

AUCTION

Thursday, April 28

Previously \$15,700,000

Suggested Opening Bid \$9,995,000

BELLA CAPRI PENTHOUSE AT ACQUALINA

17875 Collins Avenue
Sunny Isles (Miami-Dade County), FL



PARAMOUNT REALTY USA

Luxury Property Auctions
212.867.3333 · prusa.com

COMPASS

Listing Agents
Bento Queiroz (Florida)
& Victoria Shtainer (NYC)

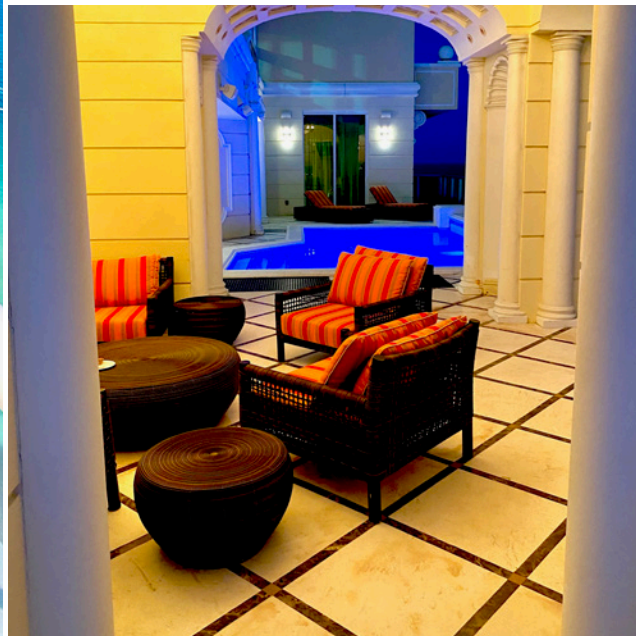


PRESENTING THE BELLA CAPRI PENTHOUSE

Perched atop the luxurious and award-winning Acqualina Ocean Residences, this residence is one of the finest private penthouses being offered in Miami. Boasting over 6,400 square feet of private indoor space, this 4 bedroom and 6.5 bath residence offers an unmatched upscale lifestyle, combining extraordinary material finishes with white-glove resort services.

Designed by renowned Italian interior designer Turri and inspired by the style of the Italian Renaissance, the Bella Capri Penthouse was perfected down to the last detail, including Carrara Marble hand-finished imperial columns, ornate crafted ceilings, and countless additional features.





VIEWS AND OUTDOOR AMENITIES

This residence is the entertainer's dream, with a seamless outdoor integration and over 2,700 square feet of outdoor space. The spacious and panoramic terraces offer a stunning pool, kitchen/barbecue area and breathtaking ocean and intracoastal views.



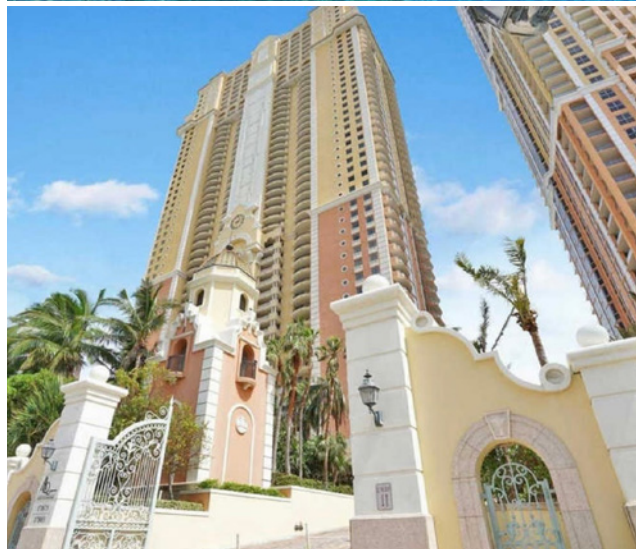
ACQUALINA OCEAN RESIDENCES

The Acqualina Ocean Residences building is also a 5-star luxury resort, providing an unmatched upscale lifestyle. This Acqualina resort presents award-winning service, world acclaimed restaurants and private beach service. Recognized in 2022 as #1 best resort in the Continental US (*US News & World Report's Best Hotels*), the building hosts the acclaimed Il Mulino restaurant, 20,000 square foot oceanfront spa, private beach cabanas, and much more.



Most awarded hotel in South Florida
(including 9 *Forbes Five-Star Awards*
for the hotel and spa, *TripAdvisor's #1*
Luxury Beachfront Resort in the US for six
consecutive years, and *USA Today's #1*
Waterfront Hotel in the US).

- 4.5 beachfront acres
- Private beach & cabanas
- Three oceanfront swimming pools
- 20,000 square foot full-service & award winning spa
- 24-hour security & valet parking
- 3 onsite restaurants
- Room service
- Business center & meeting rooms
- Child play area
- Housekeeping service



PENTHOUSE AMENITIES

- Beachfront
- Panoramic views of Atlantic & Intracoastal waterway
- Private 20' x 15' pool on terrace
- 2,770 square foot wrap-around terrace
- Neff custom kitchen with Miele, Sub-Zero, and Wolfe appliances
- Separate staff quarters
- Eight parking spaces in private garage with 24/7 valet
- Room service
- Housekeeping service
- Full access to Acqualina Resort, restaurants & private beach





PENTHOUSE FEATURES

The penthouse is simply irreplicable, constructed using only the finest and rarest materials.

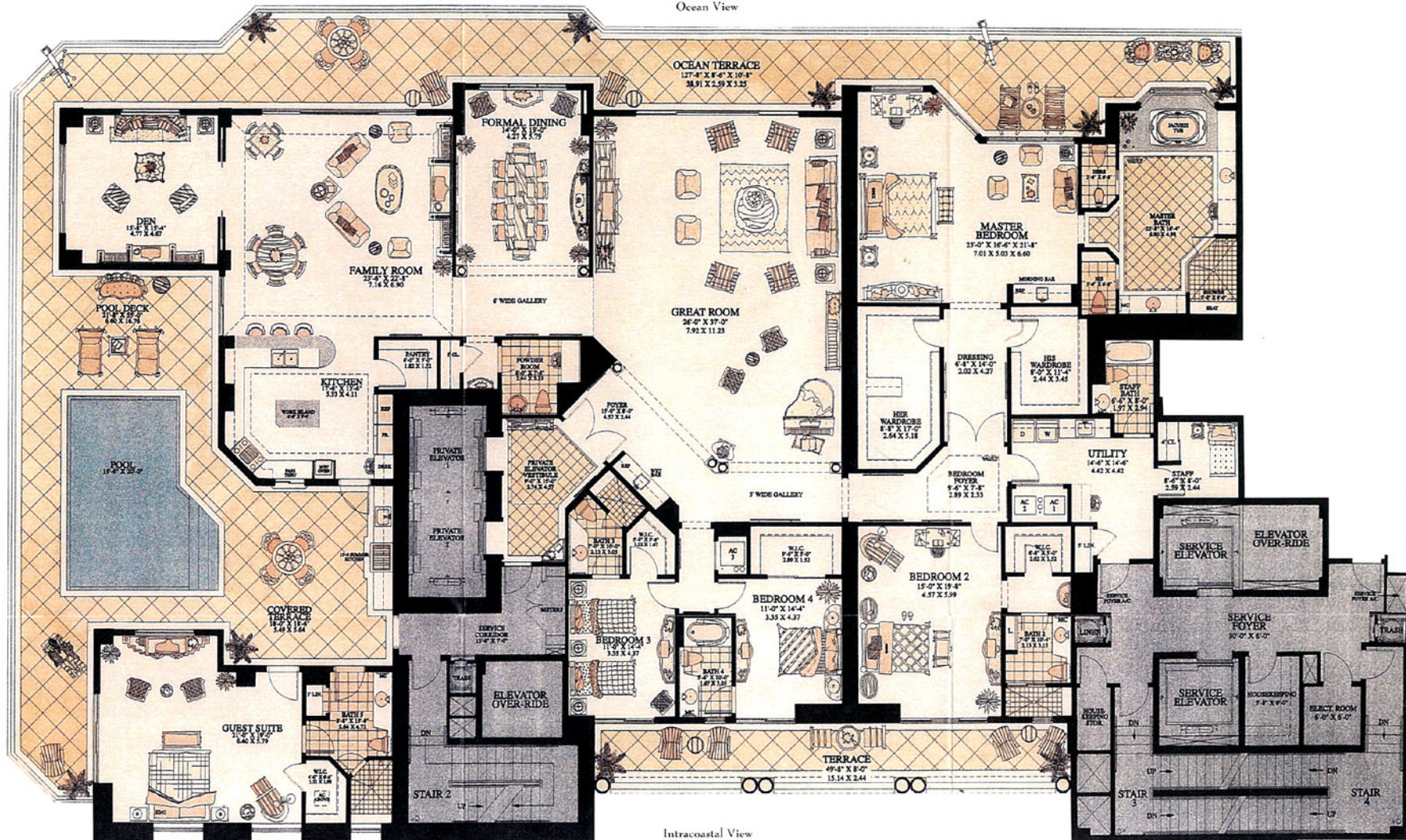
- Carrara marble hand-finished imperial columns
- Marble and onyx stone floors and walls
- JP Weaver ceiling and ornaments
- Book-matched onyx walls
- Inlaid French Lalique crystal
- Sherle Wagner faucets





BELLA CAPRI

Ocean View



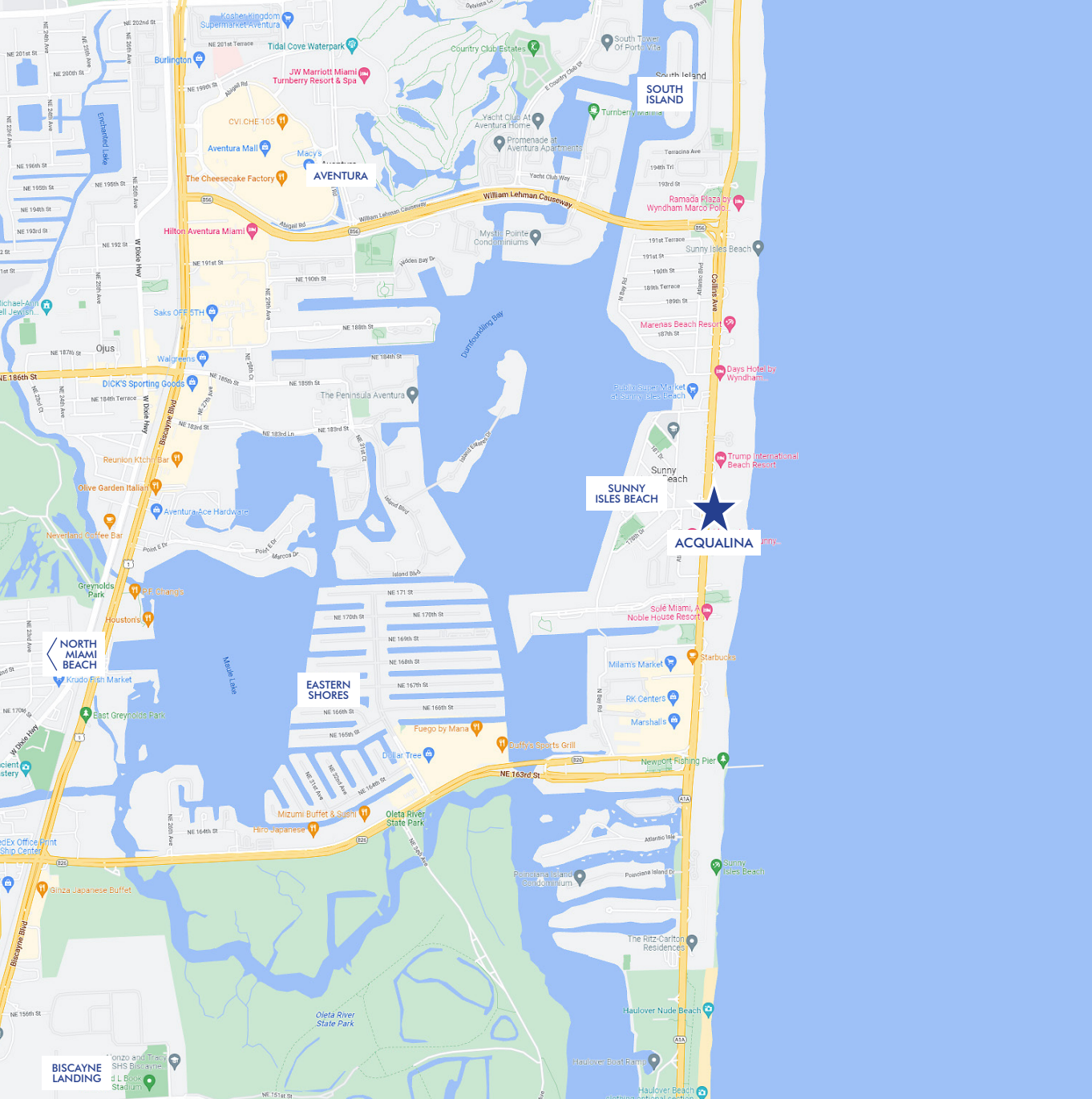
Intracoastal View

BELLA CAPRI ~ 4 BEDROOM, 6 1/2 BATH,
FAMILY ROOM, DEN, STAFF QUARTERS,
GUEST SUITE AND POOL

ENCLOSED AREA	6,360 sq. ft.	590.85 m ²
BALCONY AREA	2,770 sq. ft.	257.34 m ²
TOTAL AREA	9,130 sq. ft.	848.19 m ²



PENTHOUSE
Features



HOW TO PARTICIPATE

- 1. REVIEW Due Diligence Information**
by following Step 2 at [this link](#) or visiting [prusa.com](#).
- 2. Tour the property by appointment only.** Please email info@prusa.com to schedule a tour on:
 - Friday, March 18 at 12pm
 - Thursday, March 24 at 12pm
 - Tuesday, April 5 at 4pm
 - Wednesday, April 20 at 4pm
- 3. BID by deadline of Thursday, April 28 at 4pm EST.** You must submit a written bid along with 10% deposit by the bid deadline. See Due Diligence Information for complete instructions.

*Buyer's Premium 3%. Subject to prior sale.
Submit bid at any time. Broker participation invited.*



212.867.3333 · prusa.com

The Listing Brokers for the property are Victoria Shtainer (unique ID number 30SH1045213) with Compass (90 Fifth Avenue, 3rd Floor, New York NY) and Bento Queiroz (unique ID number 3242275) with Compass (605 Lincoln Road, 7th Floor, Miami Beach FL). PRUSA LLC d/b/a Paramount Realty USA, unique ID number 10491205898 ("PRUSA") is a marketing firm specializing in auctions. Listing Broker, PRUSA, seller and their respective principals, agents, affiliates and representatives (collectively, "Seller Group") disclaim any and all liability for any inaccuracy, errors or omissions contained herein or in any material pertaining to this property. All references to square footage, dimensions and other numbers are approximate. This offering may be withdrawn, modified or canceled without notice at any time. All auctions with reserve unless explicitly stated as otherwise. Any Minimum Bid or Starting Bid reflected herein assumes an all-cash, non-contingent bid on terms provided by Seller Group and applies only to the day(s) and time(s) of an open outcry auction, which shall conclude upon PRUSA's declaration of same; Seller is not obligated to accept any offer before or after auction, including any offer at or above a Suggested Opening Bid, if any. Any Starting Bid or Minimum Bid indicated herein is subject to any Buyer's Premium indicated herein or by Seller Group, which means the Buyer's Premium percentage will be added to the winning bidder's bid price to establish the total purchase price. Furniture and other personalty is excluded unless explicitly stated as otherwise herein. This is neither an offer to sell nor a solicitation to buy to residents in states where registration requirements have not been fulfilled. No representation may be relied upon. Auction subject to any terms of sale or other information provided by Listing Broker or PRUSA. Equal Housing Opportunity.





LUXURY PROPERTY AUCTIONS

ABOUT PARAMOUNT REALTY USA

Based in New York, Paramount Realty USA is a real estate marketing firm specializing in auctions. The team has marketed, sold or advised on over \$2 billion of real estate and mezzanine interests throughout North America by auction. The firm has marketed residential and commercial property for developers, lenders, private equity firms, government agencies, family offices and other owners of real estate. For more information, visit www.prusa.com.