
- ✓ Gables On The Green
- ✓ The Minorca
- ✓ Villa Valencia
- ✓ Porta de Palmas
- ✓ Biltmore Parc

Lifestyle:

- ✓ Peaceful & Quiet
- ✓ Upscale Dining & Shopping
- ✓ World-class Golf & Tennis
- ✓ Award-winning theater
- ✓ Tons of Walkability

All About Coconut Grove

Coconut Grove is the oldest neighborhood in Miami Dade. It is located south of the neighborhoods of Brickell and the roads and East of Coral Gables. Having one of the greenest areas of Miami, Coconut Grove is referred to as "The Grove" by many locals. The Grove has numerous restaurants, open air and street side cafes and several waterfront restaurants and bars, also, the downtown area was recently renovated.



By night, the Grove becomes a center of nightlife frequented by locals, young professionals, students from the nearby University of Miami and Florida International University, and of course tourist. Coconut Grove also has shopping in abundance with two open air malls, the Streets of Mayfair and many other street shops and boutiques. With so many known attractions such as Monty's, Peacock Park where you can take a stroll and admire the marina views, there is also Cocowalk, where most of the happening restaurants come alive. Coconut Grove is known for its Art and its Bohemian vibes. This is the highest point in Miami Dade County Parks. Living in the Grove offers residents an urban suburban mix feel and most residents own their homes.



What to Expect:

- ✓ Eclectic Architecture
- ✓ Bohemian Vibes
- ✓ Tropical Greenery
- ✓ Restaurants on the Bay
- ✓ Yacht Clubs



Top Communities:

- ✓ Camp Biscayne
- ✓ The Moorings
- ✓ De Garmo Estates
- ✓ Entrada Estates
- ✓ Bay Heights

Hotspots:

- ✓ Coco Walk
- ✓ Mr. C Miami
- ✓ The Ritz Carlton
- ✓ Peacock Garden Cafe
- ✓ Bombay Darbar
- ✓ The Griffin
- ✓ Greenstreet Cafe

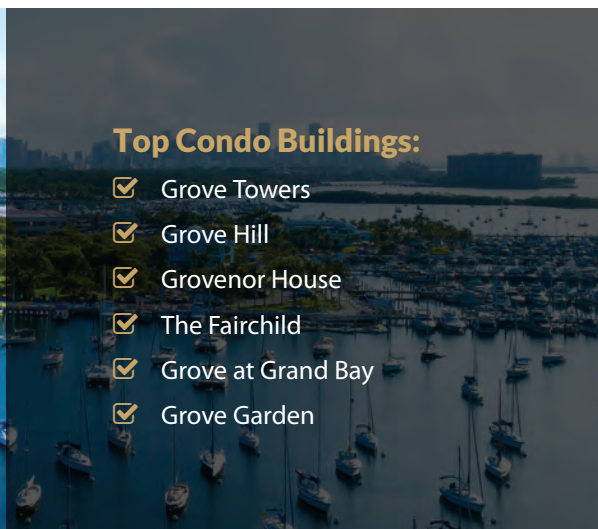
Lifestyle:

- ✓ Artistic
- ✓ Laid Back
- ✓ Island Time
- ✓ Boating Culture
- ✓ Local Nightlife



Top Condo Buildings:

- ✓ Grove Towers
- ✓ Grove Hill
- ✓ Grovenor House
- ✓ The Fairchild
- ✓ Grove at Grand Bay
- ✓ Grove Garden



All About

Brickell

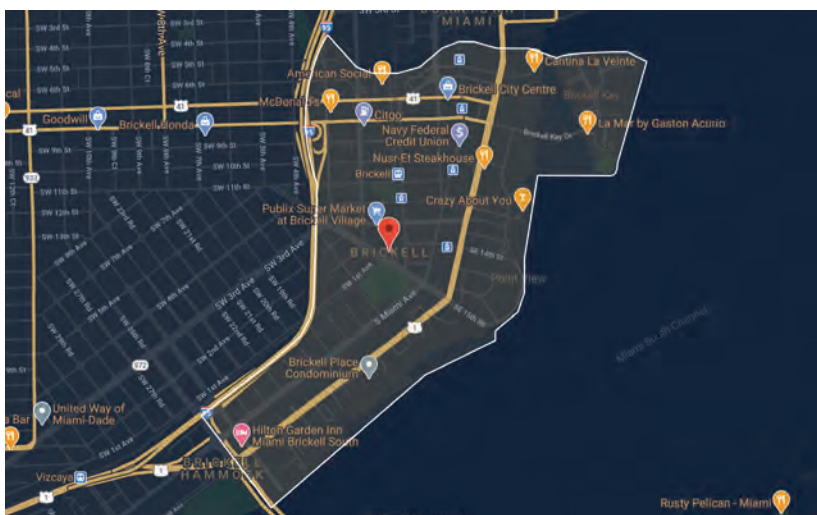
As South Florida's financial district, Brickell is the core of Miami's banking, investment, and financial sectors. It is the place to find high rise residential neighborhoods with many upscale, luxury condominiums and apartment towers. Brickell lies south of Miami River, extending south to SW 26 th Road. Brickell is one of the fastest growing destinations in the country.



An explosion of new building condominiums, trendy new bars and restaurants, business opportunities and the nearly perfect weather makes Brickell especially appealing to a cosmopolitan, international crowd. Brickell City Center is a neighborhood favorite for all the locals as well as the high-end design architect hotels like SLS Brickell Miami.

Top Communities:

- ✓ The Roads
- ✓ Brickell Hammock
- ✓ Holleman Park
- ✓ Brickells Flagler



Top Condos:

- ✓ Brickell Flatiron
- ✓ The Icon
- ✓ Santa Maria
- ✓ Reach & Rise
- ✓ Brickell Corridor
- ✓ Brickell Heights



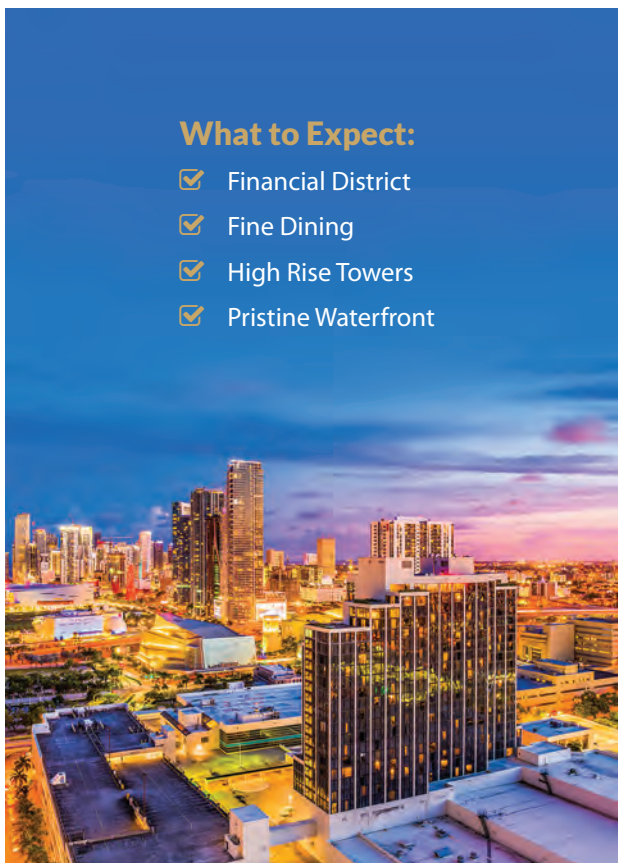
Hotspots:

- ✓ The W
- ✓ Conrad
- ✓ Brickell City Center
- ✓ Casa Tua Cucina
- ✓ Mary Brickell Village
- ✓ Simpson Park Hammock



What to Expect:

- ✓ Financial District
- ✓ Fine Dining
- ✓ High Rise Towers
- ✓ Pristine Waterfront

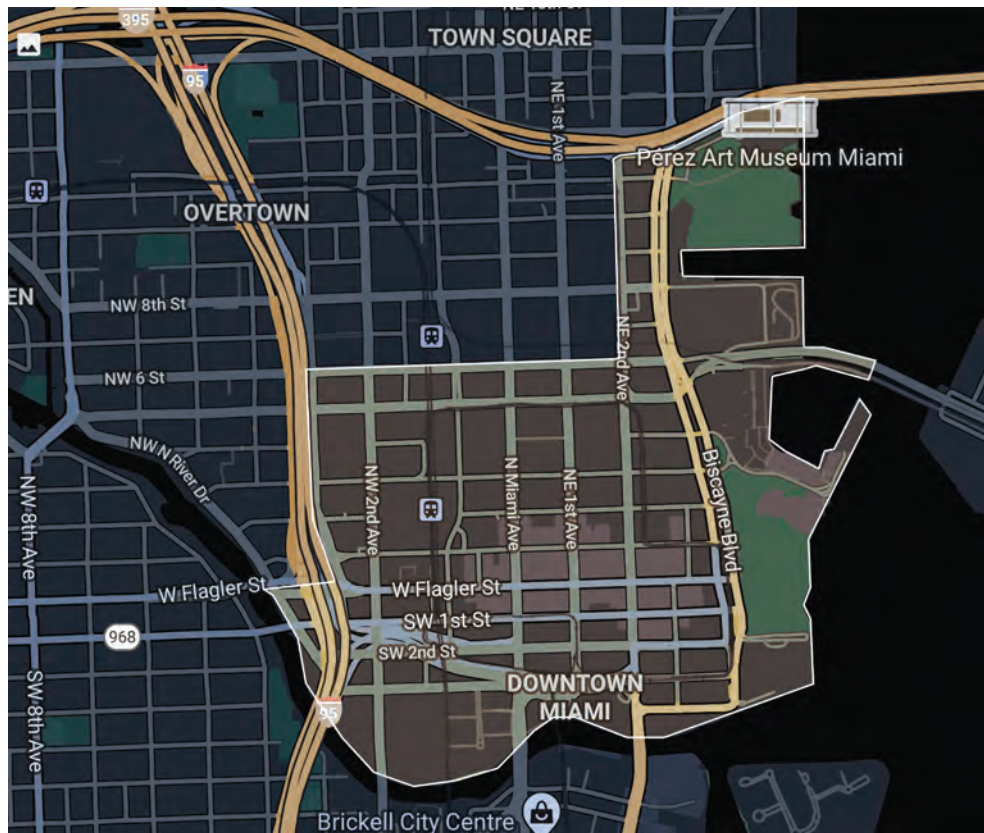


Lifestyle:

- ✓ Luxury
- ✓ Friendly
- ✓ Walkability
- ✓ Fast Paced

All About Downtown Miami

Downtown Miami has grown and physically expended to become the fastest growing area in Miami. Downtown is home to many major museums, parks, education centers, banks, company headquarters, courthouses, government offices, theatres, shops, and many of the oldest buildings in the city. The neighborhood is divided by the Miami River and is bordered by Midtown (Edgewater and Wynwood) to the north. Downtown has had rapid increase in population and the greatest concentration of high rises in the region. This city has the benefit of walking over to all the major area attractions like AAA Arena, Bayside Marketplace, and more.



Downtown Miami has an ocean waterfront lined up with marinas, off-shore islands and all backed by architecturally impressive high-rise towers. Downtown Miami has kept up with times and is a modern, culturally rich neighborhood full of theaters, museums, galleries, event venues, and a surplus of world class bars and restaurants.



What to Expect:

- ✓ High Rise Buildings
- ✓ Great Waterfront Views
- ✓ Late night, night life
- ✓ City & Sporting Events
- ✓ Marinas

Lifestyle:

- ✓ Urban City
- ✓ Central Business District
- ✓ Rich in Cultural

Hotspots:

- ✓ FTX Arena
- ✓ Perez Art Museum
- ✓ Bayfront Park
- ✓ Frost Museum
- ✓ Adrienne Arsht Center

Top Condos:

- ✓ Epic Residences
- ✓ Centro
- ✓ 1000 Museum
- ✓ Vizcayne
- ✓ 50 Biscayne

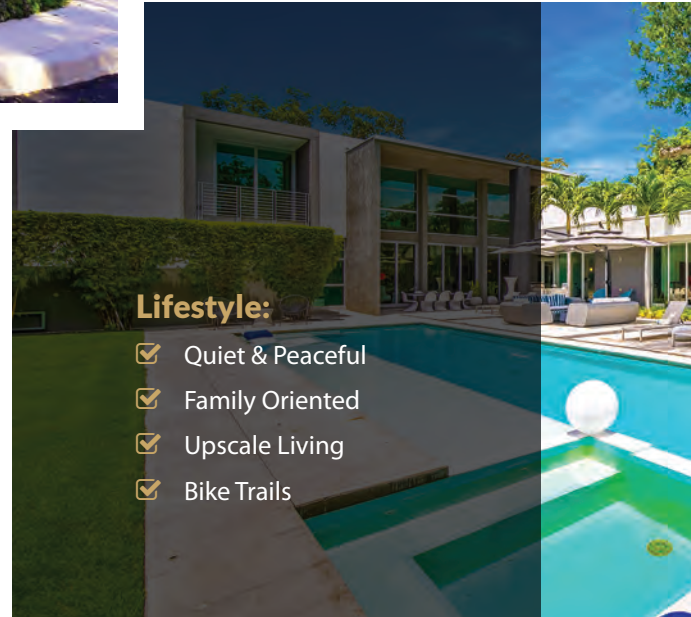
All About

Pinecrest



Pinecrest is a suburban village in Miami-Dade County, with the neighborhoods of Coral Gables to the East, South Miami to the North East and Palmetto Bay on the south side. During the 1950s and 1960s, the area flourished with the development and construction of ranch-style homes on acre lots which laid the foundation for the community's rural and lushly landscaped residential character.

Pinecrest is a nationally recognized city and a community of respect. Pinecrest has been rated as one of the ten best places in Florida for "quality of life". Pinecrest is a nationally recognized city and a community of respect. Pinecrest has been consistently ranked as one the most expensive places to live in the United States. It is mainly consisted of large single-family homes and estate homes on plenty of land, making it a guaranteed peaceful and quiet piece of paradise. Known for having the best schools, privacy, and its exclusivity. Close by you will find the popular Shops at Sunset as well as Dadeland Mall.

**Lifestyle:**

- ✓ Quiet & Peaceful
- ✓ Family Oriented
- ✓ Upscale Living
- ✓ Bike Trails

Top Condos:

- ✓ The French Village
- ✓ The Reserve of Pinecrest
- ✓ Sutton Place
- ✓ Swan Lake



Top Communities:

- ✓ Helms Country Estates
- ✓ Stritter Estates
- ✓ Arboretum Estates
- ✓ Devonwood
- ✓ Pinecrest By The Sea
- ✓ The Elysium

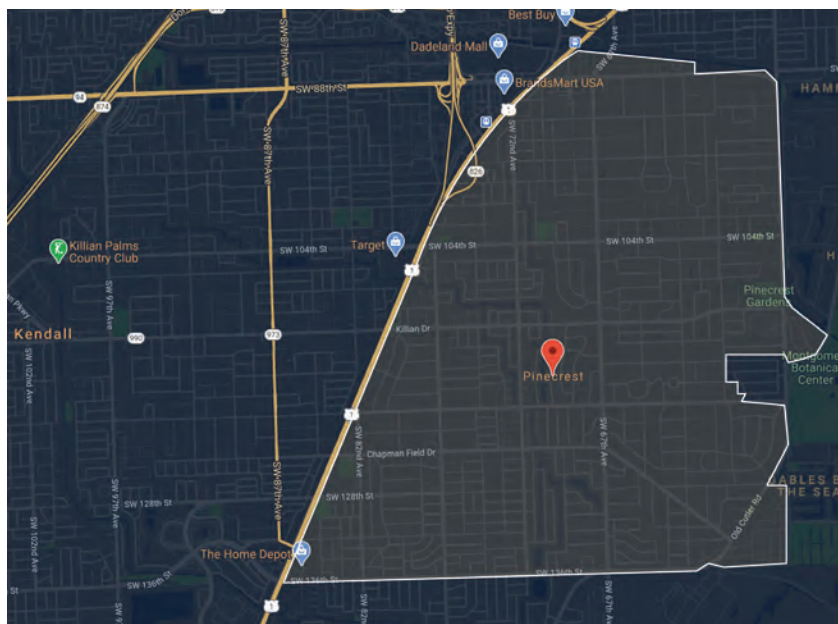


What to Expect:

- ✓ Privacy
- ✓ Oversized Lots
- ✓ Greenery & Lavish Landscapes
- ✓ Great Public & Private Schools

Hotspots:

- ✓ Pinecrest Gardens
- ✓ Pinecrest Farmer's Market
- ✓ Trattoria Luna
- ✓ Anacapri Restaurant



All About Buena Vista

The Buena Vista East Historic District is a small neighborhood to the West of Bay Point. Buena Vista is primarily a residential neighborhood with historic single-family homes from the 1920s. Most Buena Vista homes were built with care and flair, each with a singular style: Mediterranean Revival, Mission, Pueblo, Bungalow, Masonry Vernacular, Art Deco. Homes that are found in this neighborhood are mostly single-family homes, and are usually renovated and refurbished house that still carry the memories of years gone by.



Residents who choose to live in Buena Vista, live there because of the love not only of historic appeal but also the walkability and diversity of the area. The neighborhood is considered dog friendly, has a quiet atmosphere, and impressive architecture that people admire. The area is within close distance to the Design District and Midtown Miami.

Architectural Styles:

- ✓ Mediterranean Revival
- ✓ Pueblo Bungalow
- ✓ Masonry Vernacular
- ✓ Art Deco

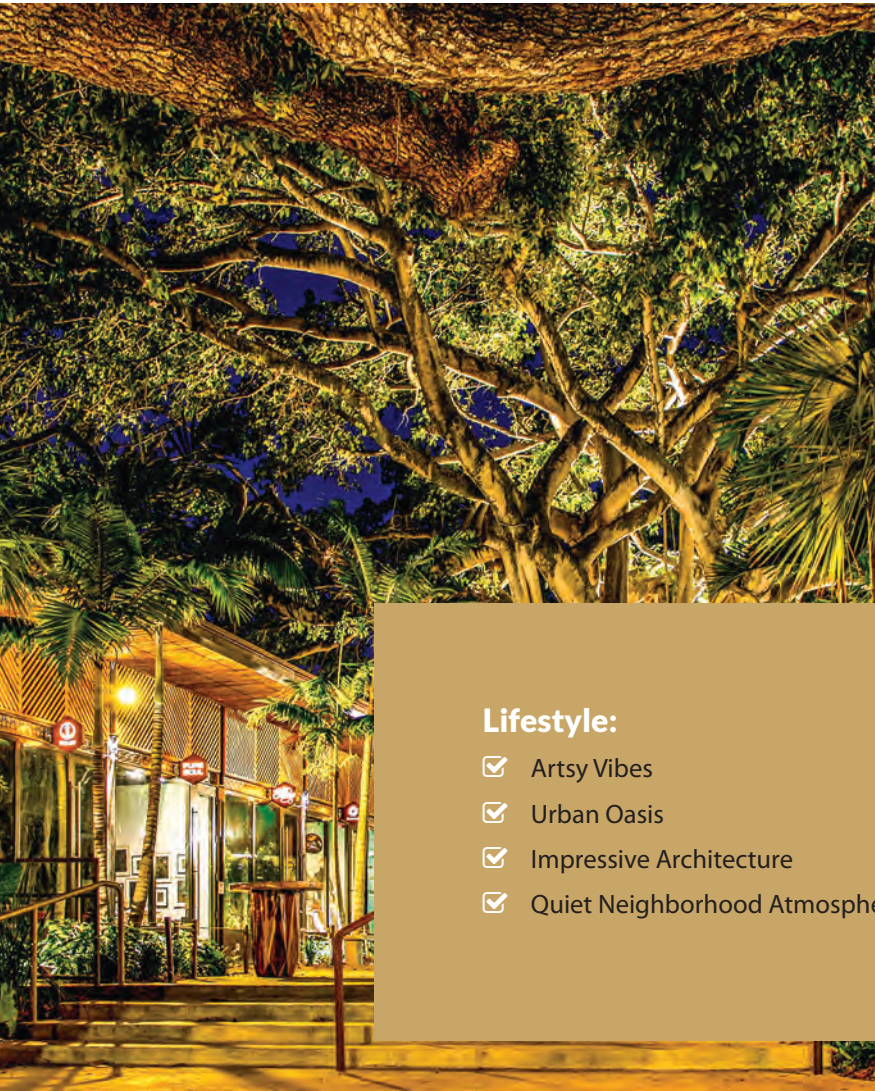
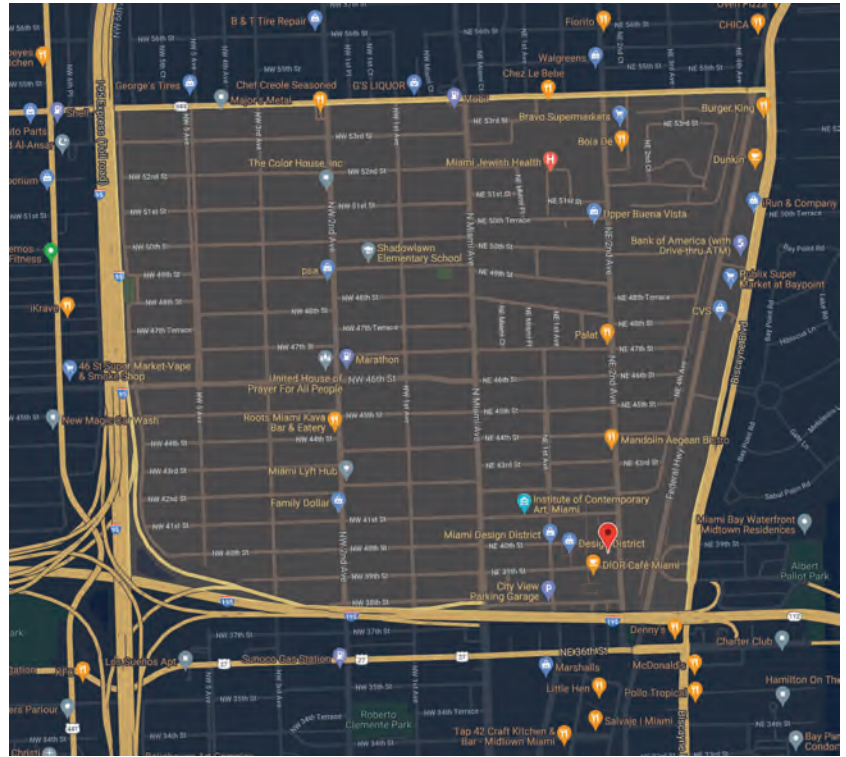
Top Shops:

- ✓ Alexander McQueen
- ✓ Louis Vuitton
- ✓ Bottega Veneta
- ✓ Cartier
- ✓ Tom Ford
- ✓ Hermès

Hotspots:

- ✓ Design District
- ✓ Upper Buena Vista Mall
- ✓ Mandolin Aegean Bistro
- ✓ Bar Bevy
- ✓ Boia De





What to Expect:

- ✓ Historic Homes
- ✓ Lush Greenery
- ✓ Walkability
- ✓ Unique Architecture

Lifestyle:

- ✓ Artsy Vibes
- ✓ Urban Oasis
- ✓ Impressive Architecture
- ✓ Quiet Neighborhood Atmosphere





All About Edgewater

Edgewater is on the radar of national and foreign investors alike. It is a perfect example of a transforming Miami neighborhood. It's potential as a hub to work, live and play is huge. Living in this neighborhood enables one to be just moments away from a wide variety of shopping and entertainment. Edgewater is a place where people want to be.

What to Expect:

- ✓ High Rise Condos
- ✓ Waterfront Views
- ✓ Apartment Buildings
- ✓ Outdoor Activities

Edgewater began as a neighborhood with a mixture of fine single-family homes and small apartment buildings, bounded on one side by Biscayne Bay and on the other by the Florida East Coast Railway, in many small early 20 th century subdivisions. Like its name implies, the neighborhood also sits just on the edge of Biscayne Bay directly across from Miami Beach. On the bay spots include Margaret Pace Park, of which has a paved trail and tennis courts, plus shady picnic areas. Shops along Biscayne Boulevard sell designer fashion and modern furniture, while dining options range from posh seafood restaurants and rustic Italian trattorias to low-key sandwich spots.



Top Condos:

- ✓ Elysee
- ✓ Icon Bay
- ✓ Bay House
- ✓ Aria on the Bay
- ✓ Onyx on the Bay
- ✓ Biscayne Beach – Edgewater

Hotspots:

- ✓ Wynwood
- ✓ The Sylvester
- ✓ Lagniappe
- ✓ Wynwood Brewing Company

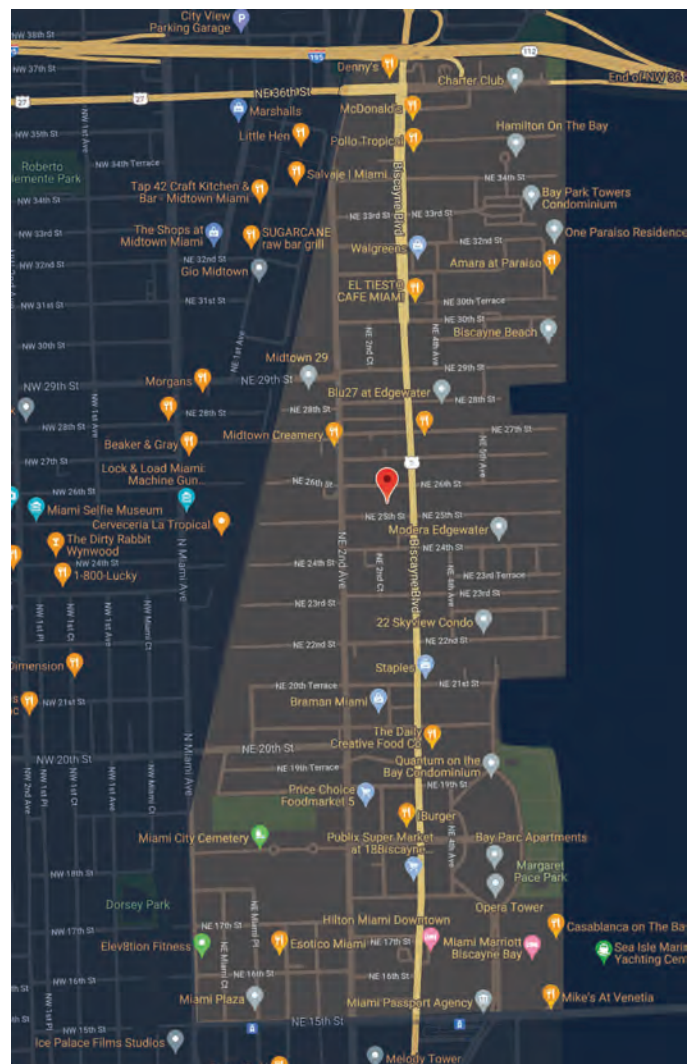
Lifestyle:

- ✓ Chic Vibes
- ✓ Live & Play
- ✓ Walkability
- ✓ Dog Friendly



Top Restaurants:

- ✓ Amara at Paraiso
- ✓ Kush by Lokal
- ✓ NOA Cafe
- ✓ Enriqueta's Sandwich Shop



All About Doral



Currently a booming hip city. By the early 1980s, Doral started to venture out into more with the developments of estates and single-family homes. Doral is located South of Medley and Northwest of Miami International Airport.



While the city of Doral has developed, there are a few destinations that everyone wants to hang out in because of the hip and enjoyable environment that the area offers. With all that there is to do in the community, many young individuals have decided to grow within the community and start a family there. This suburb is where many want to be for it no longer only has estates and single-family homes but now has developed many condos to choose from.

Top Condos:

- ✓ Park Condos
- ✓ Paseo Condos
- ✓ Gran Vista at Doral
- ✓ Oasis Park Square Doral

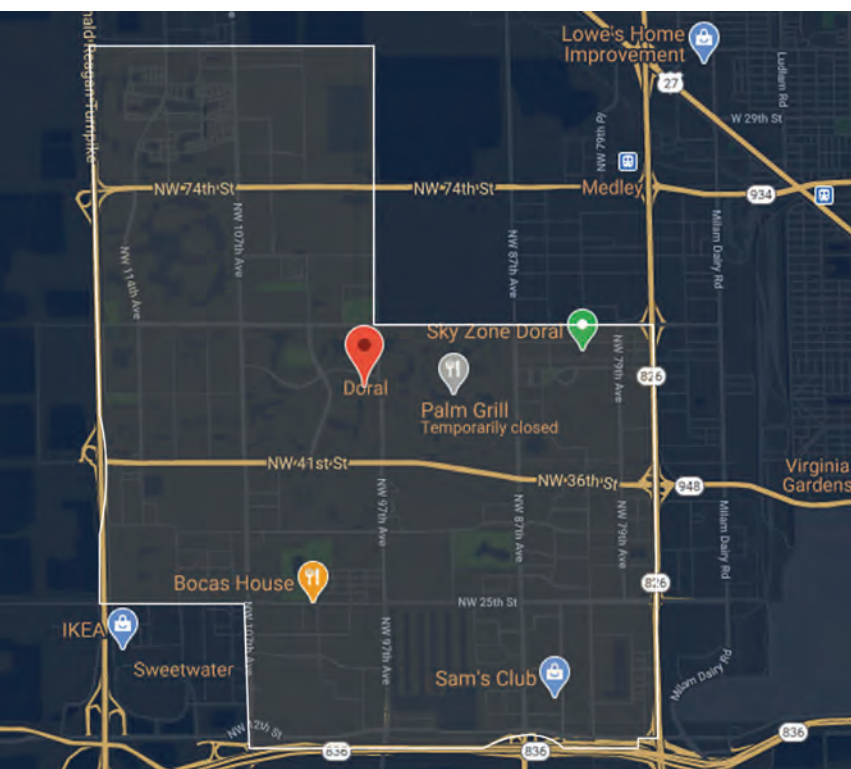
Hotspots:

- ✓ City Place Doral
- ✓ Trump National Doral
- ✓ Divieto Ristorante
- ✓ Cooper's Hawk Winery & Restaurant



What to Expect:

- ✓ Golf Courses
- ✓ Smart City
- ✓ Fast Growing
- ✓ Lush Greenery
- ✓ Retiree choice



Lifestyle:

- ✓ Cultural amenities
- ✓ Playful City
- ✓ Excellent quality of life
- ✓ Business Parks

Top Communities:

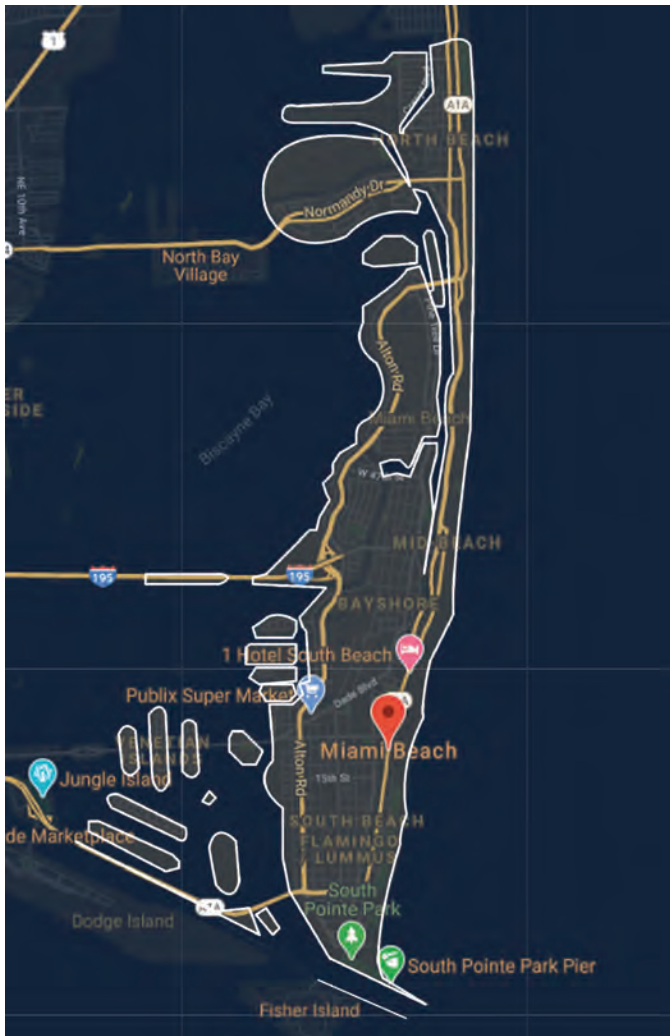
- ✓ Canarias at Downtown Doral
- ✓ Doral Isles
- ✓ Vintage at Doral
- ✓ Doral Meadows

All About Miami Beach

Miami Beach is a coastal resort city in Miami-Dade County. The municipality is located on natural barrier islands between the Atlantic Ocean and Biscayne Bay, the latter of which separates the beach from the mainland city of Miami. The lifestyle here is unique due to its Art and tropical mix of vibes. Many will tell you that the area makes you feel a certain relaxed way of living that also provides excitement with their nonstop nightlife of which continues to attract locals and travelers! Residents here get the luxury of being able to walk down the beach from their oceanfront condos.



Miami Beach, particularly Ocean Drive of what is now the Art Deco District, has been featured many films like Scarface, The Birdcage, and TV shows like – Miami Vice and Sobe. Lincoln Road, running east-west parallel between 16 th and 17 th Streets, is a nationally known spot for outdoor dining, shopping, and features galleries of well-known designers, artists, and photographers. With so many parks, outdoor activities, water sports, shopping, dining, entertainment, it truly is a tropical paradise dreamers come true! There are plenty of sightseeing tours on land and by water. Many celebrity homes can be spotted on these tours. Miami Beach is where you will find many condominiums and estate homes alike.



Top communities:

- ✓ Star Island
- ✓ Palm Island
- ✓ Venetian Islands
- ✓ Sunset Islands
- ✓ La Gorce Island
- ✓ Altos Del Mar

Top Restaurants:

- ✓ Macchialina
- ✓ Joe's Stone Crab
- ✓ Lucali
- ✓ Prime 112
- ✓ Casa Isola Osteria
- ✓ Carbone
- ✓ Smith & Wollensky
- ✓ Stubborn Seed
- ✓ Juvia

Hotspots:

- ✓ Lincoln Road
- ✓ Faena
- ✓ Fontainebleau
- ✓ Ocean Drive
- ✓ South of Fifth

**Top Condos:**

- ✓ Continuum on South Beach
- ✓ 57 Ocean Condo
- ✓ 321 Ocean
- ✓ Pallazo Della Luna
- ✓ Palazzo Del Sol
- ✓ Fisher Island

Lifestyle:

- ✓ Non-Stop Nightlife
- ✓ Luxury Life
- ✓ Lounging Vibes
- ✓ Tourists Galore
- ✓ Walkability
- ✓ Outdoor Activities



All About

North Bay Village



North Bay Village was primarily a haven for winter residents. The city became widely known for its popular restaurants and nightclubs, which attracted celebrities like Frank Sinatra and Judy Garland. Many roads in the neighborhood have names that relate to pirates. The theme fits perfectly with the location surrounded by water. It is a very residential town with very few retail shops and commercial shopping opportunities. There is also one elementary school located on the island. North Bay Village is a beautiful island community that is still connected to two larger cities that are only minutes away.

Top Condos:

- ✓ Adagio
- ✓ Eloquence on the Bay
- ✓ Cielo on the Bay

Most of today's residents live here year-round. North Bay Village continues to be home to several of South Florida's most popular restaurants, as well as a variety of business enterprises, apartment buildings, condominiums and 376 single-family homes. The locals usually endure in water sport activities and other outdoor activities within the area. This is a great place to live due to its surrounding of waters and entertainment alike.





What to Expect:

- ✓ Mix of older & newer homes
- ✓ New up-and-coming developments
- ✓ Minutes to beaches
- ✓ Great local dining & shops

Top Communities:

- ✓ Normandy Golf Course
- ✓ Treasure Island
- ✓ North Bay Island

Lifestyle:

- ✓ Great for boaters
- ✓ Amazing water views
- ✓ Private
- ✓ Laidback atmosphere

Hotspots:

- ✓ Cafe Prima Pasta
- ✓ Sushi Erika
- ✓ Shuckers Dockside Bar & Grill
- ✓ Oggi Ristorante



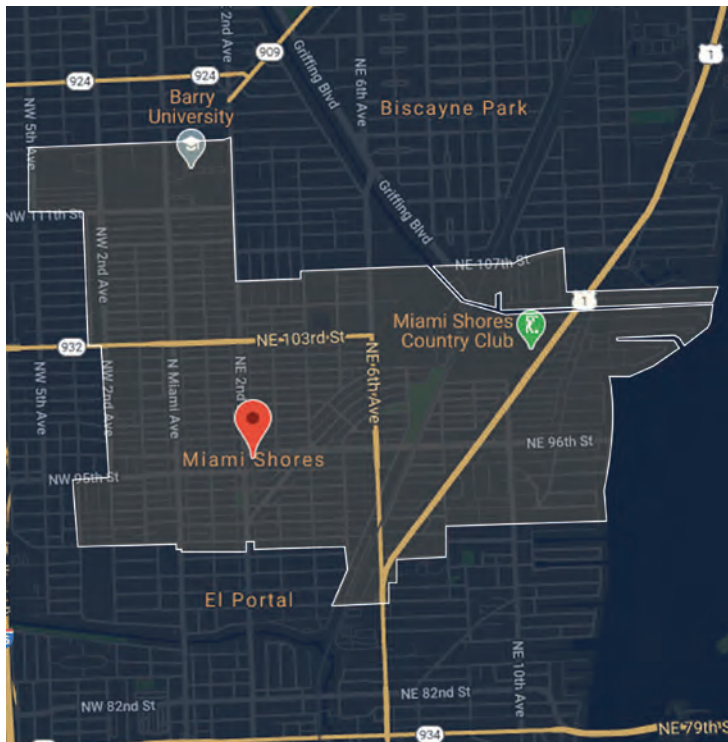
All About Miami Shores

A total of 101 upscale Mediterranean Homes were built by the Shoreland Company. These homes have great historic value, and 25 have been National Historic Designated so far. The present Miami Shores roughly corresponds with the original "Biscayne" neighborhood of the City of Miami.

The community retains many of its original characteristics – well situated and serviced by major highways, having tree-lined streets and wide roads, a downtown area, well-maintained homes provided with efficient services and a variety of community activities. This area consists mostly of single-family homes and is a great place to raise a family. Miami Shores home prices are not only among the most expensive in America. In addition, Miami Shores is a college town. There are a lot of students in Miami Shores provides a number of services, amenities and opportunities gear to the needs and activities of students.

Top Condos:

- ✓ Grand Concourse
- ✓ Village Del Mar
- ✓ Harbour Club Villas



What to Expect:

- ✓ Unique Architecture
- ✓ Historic Homes
- ✓ Waterfront Living
- ✓ Lush Greenery & Foliage
- ✓ Up-and-coming Downtown



Top Communities:

- ✓ Bay Lure
- ✓ Earleton Shores
- ✓ Golden Gate Park
- ✓ Watersedge

Hotspots:

- ✓ Miami Shores Country Club
- ✓ Miami Shores Bayfront Park
- ✓ Flight Wine
- ✓ Sherwoods Bistro
- ✓ Round Table Sportsbar

Top Restaurants:

- ✓ Pinch Kitchen & Bar
- ✓ Ferraro's
- ✓ Sins Gastrobar
- ✓ Cote Gourmet
- ✓ Tinta Y Cafe



All About

South Miami



South Miami borders the University of Miami's main campus and the cities of Coral Gables and Pinecrest. It is known for its leafy residential neighborhoods, parks and vibrant downtown filled with historic buildings, restaurants and unique shops. The town's center area is a popular shopping, dining and entertainment venue with a hometown ambiance. Every day in South Miami the sidewalks are bustling with students, young and college-aged, families and young professionals who call the area home.

Downtown South Miami is a walkable stretch. Visit here for family friendly restaurants, a blend of chain and independent, a movie theater and outdoor mall, and local hangouts like nail salons, exercise studios and jewelry stores. This all-ages, family-oriented area has a casual Miami vibe and is worth a visit for a low-key afternoon.

What to Expect:

- ✓ Family Oriented
- ✓ Walkability
- ✓ Lush Landscaping
- ✓ Eclectic Architecture
- ✓ Lots of Parks

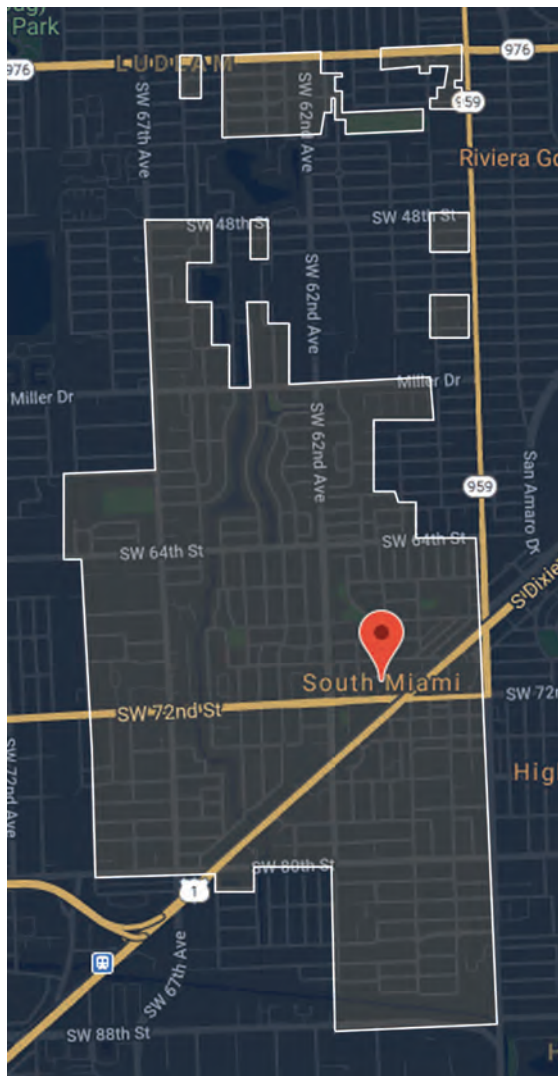
Top Communities:

- ✓ SOMI Estates
- ✓ Parkside Village
- ✓ Orr's Pond
- ✓ Davis Gardens

Top Condos:

- ✓ Banyans
- ✓ Valencia
- ✓ The Fountains
- ✓ The Enclave



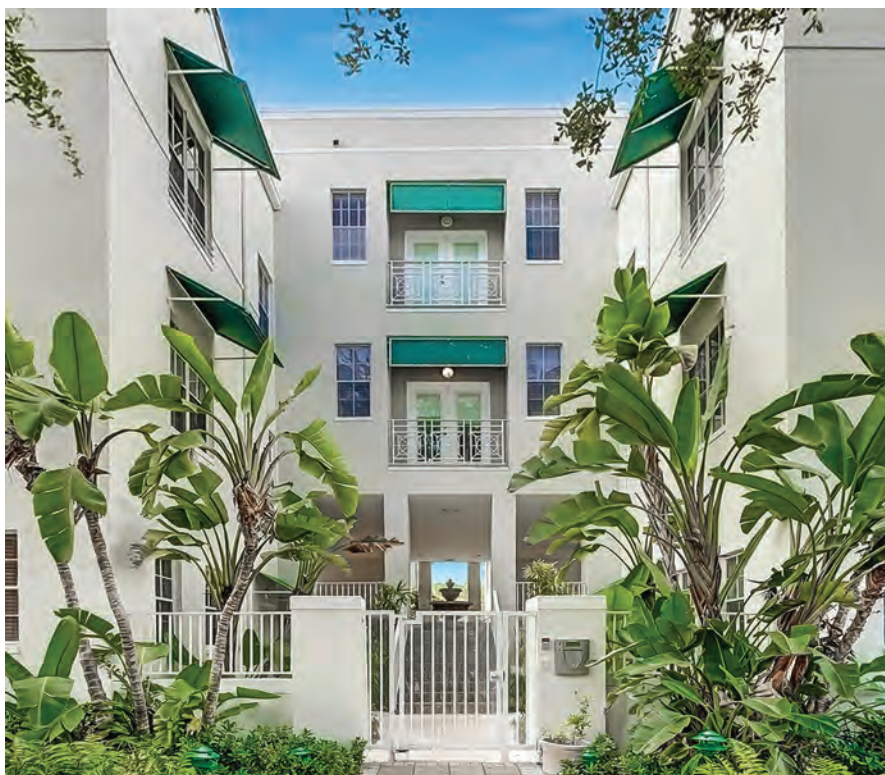


Hotspots:

- ☑ Sunset Place
- ☑ Gringo's Oyster Bar
- ☑ Deli Lane Cafe
- ☑ Bougainvillea's Old Florida Tavern

Top Restaurants:

- ☑ Fiola
- ☑ Whisk Gourmet
- ☑ Cracked by Chef Adrianne
- ☑ Town Kitchen
- ☑ Akashi Sushi



All About

Schenley Park



With its charming street, nearby parks, and friendly neighborhood, Schenley Park offers the allure of a small town, quietly nestled in a major metropolitan with more affordable prices than in many other desired Miami areas. Located just North of South Miami's best hospitals such as Baptist Hospital, South Miami Hospital, Nicklaus Children's Hospital, as well as a short commute to the University of Miami and the major business sector in Coral Gables.

Top Communities:

- ✓ Coral Villas
- ✓ Tamiami Acres
- ✓ Coral Way Park
- ✓ Coral Way Heights

Over the last few years, more families have migrated to Miami's neighborhood gem, Schenley Park. Schenley Park is known for its tree lined streets as well as its parks. The varying ages of the homes in Schenley Park are a large contributor to the large array of architectural styles in such a close geographic area. It is the same sense of closeness that translates into a sense of small-town community making Schenley Park a truly hidden gem amidst the greater Miami area.

Top Restaurants:

- ✓ Matsuri
- ✓ Apizza Brooklyn
- ✓ Duffy's Tavern
- ✓ Latin America



Points of Interest:

- ✓ Schenley Park
- ✓ Nicklaus Children's Hospital
- ✓ Wayside Park
- ✓ Coral Gables



What to Expect:

- ✓ Mid-century Homes
- ✓ Well-established Community
- ✓ Family Oriented
- ✓ Pride of Ownership
- ✓ Great Schools

Lifestyle:

- ✓ Pleasantly Quiet
- ✓ Walkability
- ✓ Dog Friendly
- ✓ Safe Environment

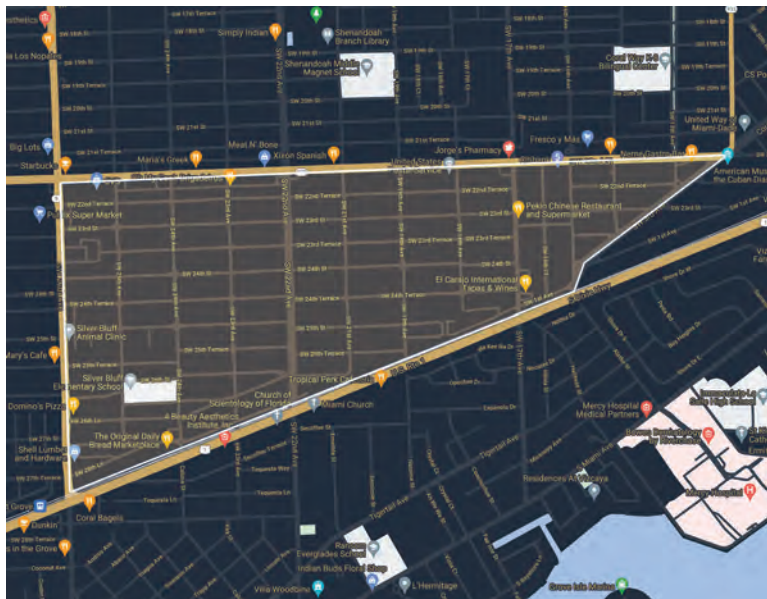


All About

Shenandoah - Silver Bluff

Shenandoah is one of the first neighborhoods in the City of Miami. The modern borders of the neighborhood are Calle Ocho to the North. Coral Way to the South, SW 12th Ave to the East and SW 27th Ave to the West. Shenandoah is home to many revivalists' architecture homes and buildings, such as Shenandoah Middle School and many homes in the area closer to Calle Ocho.

Silver Bluff is an area of single-family homes located in the heart of Miami, about a mile west of Downtown. Although very close to Downtown Miami and the Brickell area, it is a surprisingly quiet neighborhood. Originally a neighborhood full of longtime residents that came after World War II, Silver Bluff, has been increasingly attracting young professionals that work in the nearby financial district. Silver Bluff is known for its old homes, public schools, and its tree-covered streets. This highly sophisticated, upscale community offers a wide range of housing options from grand estates and manors to luxurious townhouses and quaint condominiums. Townhouses and condominiums typically feature outstanding amenities, prime location to regional shopping centers, or good views.



Top Condos:

- ✓ Aston
- ✓ Keystone Villas
- ✓ Midtown Lofts



Top Restaurants:

- ✓ Sergio's
- ✓ Old Lisbon
- ✓ Xixón
- ✓ Sushi Kong
- ✓ Al Carbon

Hotspots:

- ✓ Little Havana
- ✓ Neme Gastro Bar
- ✓ Miracle Marketplace



Top Communities:

- ✓ Coral Gate
- ✓ Bryan Park
- ✓ Brickell Estates
- ✓ Silver Bluff
- ✓ Shenandoah

What to Expect:

- ✓ Treelined Streets
- ✓ Charming Homes
- ✓ Walkability
- ✓ Good Schools
- ✓ Minutes from Brickell, Coconut Grove, & Coral Gables

All About Dadeland

Dadeland is a commercial district and urban neighborhood similar to an edge city, amid the sprawling metropolitan Miami suburbs of Kendall, Glenvar Heights, and Pinecrest, in the U.S. state of Florida, at the end of the Metrorail line.



Dadeland is served by the Metrorail at Dadeland North and Dadeland South stations, directly connecting one of the largest suburban communities in southern Florida with Downtown Miami and Miami International Airport. Numerous Metrobus lines terminate at the Dadeland South station, with connections to Homestead and Florida City via the South Miami-Dade Busway.

Dadeland is a very unique neighborhood a great example of comfortable urban living. Residents here enjoy the feel of living in a small village with all of the amenities of living in the city of Miami. Dadeland is a neighborhood made for people who enjoy strolling and indeed you can, residents leisurely meandering along the neighborhoods wide sidewalks and going into and coming out of a vast of array of shops and restaurants at the sidewalks line. Residents can find everything they are looking for right here in the neighborhood or close by.

Top Condos:

- ✓ Toscano Condo
- ✓ Metropolis
- ✓ Downtown Dadeland
- ✓ Kingston Square
- ✓ Dadeland Grove
- ✓ Dadeland Place Condo

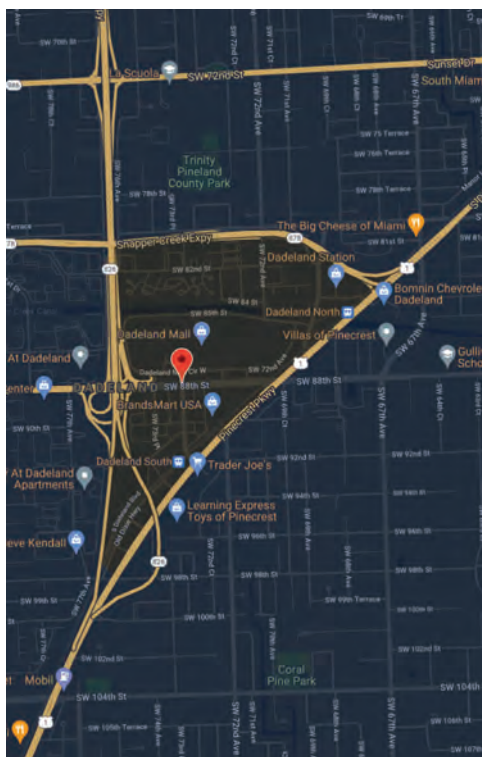
Top Restaurants:

- ✓ Earls Kitchen & Bar
- ✓ Ghee Indian Kitchen
- ✓ North Italia
- ✓ CVI.CHE 105
- ✓ Pubblely Sushi
- ✓ Shorty's BBQ



Top Communities:

- ✓ Continental Park
- ✓ Kings Creek
- ✓ Sudlow Park
- ✓ Snapper Creek Park
- ✓ Kendallwood
- ✓ Cherry Grove
- ✓ Pepperwood
- ✓ Cypress Cove
- ✓ Dadeland Park
- ✓ Galloway Estates

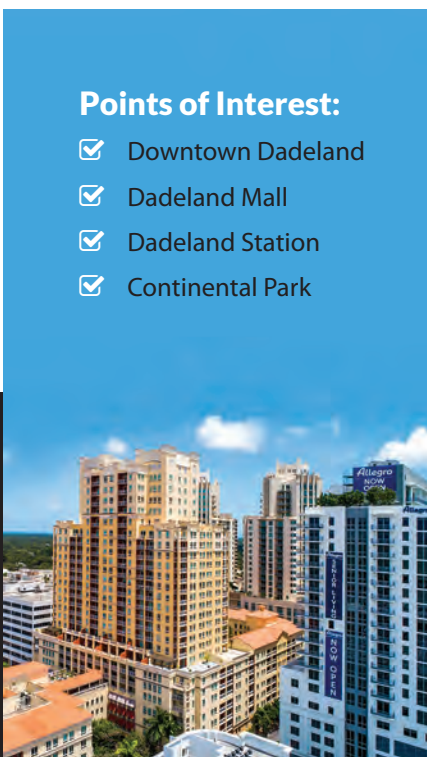


Points of Interest:

- ✓ Downtown Dadeland
- ✓ Dadeland Mall
- ✓ Dadeland Station
- ✓ Continental Park

What to Expect:

- ✓ High Rise Buildings
- ✓ Ranch Style Single Family Homes
- ✓ Family Oriented Suburbs
- ✓ Good Schools



Lifestyle:

- ✓ Easy Transportation
- ✓ Fast Paced
- ✓ Entertainment Haven
- ✓ Shopping Galore
- ✓ Leisure at its finest

All About Fisher Island



Fisher Island is three miles off shore of mainland South Florida. No road or causeway connects to the island, which is accessible by private boat, helicopter, or ferry. The island has a private school, Fisher Island Day School, which includes preschool through eighth grade for both on island and off island residents.

Featuring luxurious residences, a lavish hotel, a remarkable club house and every possible amenity, Fisher Island is certainly a tropical oasis! This island only allows residents and their visitors, hotel guests, and club members on the island. They pride themselves on being Florida's most exclusive private club and residences which have been home to many celebrities and dignitaries from across the globe.



Top Communities:

- ✓ Fisher Island Community Association

Points of interest:

- ✓ Fisher 1922
- ✓ The Fisher Island Club
- ✓ Kids Playground & Dog Park

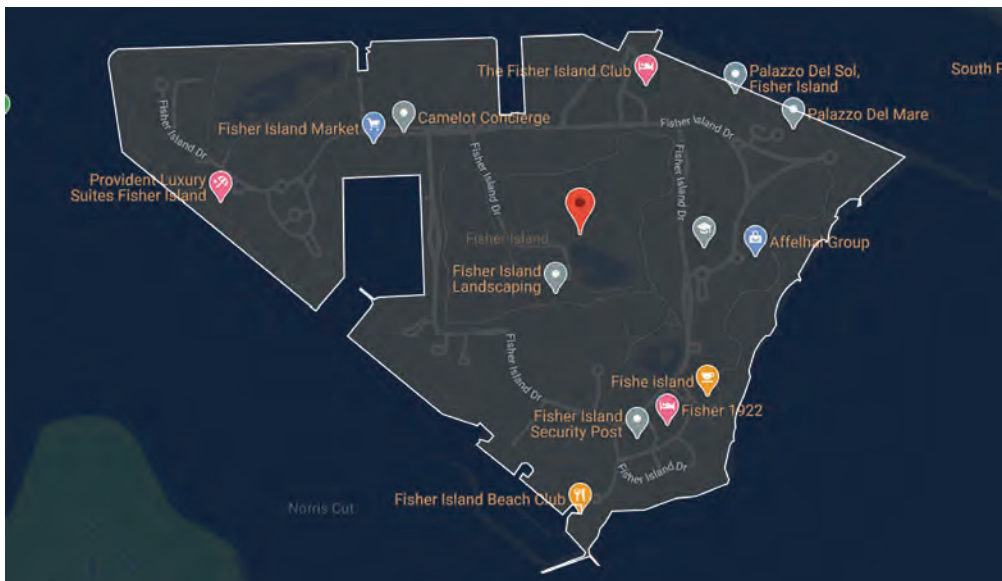


What to Expect:

- ✓ Waterfront properties
- ✓ Island community
- ✓ Wealthiest Zip Code
- ✓ High-end Amenities
- ✓ Private Neighborhood

Hotspots:

- ✓ Sunset Bar & Sushi Bar
- ✓ Beach Club Restaurant
- ✓ Perto Cervo Restaurant
- ✓ La Trattoria Restaurant
- ✓ The Links Golf Club & Range
- ✓ Provident Luxury Suites Fisher Island



Lifestyle:

- ✓ Bay Life Vibes
- ✓ Warm Living
- ✓ Tranquil Feeling
- ✓ Ultra-Luxury Island



All About

Upper East Side

The Upper East Side (alternatively called East Side and commonly referred to as North East Miami) is a neighborhood in Miami, it is north of Edgewater, East of Little Haiti, South of the village of Miami Shores, and sits on Biscayne Bay. The Upper East Side is primarily a residential neighborhood, composed largely of historic single-family homes from the 1920s, 1930s, and 1940s, with Biscayne Boulevard running along the center of the neighborhood with mid-rise and high-rise office towers, hotels, and apartments.

Living in Upper East Side offers residents an urban suburban mix feel and most residents rent their homes. In Upper East Side there are a lot of bars, restaurants, coffee shops, and parks. Many young professionals live in Upper East Side and residents tend to be liberal. The public schools in Upper East Side are highly rated and the area offers a high quality of life.



Top Communities:

- ✓ Baypoint
- ✓ Belle Meade
- ✓ Morningside
- ✓ Shorecrest
- ✓ Little River
- ✓ Baywood

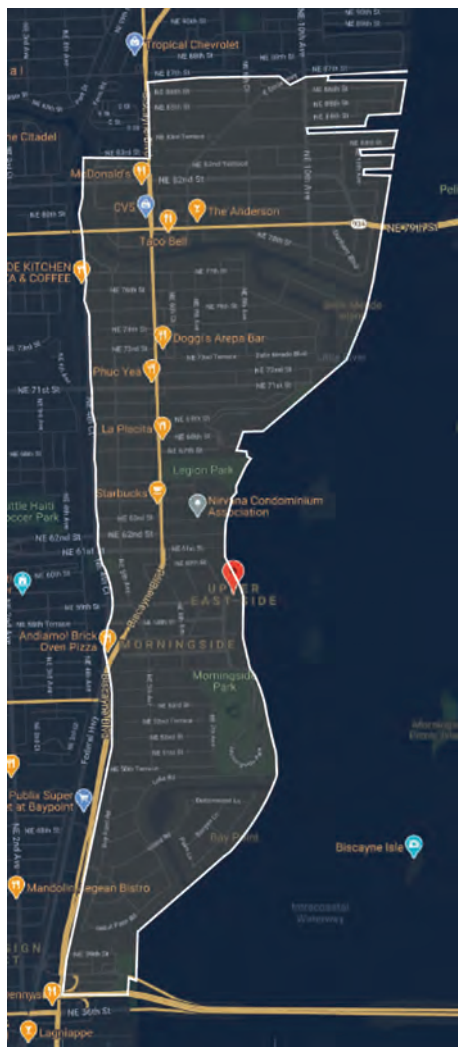


Top Condos:

- ✓ Nirvana
- ✓ Palm Bay
- ✓ The Clipper
- ✓ One Bay
- ✓ Baltus House
- ✓ IOS on the Bay

Points of Interest:

- ✓ Vagabond Hotel
- ✓ Morningside Park
- ✓ Legion Park
- ✓ Baywood park
- ✓ Blue Collar



What to Expect:

- ✓ Waterfront Homes
- ✓ Historic Estates
- ✓ New Developments
- ✓ Local Dining & Shops
- ✓ Bay Water Breezes


Top Restaurants:

- ✓ Andiamo!
- ✓ Sushi Siam
- ✓ CHICA
- ✓ La Placita
- ✓ Phuc Yea
- ✓ Moshi Moshi
- ✓ NiDo Caffè



All About

Bal Harbour



Bal Harbour, Florida is located on the northern tip of the barrier island commonly referred to as Miami Beach; it is the northernmost barrier island in a chain that extends southward up to and including Key West, Florida.

Small but mighty, this high-end village in Miami is known as a getaway for the rich and famous, with plenty of luxury shops, elegant hotels, five-star restaurants, and pristine beaches. It's a good thing that you don't have to be a resident to enjoy the luxe lifestyle. It's available for all to enjoy. Whether you are there for a day or a weekend, you'll have plenty to do with the perfect blend of indoor and outdoor entertainment, fabulous views, and varied activities that will leave you feeling both relaxed and invigorated with the spirit of splendor.

Top Communities:

- ✓ Bal Harbour Residential

Points of Interest:

- ✓ Bal Harbour Yacht Club Inc
- ✓ Rotary Club of Bal Harbour
- ✓ Bal Harbour Park Recreation





Lifestyle:

- ✓ Luxurious environment
- ✓ Island vibes
- ✓ Stress-free & relaxed
- ✓ Outdoor activities
- ✓ Walkability

What to expect:

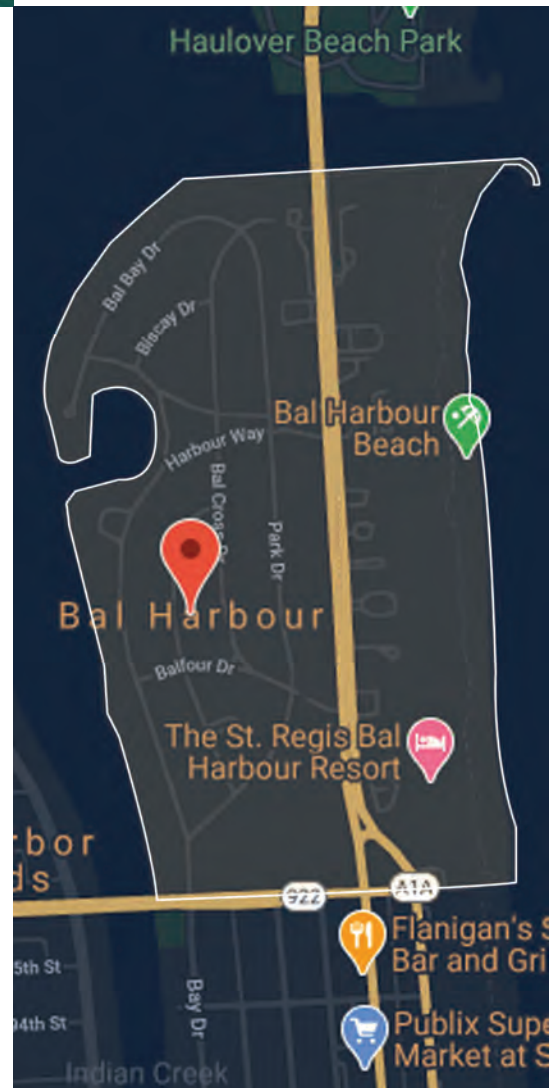
- ✓ High-end village
- ✓ Waterfront property
- ✓ High-rise buildings
- ✓ Pristine Beaches
- ✓ Elegant décor

Hotspots:

- ✓ St. Regis Bar & Wine Vault
- ✓ Bal Harbour Shops
- ✓ Bal Harbour Beach
- ✓ Artisan Beach House Restaurant & Sunset Lounge

Top Condos:

- ✓ Oceana Bal Harbour
- ✓ St Regis Bal Harbour
- ✓ Majestic Tower
- ✓ Bellini
- ✓ Bal Harbour North South
- ✓ Bal Harbour Center Condo



All About Key Biscayne

Key Biscayne is an island town. It lies south of Miami Beach and east of Miami. Key Biscayne has a tropical savanna climate and due to its island location, it is subject to cooler highs than Miami year-round. Key Biscayne is just a short and gorgeous drive over the Rickenbacker Causeway from the big city.

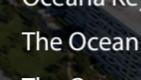
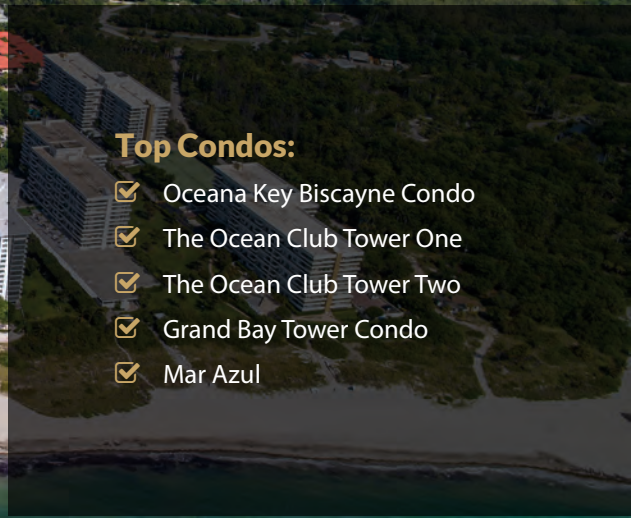
Key Biscayne has beautiful beaches and the added appeal of being between two major parks – Crandon Park to the north and Bill Baggs Cape Florida State Park to the south. Key Biscayne also offers a nearby coastal barrier reef and the only federally recognized underwater archeological trail in the United States.

Top Communities:

- ✓ Smugglers Cove
- ✓ Tropical Isle Homes
- ✓ Mashta Island
- ✓ Cape Florida

What to Expect:

- ✓ Small Coastal Village
- ✓ Expensive Neighborhood
- ✓ White-Collar Village
- ✓ Village of Artists
- ✓ Oceanfront Properties



- ✓ Oceana Key Biscayne Condo
- ✓ The Ocean Club Tower One
- ✓ The Ocean Club Tower Two
- ✓ Grand Bay Tower Condo
- ✓ Mar Azul

- ✓ Artisan Kitchen & Bar
- ✓ Lightkeepers
- ✓ Rumbar
- ✓ Crandon Park
- ✓ Bill Baggs Cape Florida State Park

- ✓ Tourism
- ✓ Quiet Place
- ✓ Nautical Vibe
- ✓ Island Atmosphere
- ✓ Waterfront Activities



All About

Sunny Isles



Sunny Isles Beach is just north of Miami Beach, just south of Fort Lauderdale's sleek, palm-lined boulevards and serves as the home of luxury. Sunny Isles Beach is an area of cultural diversity with stores lining Collins Avenue, the main thoroughfare through the city. It is a growing resort area and developers like Michael Dezer have invested heavily in construction of high-rise hotels and condominiums while licensing the Donald Trump name for some of the buildings for promotional purposes.

Sunny Isles Beach has a central location, minutes from Bal Harbour to the south, and Aventura to the north and west. Sunny Isles Beach boasts one of the Miami area's most stunning oceanfront vistas, with miles of gorgeous white sand, pristine public parks and plenty of places to play. Sunny Isles Beach is a place of world-renowned restaurants, nightclubs, theaters, cultural destinations and, most notably, the beaches. Easy access to museums, shopping, spas, sports stadiums, golf, tennis, boating, and diving are all part of Sunny Isles Beach appeal.

Top Communities:

- ✓ Atlantic Island
- ✓ Golden Shores Ocean Blvd
- ✓ Golden Gate Estates & Marina
- ✓ Ocean Blvd Estates

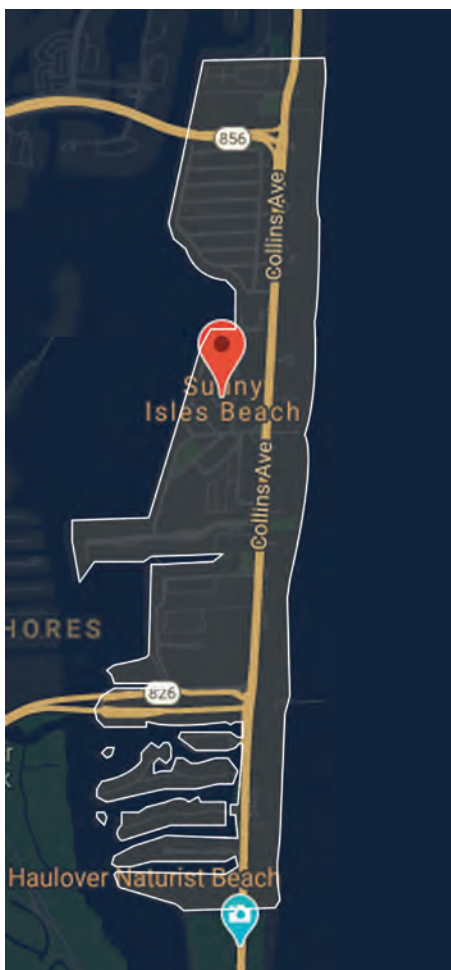
Hotspots:

- ✓ GEM Waterfront Restaurant & Terrace
- ✓ Tahiti Beach
- ✓ Wolsen Caffé
- ✓ Samson Oceanfront Park
- ✓ Pier Park
- ✓ Sunny Isles Beach



What to Expect:

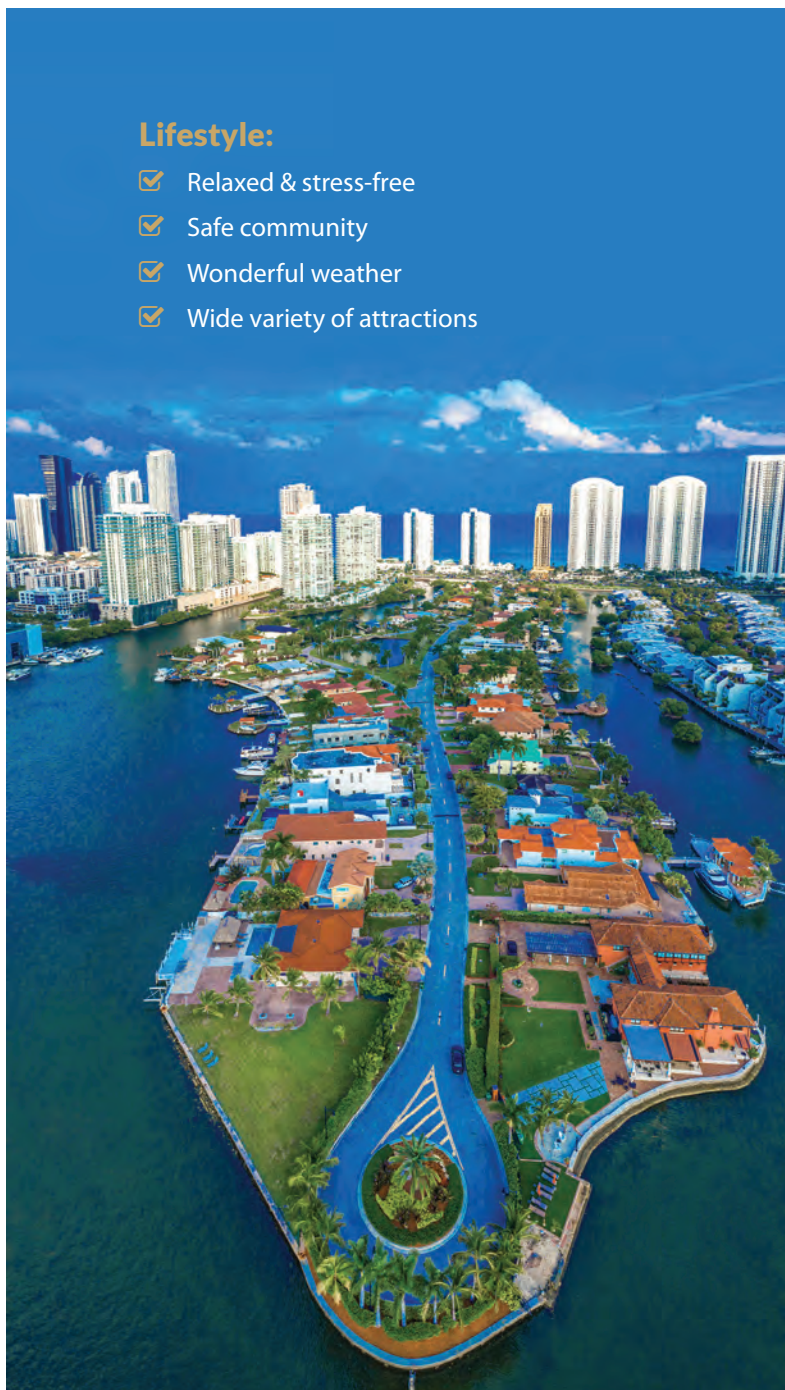
- ✓ Luxurious neighborhoods
- ✓ High rise buildings
- ✓ Estate Homes
- ✓ Widened streams
- ✓ Waterfront properties
- ✓ Well developed

**Top Condos:**

- ✓ Jade Ocean
- ✓ Jade Signature
- ✓ Chateau Beach Residences
- ✓ Aurora
- ✓ Acqualina
- ✓ Residences by Armani Casa
- ✓ Porsche Design Tower
- ✓ Turnberry Ocean Club
- ✓ Millennium
- ✓ Muse Residences

Lifestyle:

- ✓ Relaxed & stress-free
- ✓ Safe community
- ✓ Wonderful weather
- ✓ Wide variety of attractions



All About

West Miami



The City of West Miami, which is only three-quarters of a square mile, is nestled between Tamiami Trail and Coral Way. West Miami has maintained a high standard for residential and business community. The city is unique because of its residential component and family atmosphere. The small city is surrounded by the larger neighbors: Coral Gables and Miami.

West Miami is a suburb of Miami and living in West Miami offers residents a dense suburban feel and most residents own their homes. In West Miami there are a lot of restaurants, coffee shops, and parks. Many young professionals and retirees live in West Miami and residents tend to be liberal. The public schools in West Miami are above average.

Top Communities:

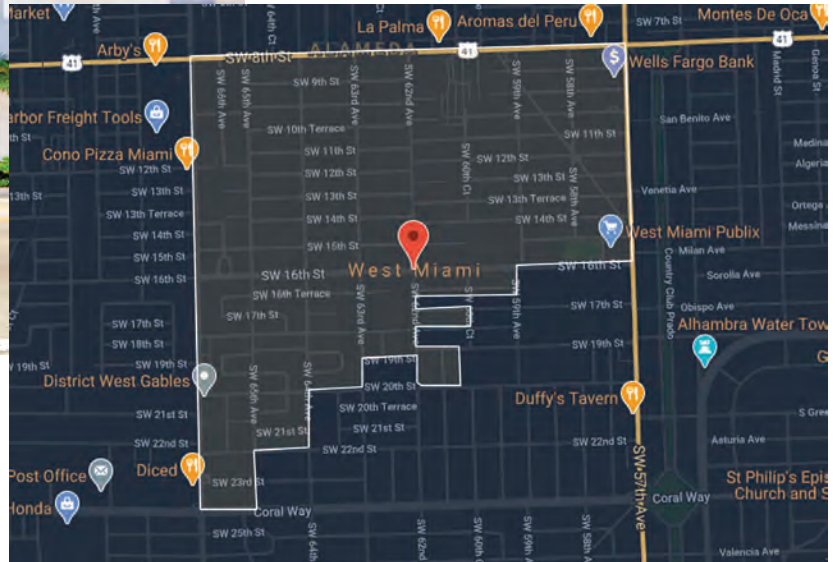
- ✓ Central Miami
- ✓ Tamiami Acres
- ✓ Estonia
- ✓ Sunkist Estates
- ✓ Coral Way Heights





Top Condos:

- ✓ Vanessa Zoe Villas
- ✓ Sunwood Condo
- ✓ Tropical Park Villas
- ✓ Marbella Apartment Condos
- ✓ Lakewood Villas Condo



Top Restaurants:

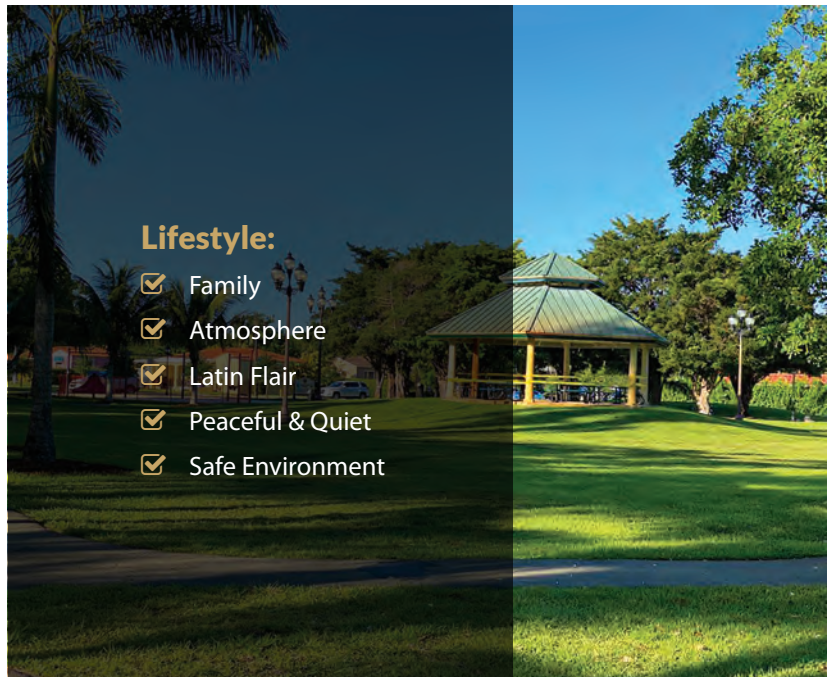
- ✓ La Palma
- ✓ El Almendron
- ✓ Latin America
- ✓ Sakura Sushi Bar
- ✓ Aromas del Peru

What to Expect:

- ✓ Single-family homes
- ✓ Business Community
- ✓ Small City
- ✓ Trees beautification

Lifestyle:

- ✓ Family
- ✓ Atmosphere
- ✓ Latin Flair
- ✓ Peaceful & Quiet
- ✓ Safe Environment





LUXE

PROPERTIES

Coral Gables

Kendall

Midtown

Miami Lakes

Homestead

Hollywood

Orlando

Address

55 Merrick Way #402
Coral Gables, FL 33134

Sales

Phone: +1 (305) 809-7650
Email: sales@luxeknows.com

Online

www.luxeknows.com