



HARDING VILLAS

Luxury Villas Steps from the Ocean with Daily
Rental Hotel License | 2 Villas, Miami Beach, FL

Offering Memorandum

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Miami Beach, FL 33141

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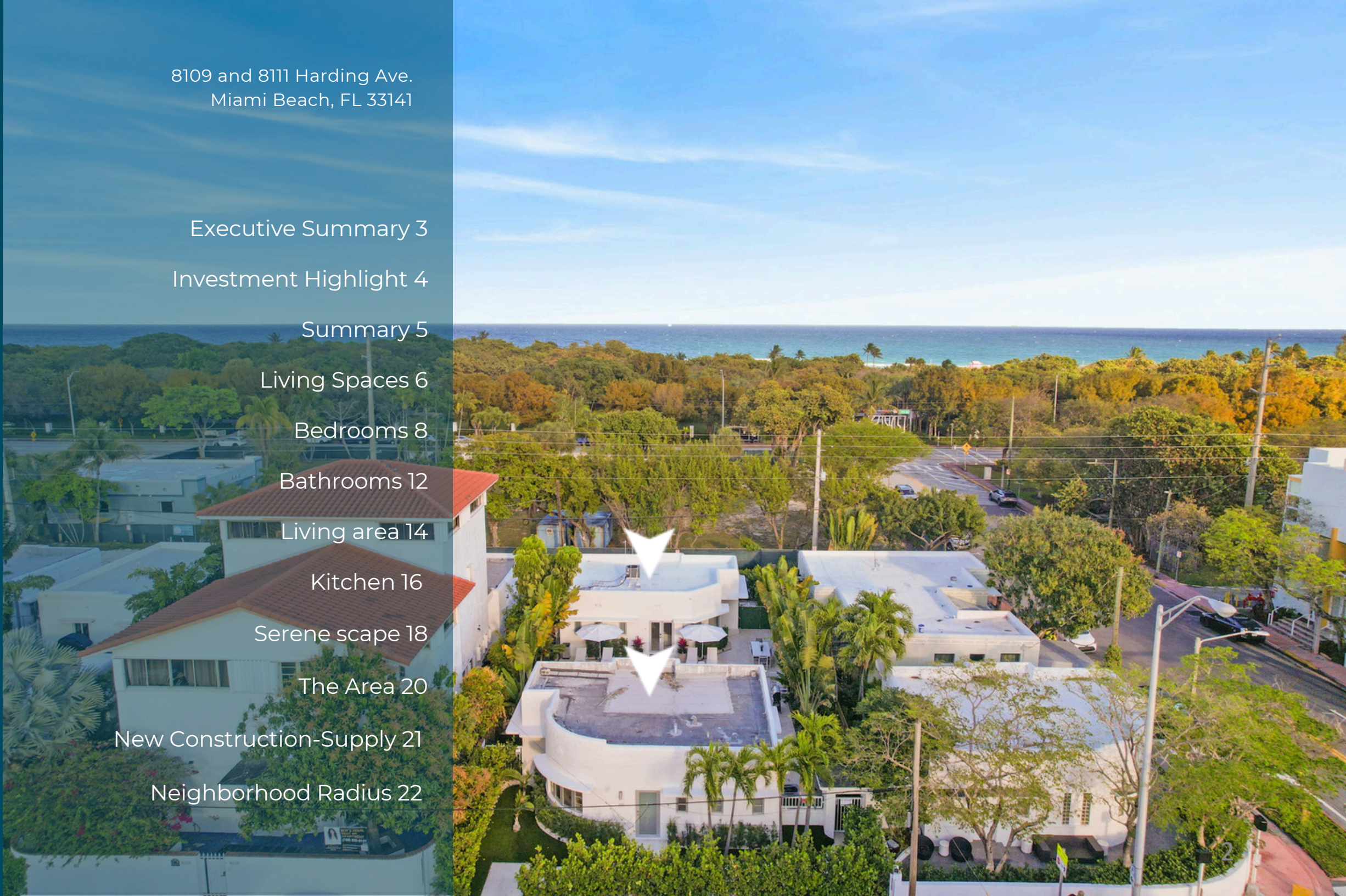
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SALES PRICE

\$2.69M

NUMBER OF VILLAS

2

UNIT SIZE

900 sq.ft
Approx

EACH VILLA BED / BATH

2 / 2

The Opportunity

DAILY RENTAL VILLAS WITH HOTEL LICENSE

Welcome to Harding Villas, Miami Beach's finest blend of historic Art Deco charm and modern luxury. Situated beside a lush park and just steps from the beach, these twin villas are an architectural masterpiece, preserving their iconic Art Deco exteriors while offering completely reimagined, luxurious interiors.

Classic Art Deco Meets Modern Sophistication

The preserved exterior pays homage to Miami's Art Deco legacy, while the interior spaces feature high-end finishes and refined design details. Filled with natural light and seamlessly connecting indoor and outdoor areas, the villas embody a perfect fusion of elegance and comfort.

Exclusive Private Pool Oasis

Between the villas lies a private pool surrounded by lush landscaping, offering an exclusive retreat for relaxation or entertainment, echoing the ambiance of a five-star Art Deco resort.

Rare Daily Rental Opportunity

Uniquely, Harding Villas holds a rare daily rental hotel license, offering exceptional income potential in Miami Beach's high-demand market.

With Art Deco allure, modern luxury, and a prime location just steps away from the renowned Four Seasons Hotel and Bal Harbour Mall, Harding Villas represent an unparalleled opportunity for discerning investors and residents alike.

Prime Location with High Tourism Demand

Just steps from the ocean, a beautiful North Beach Oceanside Park perfect for relaxing or exercising, and surrounded by luxury shopping, fine dining, and top-tier hotels, this Miami Beach property offers a truly unbeatable location. With an average daily rental potential of \$900 to \$1,200, it's perfectly situated to attract high-end, short-term guests looking for premium accommodations near Miami Beach's most desirable attractions.

Exclusive Investment with a Daily Rental Hotel License

Unlike 99% of short-term rental investments, this property holds a rare legal daily rental hotel license, safeguarding your investment and allowing daily rentals that maximize occupancy and revenue. This license, seldom available to most properties—which often can only offer weekly or monthly rentals—enables owners to capitalize fully on Miami Beach's thriving tourist market. This unique license positions the property for steady, lucrative returns in Miami Beach's competitive, high-demand landscape.

High-Occupancy and Premium Daily Rates

Supported by the area's year-round tourism and scarcity of premium short-term rental options, this property consistently attracts guests seeking luxury and convenience. With a high occupancy rate driven by Miami Beach's status as a premier destination, this property promises a robust income stream, with rates aligning with Miami Beach's top-tier rental market. With this property's prime location, rare daily rental license, and strong revenue potential, it offers an extraordinary investment opportunity in a highly coveted Miami Beach setting.



Property Summary

The property consists of two luxurious villas, Harding Villas, totaling 1,800 square feet with 900 square feet approx. per villa. Each villa has 2-bedroom and 2-bathroom, designed to provide an exclusive experience for up to 6 guests per villa. Situated in the heart of Miami Beach, Harding Villas offer modern amenities, high-end appliances, and are licensed for daily rentals, providing guests with a private, hotel-like experience. The property also features a central pool area between the villas, surrounded by lush landscaping, creating a serene retreat in a prime location.



Harding Villas

8109 and 8111 Harding Ave.
Miami Beach, FL 33141

Gross Building Area (SF)	900 approx.
Building Type	Historic Art Deco
# of Stories	1
# of Buildings	2
# of Bedrooms in Each Villa	2
# of Bathrooms in Each Villa	2
Sleeps / Villa	4 + 2 on Sleeper Sofa
Unit Size (SF)	900 Approx.
Daily Rental Rate for Both	\$900-1,200
Average Daily Rental Price per Person	\$100 Approx.
Yearly Income /65% Occupancy	\$229,000



Villas Feature:

- High Speed Internet
- Private Pool / Property
- Quartz Stone Countertops Designer
- Kitchen Cabinets
- Stainless Steel Appliances Full Size
- Washer and Dryer
- Italian Flooring
- Barbeque Grill
- Beautiful Landscaping

All New Construction:

- Complete Interior Gutting
- New Plumbing New
- Electrical New HVAC

The living space is designed to evoke a sense of calm sophistication and effortless elegance. The natural light pouring in through expansive windows creates a bright, airy atmosphere that instantly soothes. Soft, neutral tones and the gentle flow between areas make it feel open yet intimate, inviting relaxation and quiet reflection. Every detail is refined yet understated, inspiring a feeling of peaceful luxury that leaves you feeling grounded and refreshed. It's a space where you can unwind, breathe, and fully immerse yourself in serene comfort.

SERENE ESCAPE

EXUDES TRANQUILITY AND REFINED SIMPLICITY. SOFT NATURAL LIGHT AND NEUTRAL TONES CREATE A SERENE AMBIANCE, INVITING RELAXATION. THE CONNECTION TO LUSH OUTDOOR GREENERY ADDS TO THE CALM, MAKING IT A PEACEFUL RETREAT WITH UNDERSTATED ELEGANCE.



The Property | Bedrooms





















The Property | Serene Escape

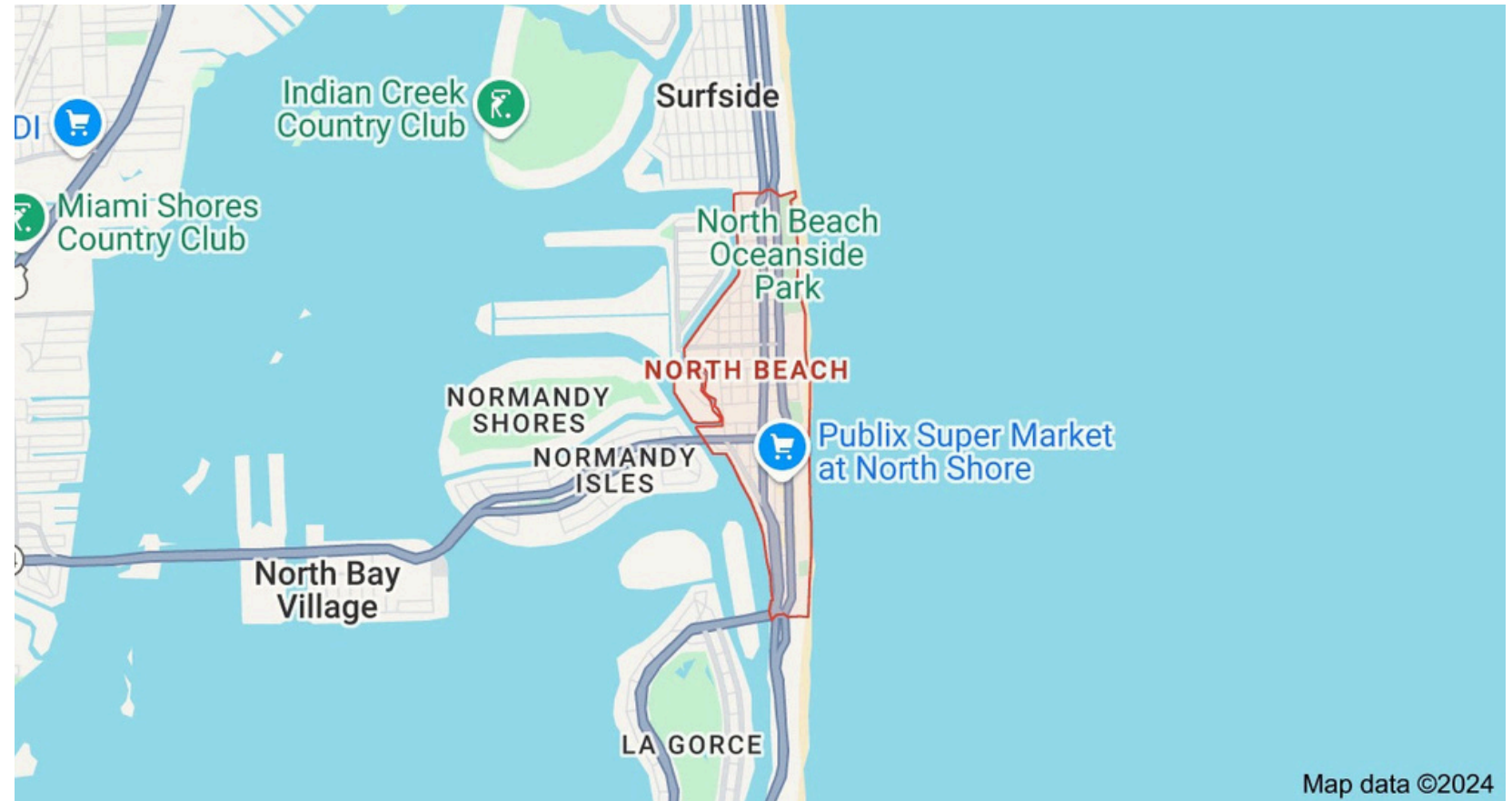


The Property | Serene Escape



Miami Beach / Miami North Beach Submarket

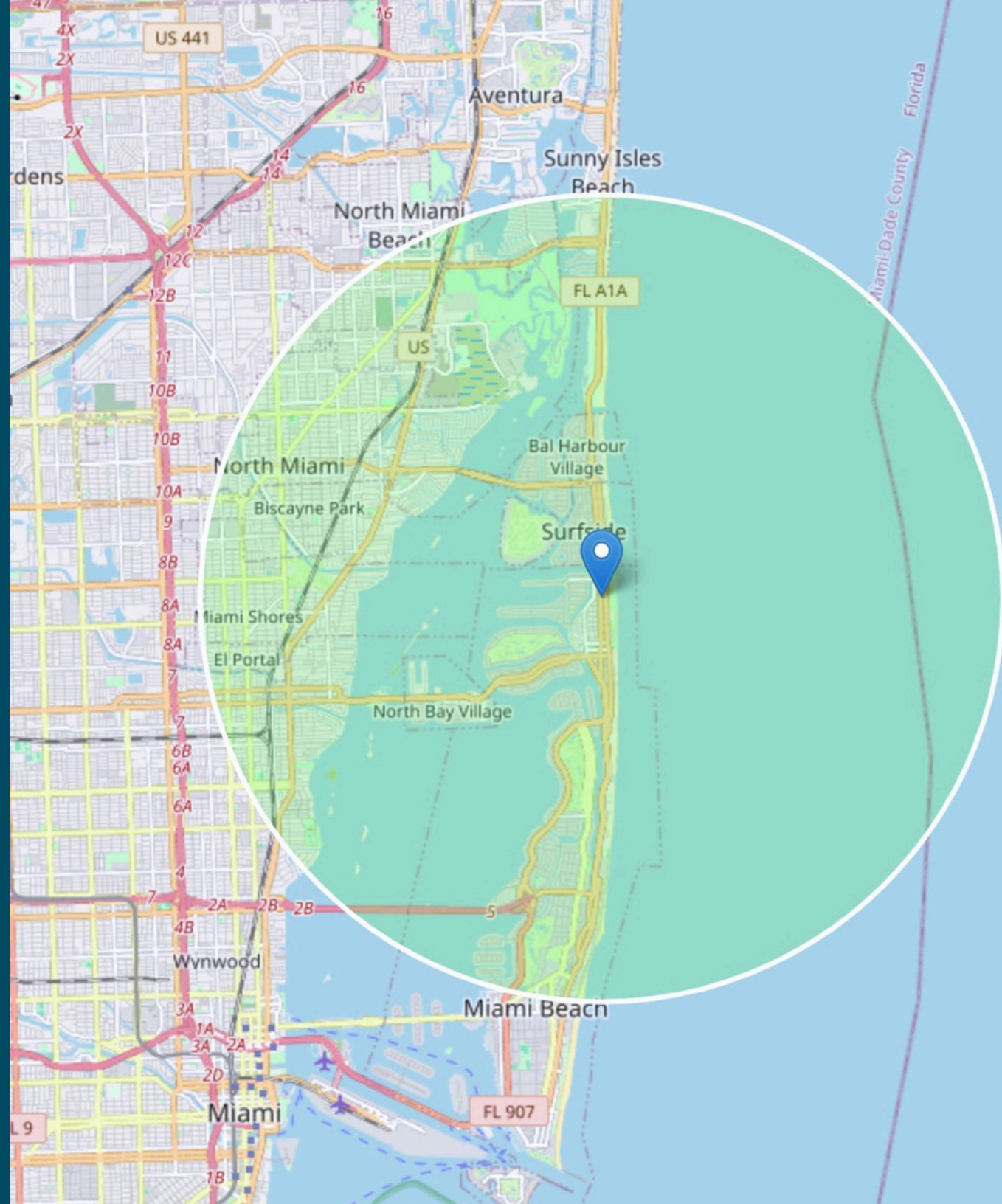
Miami's North Beach is emerging as one of the top tourism destinations in South Florida, driven by continuous high-end development and transformative infrastructure improvements. Known for its vibrant beachside appeal and luxurious accommodations, the area offers proximity to some of Miami's most prestigious hotels, including the Four Seasons in Surfside and the St. Regis in Bal Harbour. With rumored plans for Faena to develop an entire block in North Beach, the area is on the cusp of further luxury enhancements, appealing to discerning travelers seeking an exclusive Miami experience.



Real estate values in North Beach have surged, with luxury properties such as 87 Park setting some of the highest price-per-square-foot records in South Florida, underscoring the area's upscale appeal. Further elevating North Beach's tourism potential, North Bay Village has committed \$2 billion in mixed-use developments, which will include luxury residences, retail, and cultural spaces, drawing even more visitors to the region. This blend of premium amenities and ongoing development positions North Beach as a premier destination, with anticipated property value growth making it increasingly attractive for both tourists and investors.

New Construction | Supply

Within a 5 -mile radius of the property, there are no comparable villas with both a private pool and beachfront location that also hold a legal daily rental hotel license. This unique combination of amenities and legal standing creates a scarce offering, historically driving higher rental demand due to limited supply.



Beach

SLINGKI MOTORS
Slingshot & Jetski Rentals

CVS/pharmacy

Harding Villas

In addition to **fantastic shopping and dining** within a 1-, 3-, and 5-mile radius, this property offers easy access to Miami Beach's **scenic beaches, premier golf courses, fitness centers**, and renowned outdoor spaces like **North Beach Oceanside Park**. These attractions create an **ideal vacation setting, blending relaxation with Miami's vibrant lifestyle**.



FOUR SEASONS



THE SURF CLUB RESTAURANT

citibank

Walgreens



OCEAN LIFE
YOGA / WELLNESS STUDIO

North Beach
Oceanside Park

1.5 MILE

3 MILE

Bal Harbour Shops

HILLSTONE RESTAURANT

MAKOTO RESTAURANT



CARPACCIO RESTAURANT

ST REGIS

NeYA KOSHER RESTAURANT

THE GROVE KOSHER MARKET

Publix

PURA VIDA miami

PADL™
PADDLEBOARD AND KAYAK RENTALS

WHOLE FOODS MARKET

THE HOME DEPOT

HIPERFIT
HIGH PERFORMANCE FITNESS

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