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MONEY



DOUGLAS ELLIMAN REAL ESTATE PHOTOS

This \$21 million penthouse is on Fisher Island, which is accessible only by ferry or private yacht. The 9,570-square-foot penthouse has five bedrooms and five full and one half baths.

\$21M island penthouse puts you among rich

BY ROBYN A. FRIEDMAN
Sun Sentinel Correspondent

If you want to live among the rich and famous — the *really* rich and famous — then check out this newly listed penthouse on Fisher Island, a 216-acre tropical paradise just off the southern tip of Miami Beach that's accessible only by ferry or private yacht.

Buy it, and you'll be living on one of the most exclusive islands in the world — so exclusive that it has its own ZIP code, which was ranked the "richest ZIP code" in the United States by Bloomberg last year. (Bloomberg also reported that the average income on Fisher Island was \$2.5 million, based on its analysis of 2015 Internal Revenue Service data.)

The 9,570-square-foot penthouse, at 5203 Fisher Island Drive, has five bedrooms and five full and one half baths and was built in 1992. It recently underwent a three-year multimillion-dollar renovation, according to Pablo Alfaro, a director of luxury sales with Douglas Elliman Real Estate in Miami Beach, who holds the listing with fellow agent Cyril Matz. The price for all this opulence: \$21 million.

"The owners did a great renovation," Alfaro said. "Fisher Island is unlike any other place in the world — and this particular unit has the best, west-facing views of the Miami skyline. The sunsets are magical."



PRIME PROPERTY

A look at South Florida's high-end real estate



The tropical paradise is one of the most exclusive islands in the world.

Currently the largest unit available for sale on the island, according to Alfaro, the single-story penthouse has unobstructed city and ocean views, a library/office, and a chef's kitchen with custom cabinetry by Downsview Kitchens. It comes with a separate one-bedroom, one-bath staff apartment and two golf carts.

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