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MIAMI REAL ESTATE
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The Essential Checklist for Buying a Luxury Condo in Miami

STEP-BY-STEP LUXURY CONDO BUYER'S CHECKLIST

Step 1

Define Your Buying Goals & Budget

- Decide if this will be a primary residence, vacation home, or investment property.
- Consider tax implications for U.S. and international buyers.
- Determine if you will be financing or purchasing with cash.
- Get pre-approved for a mortgage (if applicable).

Step 2

Choose the Right Location

- Compare Sunny Isles Beach, Aventura, Brickell, and Miami Beach.
- Consider access to private beaches, marinas, golf courses, and shopping centers.
- Research market trends and resale values for each area.

Step 3

Understand the Costs Beyond the Purchase Price

- HOA & Maintenance Fees – Many high-end buildings have fees exceeding \$2,000+ per month.
- Property Taxes – Typically around 2% of the purchase price annually.
- Closing Costs – Expect 3-5% of the purchase price in title fees, legal costs, and taxes.

Step 4

Explore Listings & Off-Market Opportunities

- Work with a luxury real estate expert to access private, off-market listings.
- Tour condos in person or request 360-degree virtual tours.
- Compare buildings based on amenities, HOA stability, and long-term investment potential.

Step 5

Make an Offer & Negotiate Terms

- Work with an expert negotiator to secure the best price and favorable terms.
- Understand buyer contingencies and legal protections in the contract.
- Secure financing or arrange for escrow deposits if purchasing with cash.

Step 6

Complete Inspections & Closing Process

- Schedule a home inspection to check for hidden defects.
- Review all title documents and condo association disclosures.
- Attend closing day or complete remote signing if purchasing internationally.



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