

# Maurizio Valentini

[www.mauriziovalentini.com](http://www.mauriziovalentini.com)

[info@mauriziovalentini.com](mailto:info@mauriziovalentini.com)

Tel.: +33.6.1626.2398

## TRUMP TOWERS – MIAMI

Costruzione prestigiosa formata da tre torri in fase finale di consegna la 1a torre la seconda sar  terminata presumibilmente entro il 2008 e la terza entro il 2009.

Tutte prestazioni di lusso.

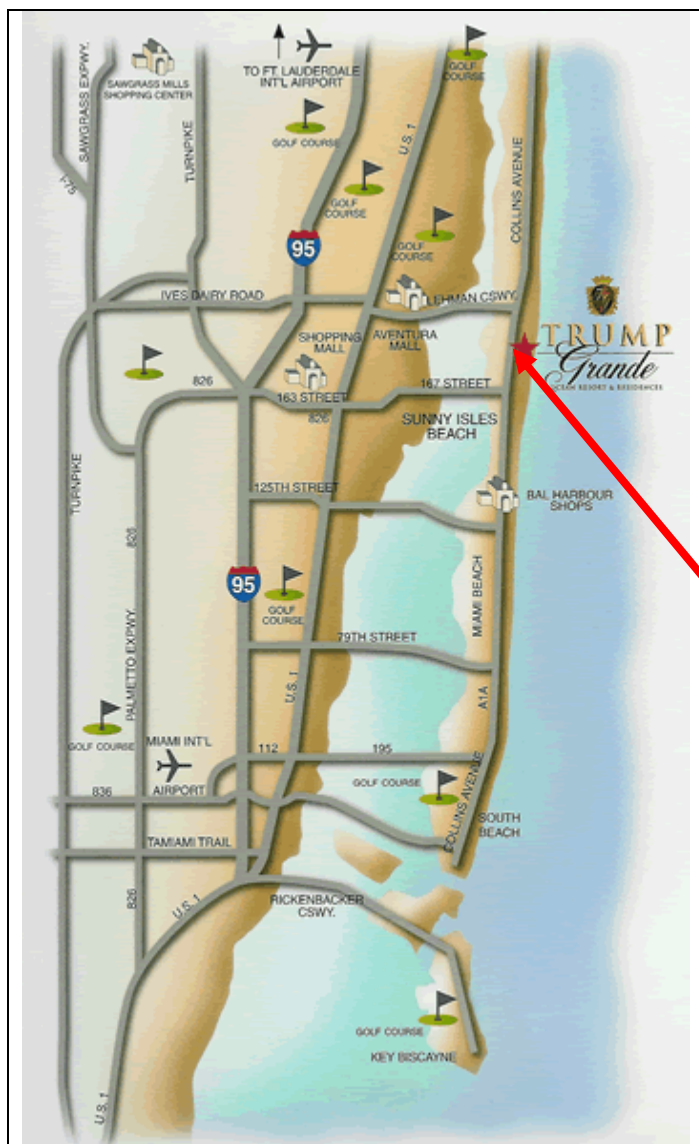
Spiaggia Privata

3 piscine

Sale di ginnastica e SPA

La costruzione   situata in mezzo ai due pi  prestigiosi « Mall » Shopping Center della Florida ( Bal Harbour e Aventura Mall) le firme pi  esclusive del fashion.

Quartiere residenziale molto frequentato da : Europei e Russi



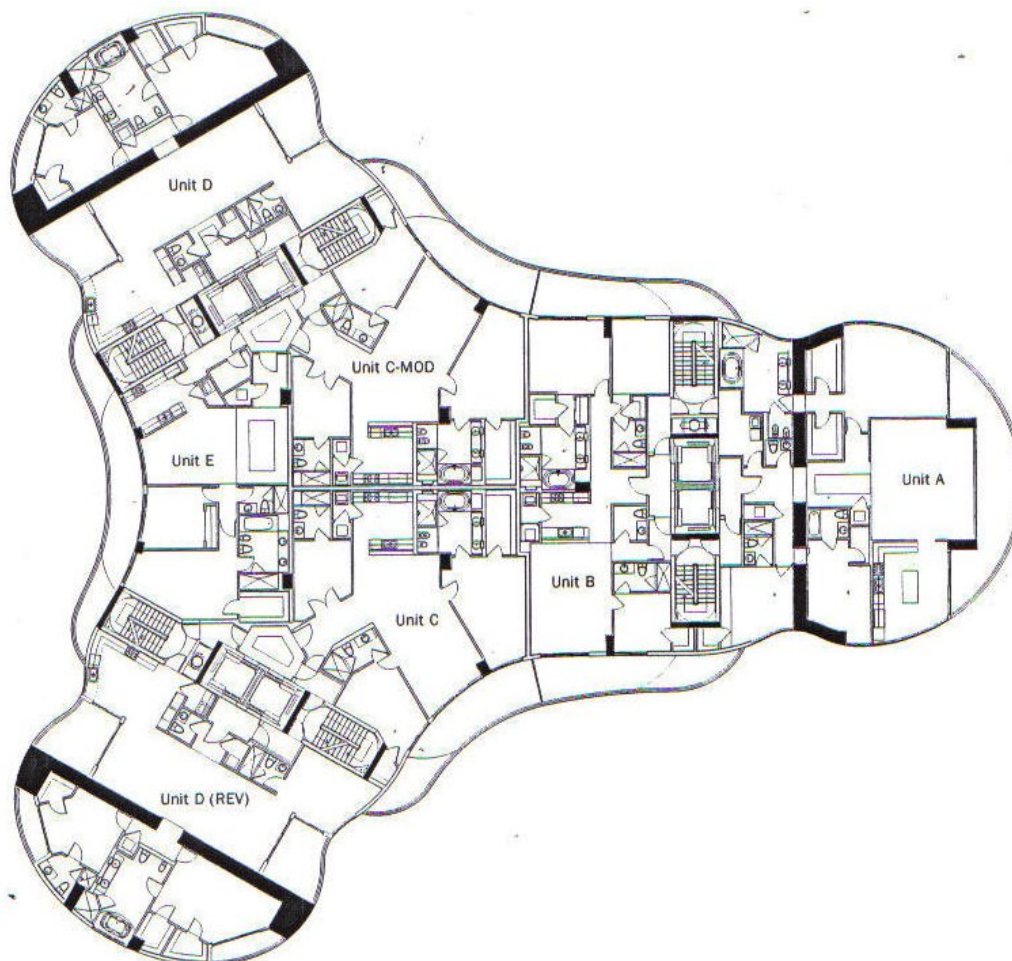
North Miami Beach  
In mezzo alle due esclusive  
zone residenziali di  
Bal Harbour e Aventura  
Due golf nelle vicinanze  
Porto turistico di fronte  
Vista : da mozzafiato.  
Prestazioni condominiali da  
hotel 4 stelle

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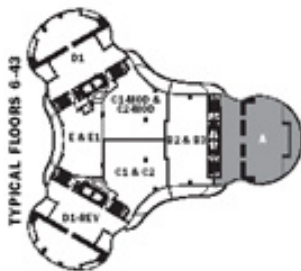
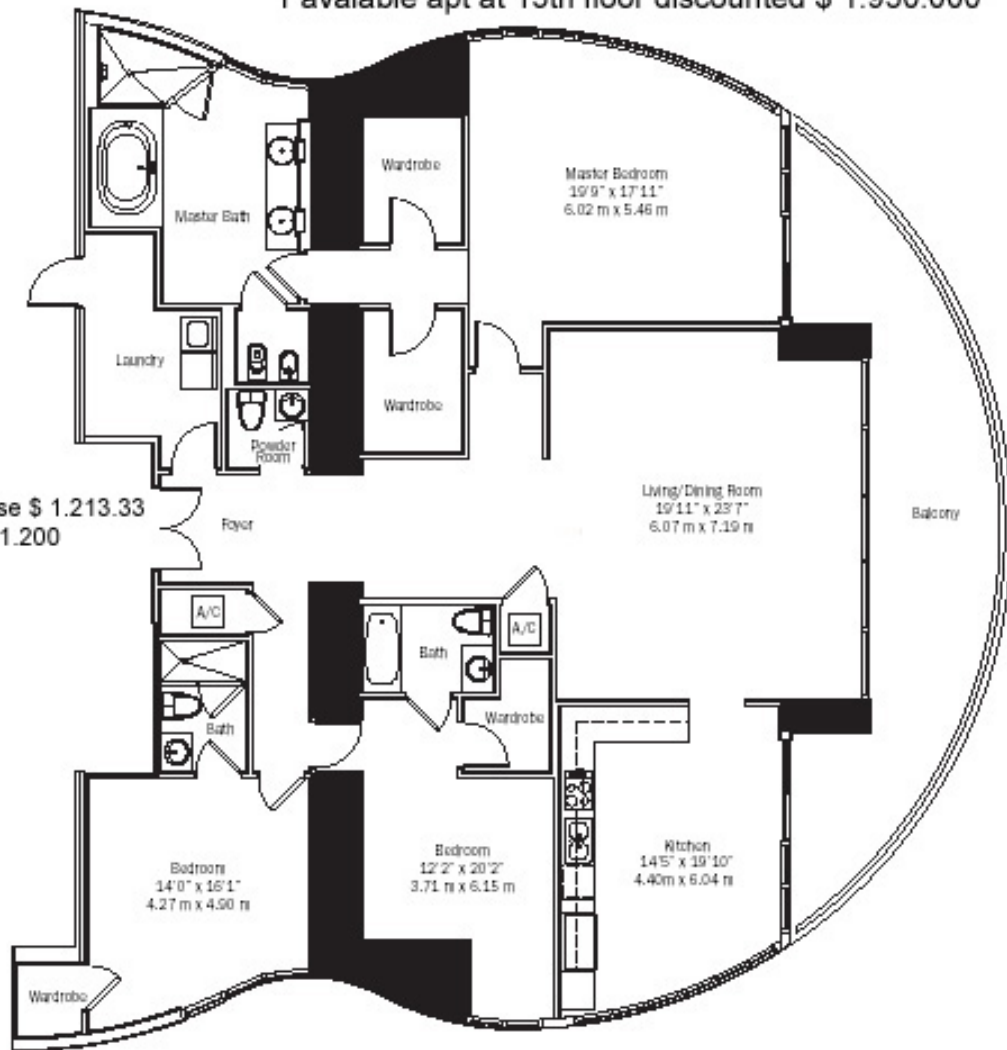


## FLOORPLAN **A**

Price from : \$ 2.200.000 to 3.000.000

1 available apt at 15th floor discounted \$ 1.950.000

Condominio mese \$ 1.213.33  
tasse annue \$ 31.200



### UNIT A (Floors 6 - 43)

**3 Bedroom 3.5 Bath**

Interior Area	2,928 sq ft	272.01 m <sup>2</sup>
Balcony Area	395 sq ft	36.7 m <sup>2</sup>
<b>Total</b>	<b>3,323 sq ft</b>	<b>308.71 m<sup>2</sup></b>

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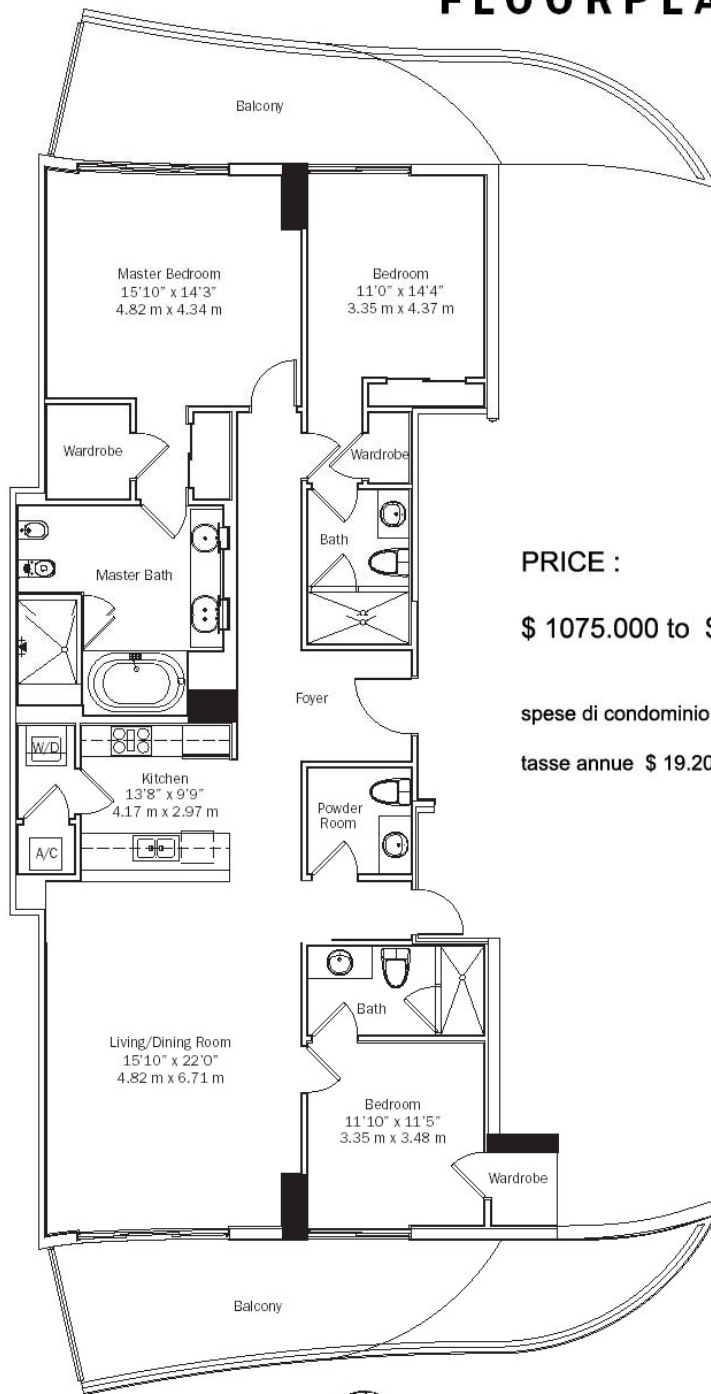
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## FLOORPLAN B2 & B3 **B**

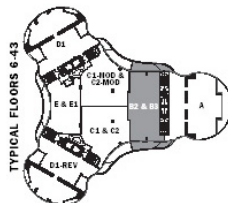


PRICE :

\$ 1075.000 to \$ 1.800.000

spese di condominio \$ 867.91

tasse annue \$ 19.200



### UNIT B2 & B3 (Floors 6 - 43)

**3 Bedroom 3.5 Bath**

Interior Area	1,980 sq ft	183.94 m <sup>2</sup>
Balcony Area*	191 - 283 sq ft	17.74 - 26.29 m <sup>2</sup>
<b>Total</b>	<b>2,171 - 2,263 sq ft</b>	<b>201.68 - 210.23 m<sup>2</sup></b>

\*These balconies increase at 8" intervals outward from level 26th through level 43rd with the exception of Unit #2102



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## FLOORPLAN C1-MOD & C2-MOD **C**

Price :  
\$ 1.050.000 to \$ 1.700.000

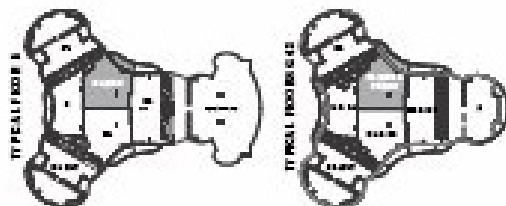
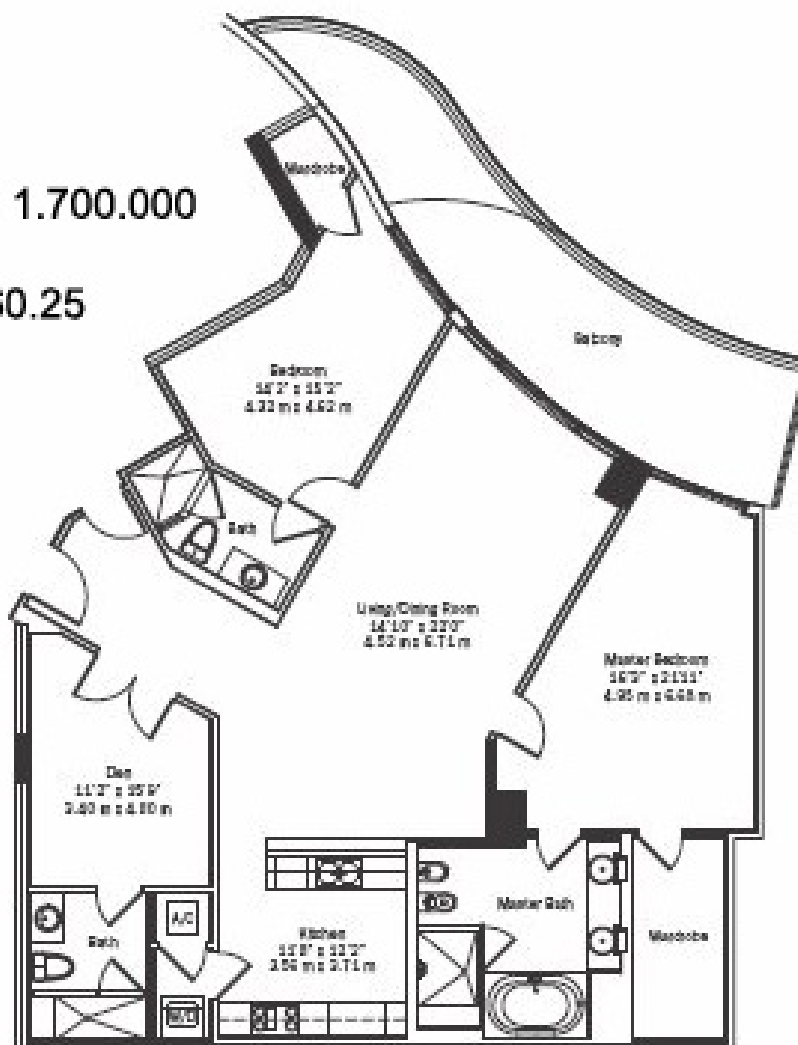
condominio \$ 860.25

tasse \$ 16.800

22° piano

prezzo :  
1.350.000

prezzo scontato  
\$ 1.025.000



### UNIT C1-MOD & C2-MOD (Areas 5 - 43)

2 Bedroom 3 Bath + Den

Interior Area	1,938 sq ft	180.04 m <sup>2</sup>
Balcony Area*	227 - 322 sq ft	21.09 - 29.91 m <sup>2</sup>
<b>Total</b>	<b>2,165 - 2,260 sq ft</b>	<b>201.13 - 209.95 m<sup>2</sup></b>

\*These balconies increase at 8'1" width's extend from level 20th through level 43rd

N  
↓

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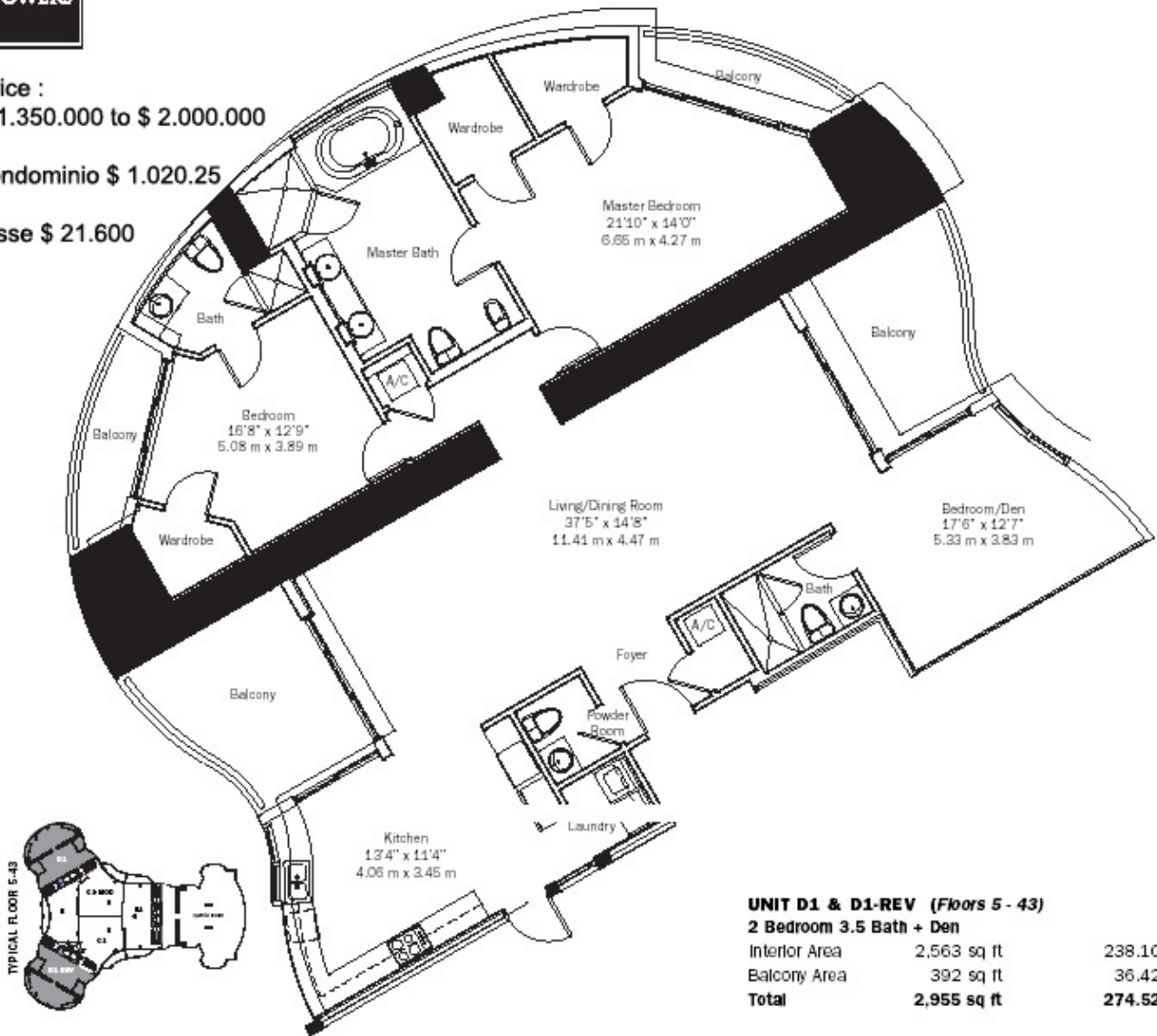
Tel.: +33.6.1626.2398



Price :  
\$ 1.350.000 to \$ 2.000.000

condominio \$ 1.020.25

tasse \$ 21.600



**UNIT D1 & D1-REV (Floors 5 - 43)**

**2 Bedroom 3.5 Bath + Den**

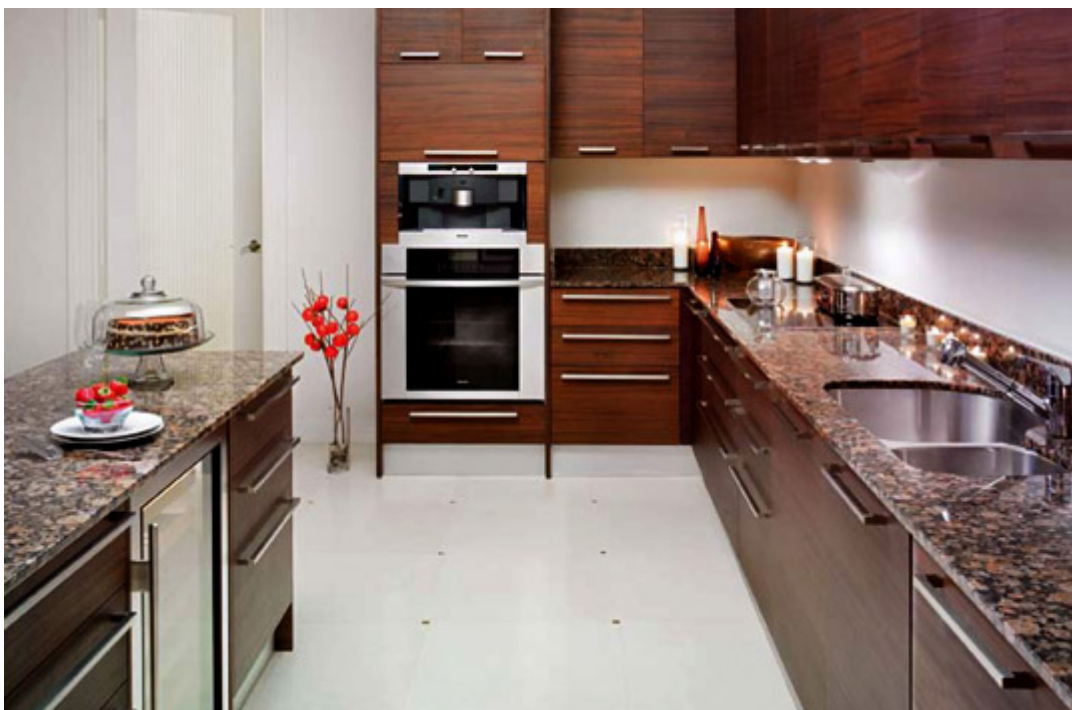
Interior Area	2,563 sq ft	238.10 m <sup>2</sup>
Balcony Area	392 sq ft	36.42 m <sup>2</sup>
<b>Total</b>	<b>2,955 sq ft</b>	<b>274.52 m<sup>2</sup></b>

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I prezzi comprendono 1 parcheggio coperto

Non comprendono :

Commissione di intermediazione del 6%

Pavimentazione e pittura muri (il prezzo varia seconda la dimensione ; comunque é generalmente da \$ 25.000 a 50.000 con finiture standard.

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## ULTIMISSIME QUOTAZIONI

Qui di seguito, le ultimissime proposte ricevute via email il 10 marzo.  
I prezzi non comprendono la mia commissione di intermediazione del 6%

C model/ 2bed den / 3 bath 2311 sq.ft **214 m<sup>2</sup>**

15-20th

**€ 600.000**

**\$930,000** approx. rent.. \$6000-6500 Yearly \$ 72.000

Monthly Fees \$ 860,25 Yearly \$ 10.323

Yearly tax \$ approx. \$ 16.800

Net **\$ 44.877 4,8% net**

E model ..(1487 a/c) / 423 per foot.. 1684 sq.ft **156 m<sup>2</sup>**

25-27<sup>th</sup>

**€ 406.000**

**\$630,000** approx. rent... \$4000-4500 Yearly \$ 48.000

Monthly Fees \$ 629,05 Yearly \$ 7.548

Yearly tax \$ approx. \$ 11.800

Net **\$ 28.652 4,5% net**

D model. ( 2563 a/c) 2950 sq.ft **274 m<sup>2</sup>**

15-20th

**€ 806.000**

**\$1,250,000** approx..rent.. \$7000-8000 Yearly \$ 84.000

Monthly Fees \$ 1020,25 Yearly \$ 10.323

Yearly tax \$ approx. \$ 21.600

Net **\$ 52.077 4,2% net**