



Neighborhood Guides

Eight Distinctive Miami Communities

For Buyers Seeking \$1M+ Residences

Coconut Grove · Coral Gables · Shenandoah · The Roads
Silver Bluff · Key Biscayne · Pinecrest · Brickell

Prepared April 2026

Coconut Grove

Where Miami began — and where it still feels most alive.

At a Glance

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| Established | 1870s — Miami's oldest neighborhood |
| Median Home Price | ~\$2.5M (single-family); gated estates \$10M–\$30M+ |
| Architectural Character | Bahamian cottages, Mediterranean Revival, contemporary towers |
| Top Schools | Ransom Everglades, Carrollton School, Coconut Grove Elementary |
| Proximity | 5 min to Brickell, 10 min to MIA, bayfront throughout |

The Neighborhood

Coconut Grove is not just a neighborhood — it is the founding chapter of Miami itself. Settled in the 1870s, decades before the City of Miami was incorporated, the Grove was built by Bahamian settlers and Northern pioneers who recognized the rare combination of deep-water bay access, a dense tropical canopy, and high ground. That same instinct drives today's buyer. In a city defined by constant reinvention, Coconut Grove is the rare Miami address that offers genuine provenance.

The residential fabric here is unlike anything else in South Florida. Within a 5.6-square-mile footprint, you will find historic coral rock cottages on Oak Avenue standing alongside sculptural glass towers designed by Bjarke Ingels Group and OMA. Fifteen gated communities — six of them waterfront — protect some of Miami's most private estates. Enclaves like The Moorings, Hughes Cove, and Camp Biscayne offer bridge-free Biscayne Bay access, private docks, and a level of seclusion that even Star Island cannot match. In 2025, a waterfront estate in The Anchorage traded for \$101.5 million, resetting the neighborhood's ceiling.

But the Grove's magic is not confined to its gated enclaves. The village core around CocoWalk delivers a walkable lifestyle with independent restaurants, farmers' markets, and galleries that reflect the neighborhood's bohemian roots. Dinner Key Marina — the largest wet-slip marina on the East Coast — anchors a sailing culture that feels more Nantucket than Miami. Families are drawn to Ransom Everglades and Carrollton School of the Sacred Heart, both among South Florida's most competitive college-prep programs.

For the \$1M+ buyer, Coconut Grove offers something no other Miami neighborhood can: the credibility of history, the privacy of waterfront estate living, and a village atmosphere where children still bike to school and neighbors know each other by name.

The Lifestyle

Dining & Culinary Scene: The Grove's restaurant scene spans Michelin-starred omakase at Sushi by Scratch (a 10-seat, 17-course experience) to waterfront classics like Monty's Raw Bar and refined New

American cuisine at Glass & Vine in Peacock Park. Le Bouchon du Grove delivers authentic French bistro dining, while Ariete brings modern Latin-American tasting menus. CocoWalk's Al Baccaro offers Venetian-inspired small plates and spritzes. Major Food Group, the team behind Carbone, is expanding into the Grove.

Sailing & Waterfront Living: Coconut Grove is Miami's undisputed sailing capital. Dinner Key Marina offers over 580 wet slips, and the Coral Reef and Biscayne Bay yacht clubs host year-round regattas. Many waterfront homes include private docks with bridge-free Biscayne Bay access. Kayaking, paddleboarding, and sunset cruises are part of the daily rhythm.

Arts & Culture: The annual Coconut Grove Arts Festival (Presidents' Day weekend) is one of the nation's top-ranked outdoor art fairs. Vizcaya Museum & Gardens — a 1916 Italian Renaissance-style villa on Biscayne Bay — hosts world-class exhibitions. The Barnacle Historic State Park preserves an 1891 bayfront estate with waterfront concerts. The Kampong showcases rare tropical plant species collected over a century.

Wellness & Outdoor Living: Kennedy Park and Peacock Park offer bayfront jogging trails, yoga sessions, and dog-friendly green space. CocoWalk hosts complimentary outdoor fitness classes. The Mayfair House Hotel & Garden, a Two Michelin Key property on the Condé Nast Traveler Gold List, offers a world-class spa steps from the village center. The Grove's dense banyan canopy creates shaded cycling and walking routes throughout.

Nightlife & Entertainment: The Grove offers a relaxed evening scene distinct from South Beach's intensity. The Taurus — Miami's oldest bar, housed in a 1926 building — anchors the after-dark experience. BarTaco, Lido at The Standard, and rooftop lounges provide polished cocktail environments. Live jazz fills Il Giardino on Friday and Saturday evenings. Brickell's high-energy nightlife is a five-minute rideshare away.

Coral Gables

A century of intention. Not a single detail left to chance.

At a Glance

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|--------------------------------|---|
| Established | 1925 by George Merrick |
| Median Home Price | ~\$1.5M–\$3M; waterfront estates \$6M–\$20M+ |
| Architectural Character | Mediterranean Revival, Spanish Colonial, regulated new construction |
| Top Schools | Coral Gables Senior High, Gulliver Prep, Riviera Day School |
| Proximity | 7 min to Downtown Miami, own Metrorail stops, 15 min to MIA |

The Neighborhood

Coral Gables was never meant to be ordinary. When George Merrick broke ground in 1925, he drew from the American City Beautiful Movement and the architecture of southern Spain to create something unprecedented in Florida: a planned community where every street, fountain, and façade was designed to inspire. A century later, Coral Gables is the only Miami neighborhood where that original vision remains not just intact but legally enforced.

The result is a streetscape that feels imported from the Mediterranean. Boulevards lined with 200-year-old banyan trees connect to plazas, monumental gates, and over 1,000 historically designated buildings, including the legendary Biltmore Hotel. Street signs are carved from coral limestone. The spring-fed Venetian Pool — built in 1923 from a coral rock quarry — remains one of the most beautiful public swimming spaces in America.

Coral Gables' micro-neighborhoods offer distinct lifestyles at every price point. North Gables places you within walking distance of Miracle Mile's boutiques and Giralda Plaza's outdoor dining. Central Gables delivers lush residential streets near Merrick Park's luxury retail. South Gables runs along scenic Old Cutler Road toward Coconut Grove. And for the ultra-luxury buyer, Gables Estates and Deering Bay offer gated waterfront living with private canals and 24-hour security.

The city functions as an independent municipality with its own police, government, and identity. Over 100 multinational companies and consulates maintain offices here. The University of Miami anchors an intellectual and cultural ecosystem that includes the Lowe Art Museum, GableStage theater, and the Coral Gables Museum.

The Lifestyle

Fine Dining & Culinary Excellence: Caffè Abbracci, founded in 1989 by Venetian-born Nino Perneti, is a Gables institution for Northern Italian cuisine. Giralda Plaza's pedestrian-only promenade offers al fresco dining at Talavera (refined Mexican) and Bachour (pastries from the James Beard-nominated chef).

Seasons 52 and the Biltmore's Sunday champagne brunch round out a culinary scene that caters to discerning palates.

World-Class Golf & Tennis: The Biltmore Golf Course, designed by Donald Ross in 1925, offers an 18-hole championship layout that has hosted PGA events. Riviera Country Club and Granada Golf Course provide additional options. The William H. Kerdyk Biltmore Tennis Center and Salvadore Park's 13 lighted clay courts make this one of South Florida's most tennis-rich communities.

Shopping & Retail: Miracle Mile is a walkable boulevard of boutiques, wine shops, art galleries, and cafés. The Village of Merrick Park adds luxury retail — Nordstrom, Neiman Marcus, and designer boutiques — in an architecturally stunning open-air setting. A free vintage trolley connects the commercial districts every fifteen minutes.

Gardens, Parks & Outdoor Living: Fairchild Tropical Botanic Garden spans 83 acres of tropical plants, coastal habitat, and sculpture exhibitions. Matheson Hammock Park offers a man-made atoll pool, kayak launches, and bayfront picnicking along Old Cutler Road. The Venetian Pool is available exclusively to Coral Gables residents during select periods.

Cultural Institutions: GableStage at The Biltmore presents cutting-edge theater, while Actors' Playhouse at the Miracle Theatre stages Broadway-caliber shows. The Coral Gables Museum hosts exhibitions on architecture and urban planning with neighborhood tours by bike and canoe. The Lowe Art Museum features a permanent collection spanning 5,000 years. The Miami Jazz Cooperative adds live music to the evening calendar.

Shenandoah

The highest ground in Miami, hiding in plain sight.

At a Glance

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|--------------------------------|---|
| Established | 1919 by Virginia developers |
| Median Home Price | ~\$750K–\$1.2M; renovated homes \$1M–\$1.8M |
| Architectural Character | Mediterranean Revival, Art Deco bungalows, mid-century ranch, modern infill |
| Top Schools | Shenandoah Elementary, Coral Way K-8, nearby Gulliver Prep |
| Proximity | Minutes to Brickell, Downtown, Coconut Grove, and Coral Gables |

The Neighborhood

Every great city has a neighborhood that insiders whisper about — a place where the value equation is so favorable that it feels like a secret the market hasn't fully priced in. In Miami, that neighborhood is Shenandoah. Bordered by Calle Ocho to the north and Coral Way to the south, Shenandoah sits on one of the highest natural elevations in the city, built atop the same oolitic limestone ridge that once defined Miami's ancient coastline. In a market where flood insurance costs can make or break a deal, Shenandoah's elevation is not just a geographic fact — it is a financial advantage.

The neighborhood was platted in 1919 by developers from Virginia, and its residential character has remained remarkably consistent for over a century. Streets are lined with mature oaks and banyans. The housing stock includes beautifully preserved Mediterranean Revival homes, Art Deco cottages from the 1930s, mid-century ranchers with terrazzo floors, and contemporary new-build townhomes that have brought a fresh wave of young professionals into the area.

Shenandoah's central location is its superpower. You are equidistant from Brickell's financial towers, Coconut Grove's waterfront village, Coral Gables' Miracle Mile, and the cultural richness of Little Havana's Calle Ocho — designated a national treasure by the National Trust for Historic Preservation.

For the \$1M+ buyer, Shenandoah represents an opportunity to buy into central Miami at a relative value compared to its surrounding neighborhoods, with long-term appreciation supported by limited inventory, rising demand, and the kind of architectural charm that only a century of organic growth can produce.

The Lifestyle

Calle Ocho & Cuban Cultural Heritage: Shenandoah's northern border is Calle Ocho — the beating heart of Cuban-American culture. The annual Calle Ocho Festival is one of the largest Hispanic street festivals in the world. Ventanitas serve café cubano throughout the day. Restaurants like Versailles and

Azucar Ice Cream Company are pilgrimage destinations. The Tower Theater, a 1926 Art Deco cinema, hosts independent film screenings and cultural events.

Coral Way Dining & Nightlife: The Coral Way corridor along Shenandoah's southern edge has emerged as a dining destination with a growing roster of restaurants, cocktail bars, and live music venues — a more intimate, neighborhood-driven evening scene compared to South Beach or Brickell.

Parks & Family Recreation: Shenandoah Park is the community anchor: public swimming pool, sports fields, playgrounds, basketball courts, and a recreation center. The active Miami Shenandoah Neighborhood Association hosts Shenandoah Days in the spring, Halloween celebrations, and holiday potlucks. This is a rare urban community where block parties are a real thing.

Proximity to World-Class Attractions: Vizcaya Museum & Gardens is just minutes away. Residents can walk to Brickell City Centre for luxury shopping, access Bayfront Park for waterfront events, and reach Coconut Grove's marinas within a short drive. The Metrorail connects the neighborhood to the broader metro area.

Cycling, Walkability & Elevation Advantage: Shenandoah's flat terrain, shaded sidewalks, and connected street grid make it one of the most bikeable residential neighborhoods in Miami. The elevation advantage translates directly into lower insurance premiums — a factor increasingly critical for savvy Miami buyers.

The Roads

Designed for walking in 1922. Still the most civilized streets in Miami.

At a Glance

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|--------------------------------|--|
| Established | 1922, platted by Mary Brickell |
| Median Listing Price | ~\$1.3M; new construction \$2M–\$5M+ |
| Architectural Character | Mediterranean Revival, Spanish Colonial, Art Deco, modern infill |
| Top Schools | Coral Way K-8, St. Peter and Paul, nearby Ransom Everglades |
| Proximity | Steps to Brickell, 5 min to Downtown, 10 min to Key Biscayne |

The Neighborhood

The Roads is Miami's best-kept residential secret, hiding in plain sight since 1922. Designed and platted by Mary Brickell herself just days before her death, The Roads was conceived as a pedestrian-first neighborhood with wide streets, landscaped median parkways, and roundabouts planted with native species. The streets run at a 45-degree angle to Miami's grid — which is why every street here is named a “road” rather than a street or avenue.

When the lots went on sale on February 1, 1923, every single one sold in a single day. Today, The Roads sits in a triangular pocket between Brickell's glass towers and Coconut Grove's waterfront village, offering single-family homes with 8,000+ square foot lots and architectural variety spanning a century. The neighborhood is almost entirely built out, making available inventory genuinely scarce.

The lifestyle is defined by a paradox: total urban access within a residential sanctuary. You can walk to Brickell City Centre, access the Metrorail, and reach Key Biscayne via the Rickenbacker Causeway — all without leaving the quiet embrace of tree-covered streets where children ride bicycles.

At an elevation of 13 feet — one of the highest points in the City of Miami — The Roads offers flood resilience, a prestige address, and single-family living within walking distance of one of America's fastest-growing financial centers.

The Lifestyle

Walk-to-Brickell Dining & Shopping: Brickell City Centre, The Shops at Mary Brickell Village, and dozens of upscale restaurants along Brickell Avenue are all within walking or biking distance. Yet when you return home, the streetscape shifts entirely to shaded residential roads and pastel-hued storefronts.

Neighborhood Eateries & Local Flavor: Within The Roads, favorites include Moshi Moshi Sushi, Budare Bistro (Venezuelan fare), and Mykonos at the historic Five Points intersection, serving Greek dishes for over 20 years. The dining character is authentic and locally driven — no velvet ropes, no celebrity chef markup.

Parks & Bayfront Access: Simpson Park Hammock offers shaded nature trails with endangered plant species in the middle of the city. Alice Wainwright Park provides bayfront green space with skyline views. The Rickenbacker Causeway (gateway to Key Biscayne's beaches) is minutes away. Triangle Park adds basketball courts and playgrounds.

Transit & Commute Advantage: Metrorail serves the neighborhood at both Vizcaya (south) and Brickell (north) stations. Interstate 95, U.S. Route 1, and the Rickenbacker Causeway are immediately accessible. For professionals commuting to Brickell or Downtown, the walk-to-work lifestyle is the literal daily reality.

Historic Charm & Community Spirit: The Miami Roads Neighborhood Civic Association has been active since 1986. The architectural blend of Mediterranean Revival, Spanish Colonial, Art Deco, and contemporary design creates a streetscape where every block tells a different chapter of Miami's story. This is a neighborhood that rewards evening walks.

Silver Bluff

A century of quiet strength on Miami's ancient limestone ridge.

At a Glance

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|--------------------------------|---|
| Established | 1920s; named for limestone bluffs above Biscayne Bay |
| Median Home Price | ~\$800K–\$1.5M; renovated estates \$1.5M–\$2.5M |
| Architectural Character | 1930s Mediterranean/Moderne, mid-century ranch, contemporary infill |
| Top Schools | Silver Bluff Elementary, nearby Ransom Everglades and Carrollton |
| Proximity | 5 min to Coconut Grove, 8 min to Brickell, 10 min to Coral Gables |

The Neighborhood

Silver Bluff takes its name from something elemental: the miles-long oolitic limestone outcropping that rises above Biscayne Bay, forming the highest natural ground in all of South Florida. The streets are lined with old oaks and royal poinciana trees, the sidewalks are walkable, and the community has the kind of neighborhood identity that is increasingly rare in Miami's urban core.

The architectural inventory is a living timeline: 1920s Mediterranean Revival homes, a remarkable concentration of 1930s homes built under the Federal Housing Act, mid-century ranch homes with terrazzo floors, and modern infill construction. The neighborhood is entirely low-rise and residential — no high-rises, no commercial intrusion.

Silver Bluff's location is genuinely central. Kennedy Park, Armbrister Park, and Alice Wainwright Park are all within minutes. The Coral Way restaurant corridor puts serious dining within walking distance. Coconut Grove's marinas and CocoWalk are a five-minute drive. Brickell is under ten minutes.

For the buyer seeking character, convenience, and long-term value in a neighborhood quietly appreciating while flashier addresses grab headlines, Silver Bluff is a compelling proposition.

The Lifestyle

Coconut Grove's Amenities Next Door: Direct access to Coconut Grove's marinas, CocoWalk dining, bayfront parks, and Vizcaya Museum — without Coconut Grove's price tag. The Grove's Saturday farmers' market, yoga classes at Peacock Park, and waterfront running paths are all within a short walk or bike ride.

Coral Way Restaurant Corridor: Ariete delivers modern Latin-American cuisine, GreenStreet Café is a beloved brunch institution, Sadelle's offers upscale New York-style brunch, and Le Bouchon du Grove provides French bistro charm. The Taurus — Miami's oldest bar, operating since 1926 — anchors evening drinks.

Parks, Trails & Outdoor Living: Kennedy Park on the bayfront is a favorite for morning jogs, dog walks, and waterfront picnics with skyline views. Armbrister Park offers sports fields and playgrounds. The neighborhood's mature tree canopy creates shaded cycling routes connecting to Coconut Grove's waterfront paths and the Old Cutler Trail.

Family-Friendly Community: Lot sizes often reach a quarter acre, preserving green space and privacy. Silver Bluff Elementary anchors education, with easy access to Ransom Everglades, Carrollton School, and Gulliver Prep within a short drive.

Investment & Appreciation Momentum: Steady appreciation driven by limited inventory, rising interest from young families and professionals, and spillover demand from buyers priced out of Coconut Grove and Coral Gables. The geological elevation advantage (lower flood risk, lower insurance premiums) positions Silver Bluff as one of Miami's smartest long-term holds.

Key Biscayne

Fifteen minutes from everything. A world apart from it all.

At a Glance

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|--------------------------------|---|
| Established | Incorporated 1991; developed mid-20th century |
| Median Home Price | ~\$1.6M (condos); waterfront homes \$5M–\$20M+ |
| Architectural Character | Resort-style condos, contemporary estates, waterfront villas |
| Top Schools | Key Biscayne K-8 (rated 9/10), MAST Academy, St. Agnes |
| Proximity | 15 min to Downtown Miami, 20 min to MIA, Rickenbacker Causeway access |

The Neighborhood

Key Biscayne is the rarest thing in Miami real estate: a barrier island with the soul of a small town and the infrastructure of a world-class resort community. Connected to the mainland by the Rickenbacker Causeway, the island is home to approximately 14,500 residents who share access to two extraordinary state parks, pristine Atlantic beaches, a championship golf course, and the kind of laid-back, golf-cart lifestyle that makes even longtime Miami residents feel like they are on permanent vacation.

The northern half is anchored by luxury condominium complexes — including the resort-style Ocean Club (52 acres, private beach, 125 cabanas) and Oceana Key Biscayne. The southern half features prestigious single-family neighborhoods, including Mashta Island and Harbor Drive, where waterfront homes with private docks command prices well into eight figures.

Since 2022, waterfront property values have surged by over 45%. The Silver Sands Beach Resort sold in early 2025 for over \$200 million with plans for a 56-unit ultra-luxury boutique condominium. The Ritz-Carlton has announced a \$100 million renovation. The Village's 30-year Resilient Infrastructure & Adaptation Program is modernizing utilities, undergrounding power lines, and restoring beaches.

For families, Key Biscayne's K-8 Center ranks in the top 10% of Florida elementary schools, and the bayfront MAST Academy has earned the National School of Excellence designation. Children bike to school. Neighbors gather at the village square. Brickell is fifteen minutes away.

The Lifestyle

Beach & Ocean Lifestyle: Crandon Park's two miles of golden sand consistently rank among America's top beaches. Bill Baggs Cape Florida State Park features the historic Cape Florida Lighthouse, kayak rentals, and secluded shoreline. The island is home to the only underwater archaeological trail in the United States.

Golf, Tennis & Active Living: Crandon Golf is a par-72 championship course that hosted the Senior PGA Tour for 18 years. The Ritz-Carlton's Cliff Drysdale Tennis Center is world-renowned. Residents routinely get around by golf cart — capturing the island's relaxed pace.

Boating & Water Sports: With direct access to Biscayne Bay and the Atlantic, many waterfront homes feature private deepwater docks. Kiteboarding, paddleboarding, sailing, and deep-sea fishing are everyday activities. A quick boat ride reaches Stiltsville, Elliott Key, and even the Bahamas.

Resort-Style Amenities: The Ritz-Carlton's spa (undergoing \$100M renovation) offers treatments incorporating coconut, lavender, and orange salts. Ocean Club residents enjoy 125 private cabanas, 8 tennis courts, multiple pools, and 1,000 feet of private beach. Dining includes Rusty Pelican (iconic bayfront brunch), Novecento (Argentine), and La Scala (Italian).

Safety, Community & Island Identity: Key Biscayne has its own police and fire departments, its own village government, and one road in and out providing natural security. Crime rates are among the lowest in Miami-Dade. The annual Fourth of July parade, village festivals, and community center programming create a social fabric where residents genuinely know their neighbors.

Pinecrest

Where acre lots, A-rated schools, and old-growth canopy define the good life.

At a Glance

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|--------------------------------|--|
| Established | 1930s; incorporated as a village in 1996 |
| Median Home Price | ~\$1.8M–\$2.2M; full-acre estates \$2.5M–\$7M+ |
| Architectural Character | Ranch-style estates, Mediterranean Revival, contemporary custom builds |
| Top Schools | Pinecrest Elementary (A-rated), Miami Palmetto Sr. High, Gulliver Prep |
| Proximity | 20 min to Coral Gables, 25 min to Downtown Miami, adjacent to U.S. 1 |

The Neighborhood

Pinecrest exists because some buyers refuse to compromise. They want the best public schools in Miami-Dade County within walking distance. They want a full acre of land with mature tree canopy and the privacy to build exactly the home they envision. They want a self-governed, meticulously maintained, genuinely safe community without leaving metropolitan Miami. Pinecrest delivers on every count.

The village's roots trace to the 1930s. During the 1950s and 1960s, ranch-style homes on one-acre lots established the low-density, estate-like character that remains Pinecrest's defining feature. Today, the housing stock spans mid-century ranchers to newly constructed Mediterranean Revival mansions and contemporary custom builds with resort-style pools, summer kitchens, and smart-home technology.

Education is the primary reason many families move here. The public school pipeline — Pinecrest Elementary, Palmetto Middle School, and Miami Palmetto Senior High — consistently ranks among Miami-Dade's top performers. Gulliver Prep's main campus sits within the village. Most homes carry no HOA — a significant financial and lifestyle advantage.

For the buyer who measures luxury in land, privacy, and the quality of their children's education, Pinecrest is the definitive answer.

The Lifestyle

Pinecrest Gardens — The Village's Crown Jewel: This 20-acre botanical and cultural arts park hosts live jazz concerts, wine tastings, a year-round Saturday farmers' market, art exhibitions, and family events. The gardens feature lush tropical landscapes, a butterfly exhibit, and a splash playground. It is the social center of the village.

Estate-Style Outdoor Living: Acre-plus lots enable resort-style pools with waterfalls and spas, covered summer kitchens with built-in grills and pizza ovens, putting greens, sport courts, and lush tropical landscaping with mature fruit trees. Wide setbacks and mature canopy create countryside privacy twenty minutes from the urban core.

Youth Sports & Family Activities: Dante Fascell Park offers tennis, sports fields, and recreational programming. Evelyn Greer Park features athletic fields, batting cages, and a tot lot. Coral Pine Park provides six lighted tennis courts. Little league, youth soccer, and swim teams create a community fabric centered on family participation.

Nearby Nature & Waterfront Access: Matheson Hammock Park offers a man-made atoll pool, kayak launches, and bayside picnic areas. Fairchild Tropical Botanic Garden's 83 acres provide a world-class botanical experience. The Old Cutler Trail offers a shaded cycling corridor connecting Pinecrest to Coral Gables and the waterfront.

Dining, Shopping & Village Character: Pinecrest's U.S. 1 corridor features independent restaurants, boutique retail, and nationally recognized dining. The Falls and Dadeland Mall provide regional shopping nearby. The absence of HOA governance in most homes, combined with the village's own standards, creates a rare balance of personal freedom and community quality.

Brickell

The Manhattan of the South — where ambition meets the waterfront.

At a Glance

| | |
|--------------------------------|--|
| Established | Historic Brickell district; modern development boom from 2000s onward |
| Median Condo Price | ~\$660K overall; luxury tier ~\$1.47M at \$937/sq ft |
| Architectural Character | Glass high-rises, branded residences (St. Regis, Mandarin Oriental, Dolce & Gabbana) |
| Top Schools | Private: Ransom Everglades (10 min), Holy Cross Academy; public options limited |
| Proximity | Walk Score 90+, Metrorail/Metromover connected, 20 min to MIA |

The Neighborhood

Brickell is Miami's vertical city — the financial district turned full-time residential neighborhood where residents glide from private elevators to boardrooms to dinner within a few walkable blocks. Often called the Manhattan of the South, Brickell is the only neighborhood in South Florida that delivers a genuine walk-to-everything urban lifestyle: a Walk Score above 90, a Metrorail station, a Metromover loop, and an expanding restaurant and retail corridor anchored by Brickell City Centre that rivals any urban core in the Southeast United States.

The real estate landscape has been transformed by a new generation of ultra-luxury branded residences that are redefining what condominium living means in Miami. The St. Regis Residences Miami, The Residences at Mandarin Oriental, Cipriani Residences, 888 Brickell by Dolce & Gabbana, and The Residences at 1428 Brickell are all under development, bringing hotel-caliber service, private-elevator access, and design by world-renowned architects to the Brickell skyline. Existing icons like Brickell Flatiron (64 floors), Icon Brickell, and the Four Seasons Residences continue to anchor the luxury market.

Brickell's buyer base is distinctly international. Latin American, European, and Canadian buyers have consistently treated Brickell real estate as a store of value and lifestyle asset, providing a pricing floor independent of domestic cycles. The continued northward migration of financial services firms from New York — Brickell is currently adding 6 million square feet of Class A office space — ensures a pipeline of high-income executive tenants and end-user buyers. The FIFA World Cup 2026, with matches in Miami, is expected to amplify international visibility and short-term rental demand.

For the \$1M+ buyer who defines luxury as the seamless integration of work, dining, culture, and waterfront living within a vertical urban environment, Brickell is the address that delivers what no other Miami neighborhood can: a lifestyle where you never need a car to live at the highest level.

The Lifestyle

Dining & Nightlife Capital: Brickell's dining scene is Miami's most concentrated. Komodo draws a celebrity clientele with Southeast Asian cuisine and an iconic three-story open-air design. Cipriani Downtown brings Italian elegance. Casa Tua Cucina at Brickell City Centre offers a members'-club-meets-Italian-market concept. Rooftop bars at SLS Brickell and Sugar at EAST Hotel provide skyline cocktail settings. Mary Brickell Village's outdoor dining stretches late into the night.

Brickell City Centre & Luxury Retail: Brickell City Centre is a \$1.05 billion mixed-use development featuring Saks Fifth Avenue, Apple, luxury boutiques, and an architecturally dramatic Climate Ribbon that channels breezes through open-air walkways. The Shops at Mary Brickell Village offer a more intimate retail and dining experience. Combined, these create a walkable luxury shopping ecosystem unmatched outside of Manhattan or Beverly Hills.

Fitness, Wellness & Waterfront Living: Nearly every Brickell tower features a resort-style pool deck, state-of-the-art fitness center, and spa facilities. The Underline — a 10-mile linear park and urban trail beneath the Metrorail — provides running, cycling, and public art experiences. Bayfront jogging paths, yoga studios, and boutique fitness brands (Equinox, Barry's, SoulCycle) are all within walking distance.

Transit, Connectivity & Car-Optional Living: Brickell is Miami's most transit-rich neighborhood. The Metromover (free) loops through Brickell, Downtown, and Omni. The Metrorail connects to Coconut Grove, Coral Gables, and the airport. Brightline's high-speed rail links Miami to Fort Lauderdale (30 min), West Palm Beach, and Orlando. For the executive splitting time between Miami and the Northeast, Brickell's airport access and Brightline connectivity eliminate car dependency.

Investment Fundamentals & Global Demand: Brickell condos in non-restricted buildings achieve 4–6% gross cap rates driven by corporate tenants, relocation demand, and international visitors. Median rents of \$4,050–\$4,200/month translate to approximately 7.3% gross yield on a median-priced unit. Florida's lack of state income tax, combined with Brickell's corporate tenant pipeline, creates a structural demand floor that insulates pricing from typical market cycles.

Sources & References

These neighborhood guides were researched and written using data and insights from the following sources. All market data reflects conditions as of Q1 2026 and should be verified at time of use.

Disclaimer: Market data, pricing ranges, and school ratings are approximate and subject to change. Buyers should independently verify all information with licensed professionals before making purchasing decisions. This document is for informational purposes only and does not constitute real estate advice.