



## ANTHONY NUCCI

Luxury Real Estate Agent | MI | NYC | MIA | CA

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Meet Your Agent

# ANTHONY NUCCI

Originally from Detroit, Michigan, member of the Nucci Family Real Estate Portfolio, Anthony was born into the real estate industry. Anthony has played an integral role in his family's successful Real Estate business, directly contributing to its massive growth. Anthony has expertise in luxury home, condo sales, and investment purchases. Working with Anthony, you can expect a professional, white-glove, turnkey real estate experience throughout every step of the process. Anthony is licensed in Florida and Michigan.

100+ Million

IN TOTAL SALES

100+

TRANSACTIONS

8+

YEARS OF EXPERIENCE



# ABOUT THE NUCCI TEAM

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The NUCCI Team is a dynamic group of young, driven professionals who are passionate about achieving outstanding results for our clients. We are known for our relentless pursuit of success and our unwavering commitment to providing the best service possible.

At Douglas Elliman, we are empowered to elevate our service standards even higher, ensuring that every client receives unparalleled value and support.

Whether you are buying, selling, or simply exploring the market, we are here to meet all your real estate needs. Our promise is to always bring value to your journey, no matter what market you are in.



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# RECENT SALES & LISTINGS



# 16710 Berkshire Ct, Southwest Ranches, FL

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ACTIVE

## \$8,931,400

Luxurious Landmark Ranch Estates custom home! One of the larger homes in the area, over 14,000 sq. ft per tax records. Replete with custom millwork & stone work throughout. Enter thru the private gates of this custom estate home into the motor court with a portico fit for a resort, additional parking is accommodated by the ample paver driveway & the 6 car garages. Kitchen boasts top line appliances fit for a chef. Soaring ceilings, millwork and custom cabinetry abound here. The office is spectacular with lots of hidden features. See the attached floor plans for complete layout showing all 8 bedrooms, loft area game center, custom theater room, formal dining, breakfast room and snack counter in addition to the summer kitchen and outdoor dining areas. A must see for anyone seeking the best!

# 9001 Collins Ave #S-606, Miami Beach

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SOLD

## \$6,850,000

Welcome to the exclusive Four Seasons in Surfside, where luxury living is redefined. This stunning 2-bedroom, 2.5-bath condo offers a spacious layout, large windows, and abundant natural light. Enjoy breathtaking ocean views from every angle, along with world-class amenities including private beach access, infinity pools, a full-service spa, and gourmet dining at Surf Club and Lido. With a pool, fitness center, and direct beach access, plus an ideal location near shops and Bal Harbour, this home offers the perfect blend of luxury and convenience. Available for sale or rent—don't miss out!



# 400 S Ocean Blvd #2230, Palm Beach | FL

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ACTIVE

## \$4,101,100

Experience luxury living at 400 S Ocean Blvd, Unit 2230, Palm Beach, FL. This beautifully updated 2-bedroom, 2-bathroom condo boasts stunning ocean views and a spacious open floor plan. The modern kitchen features high-end finishes, while the expansive windows allow natural light to flood the space. The private balcony is perfect for enjoying the serene surroundings. The building offers resort-style amenities including a pool and fitness center. Located near world-class dining, shopping, and cultural attractions, this home is the perfect blend of elegance and convenience.

# 1025 99th St #6, Bay Harbor Islands | FL

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ACTIVE

## \$3,200,000

This modern townhouse at 1025 99th St #6 in Bay Harbor Islands offers 4 bedrooms, 3.5 bathrooms, and 2,641 sq ft of meticulously designed living space. Built in 2017, this home boasts high-end, custom finishes throughout, including a contemporary kitchen with bespoke cabinetry, premium stainless steel appliances, and designer fixtures. The open-concept living area is complemented by elegant flooring, custom-built closets, and refined lighting accents that add a touch of sophistication. Located in a well-maintained community, this residence is just minutes from Bal Harbour Shops, beautiful beaches, and top-rated schools, making it an ideal blend of luxury and convenience.



# 6835 SW 112th St | Pinecrest, FL

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ACTIVE

## \$2,790,000

Seize this exceptional opportunity to craft your dream estate on a spacious 37,897 sq ft lot (just under 1 acre) in the coveted Pinecrest community. Nestled in North Pinecrest, this expansive property offers endless possibilities for creating a bespoke home tailored to your vision, blending luxury with the area's signature tranquility. Renowned for its elegant residences, top-tier schools, and welcoming vibe, this location delivers the perfect balance of seclusion and convenience. Enveloped by lush, established greenery, the lot promises a private retreat while remaining moments away from premier amenities, including exceptional dining, boutique shopping, scenic parks, and recreational hotspots.



# EASTERN SHORES

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[WATCH VIDEO](#)



SOLD FOR \$150,000 OVER ASKING

## \$2,800,000

Over 80ft Of Water Frontage. Embrace the epitome of waterfront living in this magnificent 4-bedroom, 3-bathroom sanctuary nestled in the desirable Eastern Shores community. With awe-inspiring panoramic views of the water, this home seamlessly combines modern luxury with timeless charm. Boasting an open-concept design, a chef's kitchen, and a private dock, it's a haven for both relaxation and entertainment. The spacious master suite offers tranquility, while the expansive backyard invites outdoor gatherings. Don't miss the opportunity to make this your waterfront paradise!



# 356 St & 157 Ave, Florida City

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ACTIVE

## \$2,500,000

Prime 6.25 Acre Agricultural Lot in Florida City! This exceptional lot offers endless potential for farming, investment, or future development. Conveniently located near shopping, dining, and just a short drive to the beautiful Florida Keys, combining the benefits of rural living with easy access to urban amenities. This property is a unique opportunity in a growing area. Don't miss this opportunity to own a piece of South Florida!

# 18331 NE 1st Ave | Miami, FL

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## \$2,700,000

- IU-1 zoning
- 11,420 sqft
- 16ft ceiling height
- 4 leased bays
- 2020 roof



# WEST INTRACOASTAL MEDITERRANEA

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SOLD

## \$2,300,000

Exquisite direct Intracoastal wrap-around corner residence embraces luxury living with soaring ceilings, state-of-the-art impact glass, and gracious outdoor spaces. This opulent haven boasts expansive rooms, a private boat dock, and an indulgent allocation of three parking spaces. Revel in the epitome of sophistication along the prestigious Hillsboro Mile, where the allure of Intracoastal living intertwines seamlessly with beach access.

# 8532 Crystal Downs Ave | Boca Raton, FL

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SOLD

## \$1,876,900

The property at 8532 Crystal Downs Avenue, Boca Raton, FL 33434 is a luxurious single-family home with an expansive living experience. It features 5 bedrooms and 5 bathrooms, providing ample space for a family or hosting guests. With 3,659 square feet of living space, the home boasts an open and functional "Honolulu" floor plan designed for modern living. The property is priced at \$444 per square foot, reflecting its value and quality. A garage accommodating 3 cars adds convenience and storage options for vehicles. This home is designed to meet the needs of those seeking spaciousness and comfort in a desirable Boca Raton location.



# 18201 Collins Ave | Sunny Isles

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SOLD

## \$1,750,000

Indulge in luxurious oceanfront living at Trump Royale. This lavish 2-bed, 2.5-bath residence offers unparalleled elegance across 1,722 sq ft. Adorned with 10-ft ceilings, crown moldings, and Turkish Rosso Levanto marble flooring, every detail exudes sophistication. The custom marble Italian kitchen boasts ocean views and top-of-the-line appliances. Enjoy resort-style amenities including pools, tennis courts, gym, spa, and beachfront dining. Additionally, this unit boasts its own private parking space, a rare offering in the area where parking spots are selling for around six figures, ensuring both convenience and exclusivity for its owner. Listed and closed in 45 days.

# 2066 N Ocean Blvd Unit 9NE

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ACTIVE

## \$1,650,000

This stunning 2-bedroom, 2-bathroom condo offers breathtaking ocean views from every room. Enjoy direct access to the pristine sands of Boca Raton and indulge in the luxury of beachfront living. The spacious floor plan features modern finishes, floor-to ceiling windows, and resort-style amenities. This unit is a direct ocean corner with panoramic views. The building itself is architecturally stunning, with a gorgeous lobby, marble hallways, 24-hour security, concierge services, a fitness center, steam room, sauna, and a large square footage



# 8339 Grand Prix Ln, Boynton Beach, FL

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SOLD

## \$1,000,000

Experience the pinnacle of opulent living in Palm Meadows with this exquisitely beautiful residence, now enhanced with built-in closets, custom blinds, and a garage featuring a high-quality epoxy finish! Presenting 4 bedrooms, 3.5 bathrooms, and a den or formal dining room, this estate, constructed in late 2020, epitomizes both comfort and elegance, complemented by a backyard designed to enjoy the most unbelievable sunsets graced with palms. Embark on a personal tour of this exceptional home and discover firsthand why it stands as the finest value in Palm Meadows, with majestic foxtail palms adding a touch of royalty. Crafted in 2020, this stunning nearly-new property showcases a scenic water view without rear neighbors, ensuring unparalleled privacy.

# 1330 West Ave Apt 909 | Miami Beach, FL

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ACTIVE

## \$679,900

Discover the epitome of luxury living at The Waverly in South Beach. This stunning 2-bedroom, 2-bathroom condo features a spacious split floor plan, elegant wood floors, and fresh paint throughout. The open-concept kitchen is perfect for entertaining, with sleek granite countertops. Enjoy a variety of resort-style amenities, including a heated bayfront pool, state-of-the-art fitness center, tennis courts, business center, 24-hour security, and valet service. This pet-friendly unit is ideally located within walking distance to Lincoln Road, beaches, dining, and shopping.



# 13504 NE 22nd Ct #13504

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SOLD

## \$600,000

Envisioned as a worthy follow-up to the Continuum South Beach, Continuum Club & Residences is an exclusive collection of 198 impeccably-designed residences & penthouses, set in a one-of-a-kind island locale with 360 cinematic views of the beach, downtown Miami, and Biscayne Bay. Boldly enriched with every amenity, convenience, and service that embraces the best of Miami and Miami Beach living, this is an address with a vibe of its own.

# 1201 S Ocean Dr Apt 2204

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SOLD

## \$550,000

Stunning ocean, city & intracoastal views. Renovated 2/2 w/ modern kitchen, open layout, & large balcony. This fully renovated Coastal Country Modern condo features a split floor plan with 2 primary bedrooms, custom doors throughout, and modern conveniences including a washer/dryer. Enjoy ample storage with 2 large walk-in closets and 2 linen closets, plus a stylish bar and a spacious open balcony with impact glass. Additional highlights include a deeded covered parking space. Enjoy resort-style amenities: pools, gym, tennis, & more. Prime Hollywood Beach location, steps to boardwalk & dining. Deeded parking. Experience the ultimate in beachfront living.



# 4662 PUTTYGUT RD

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JUST LEASED BUT STILL AVAILABLE FOR SALE

## \$10,900,00

- Former Industrial/Manufacturing Facility
- 3 Areas of the Facility
- Warehouse Office Space: 24,000 SF
- Industrial/Light Manufacturing Space: 130,000 SF
- Industrial/Warehouse Space (2015 Addition): 29,970 SF
- 20 Overhead Doors & Truckwells
- Leased out in 3 days

# A Leading Name In The Market

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#1 in Public Relations in Florida With an exclusive Market Report for residential market information, Douglas Elliman provides Anthony with the data and insights to make the right decisions at the right time. Douglas Elliman is #1 in Florida for Public Relations, leading in measures such as reach, article volume, and ad value.

## \$51.2 Billion

IN TOTAL VOLUME SALES

## One Of The Largest

INDEPENDENT RESIDENTIAL REAL ESTATE BROKERAGES  
IN THE UNITED STATES

PARTNERS WITH





# #1 IN PUBLIC RELATIONS IN FLORIDA

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82.4B

Reach

Total reach of articles  
mentioning the brokerage

22,800

Articles

Total number of articles  
mentioning the brokerage

\$760M

Ad Value

Total Ad value of all news  
press mentions

\*Numbers as of January 1, 2022 – December 31, 2022  
from By The Numbers, Editorial

# MIAMI REAL ESTATE

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## 102.59%

Total Appreciation  
over the last ten years in  
Miami Real Estate

## 7.32%

Annual Home Appreciation  
Rate  
on average in Miami

## TOP 10%

Annual Home Appreciation  
Rate  
on average in Miami

\*Numbers as of January 1, 2022 – December 31, 2022  
from By The Numbers, Editorial



# THE NUCCI EFFECT

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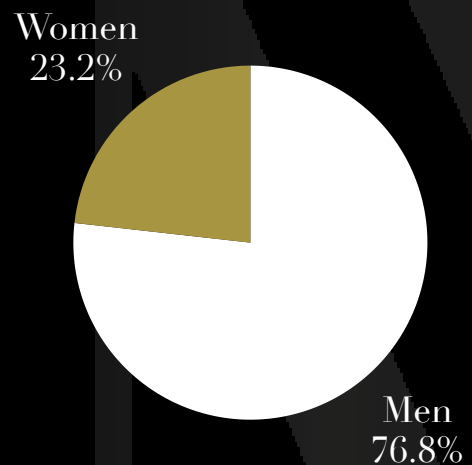
With over 150,000 followers and a monthly reach of 500,000 profiles across various social media channels, Nucci stands out as one of the most recognizable real estate agents in Florida and beyond. By leveraging these insights, along with an extensive influencer network, he effectively publicizes and prioritizes all of his exclusive listings, partnerships, and collaborations.



# AUDIENCE

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A dynamic mix of sales professionals, real estate agents, mortgage lenders, CEOs and founders, and luxury car and watch enthusiasts drawn to high-performance strategies, market insights, and the aspirational lifestyle of luxury real estate.



# SOCIAL MEDIA

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82.1K Followers



81.1K Followers



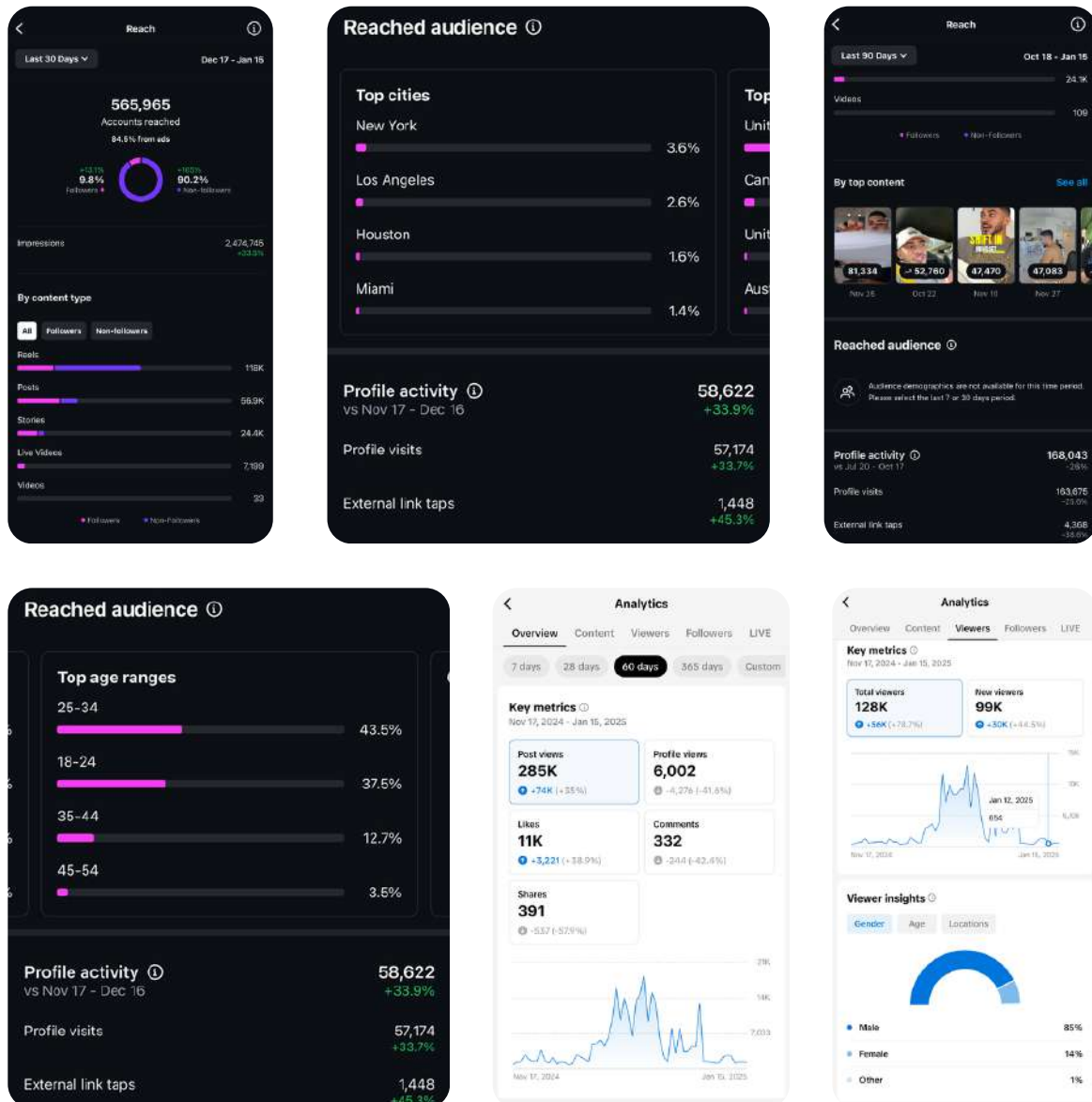
500K Views  
Per Month



2.2M Likes



# SOCIAL PRESENCE



In just the last 60 days, these impressive analytics highlight the momentum of my personal brand. By year's end, I'm projected to surpass 100K followers on each platform and double my impressions, further solidifying my reach and influence in the luxury real estate space.

# RECENT MEDIA & PODCASTS

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## TOURING A \$50,000,000 VILLA

Welcome to a breathtaking journey through the serene beauty of Fisher Island and its latest marvel: The Link Estates at Fisher. Get ready to fully Immerse yourself in a captivating tour of the island that will unveil the world's most exclusive single-family development.



## INSIDE A \$7,900,000 PALACE AT THE MANSIONS AT THE ACQUALINA

Nestled in your own sumptuous Acqualina Mansion-in-the-Sky, you are soothed by gentle trade winds as waves sweep the shore of your pristine, white-sand beach. And, while taking in the spectacular sunrise from your private terrace, you realize what few will ever know: this is what it is like to live the world's finest lifestyle, in the world's finest residence.



## SHANE DECKER AND ANTHONY NUCCI

I sit down with the incredible Shane Decker to dive deep into the world of real estate, sales strategies, and entrepreneurial insights. Shane, a leader in the industry, shares his journey to success, top tips for closing deals, and how he's mastered the art of scaling a business.



## JOSEPH BOGRAD & ANTHONY NUCCI

Join Anthony Nucci as he sits down with Joseph Bograd, one of the top luxury real estate agents in the industry. In this episode, they discuss the strategies that helped Joseph build a successful real estate business, navigate high-stakes deals, and stand out in competitive markets.



# RECENT PR

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# MARKETING PLAN OF ACTION



# 1. Proactive Marketing Strategy

## **Visual Marketing – Photos, Drone Footage, and Videos:**

- We invest in top-tier visuals—including professional photography, cinematic video tours, and drone footage—to showcase your property's finest features and attract serious, qualified buyers.

## **Custom Pamphlets & Brochures:**

- Our professionally designed brochures are tailored to highlight your home in the most compelling way, helping it stand out in a competitive market.

## **Broker Open Houses:**

- We host private broker open houses to generate industry buzz, gather strategic feedback, and broaden your property's exposure among top-performing agents.

## **Public Open Houses:**

- Public showings are thoughtfully organized and marketed to invite meaningful foot traffic and connect with serious buyers.

## **Online & Social Media Marketing:**

- Your listing will be featured across Douglas Elliman's national platform and amplified through our personal social media network, ensuring maximum visibility across every channel.



## 2. Showings, Pricing Strategy, & Proactive Prospect Management

### Personal Presence at Showings:

- We're present at every showing to answer questions, highlight your home's best features, and ensure a strong first impression.

### Relentless Follow-Up:

- We follow up with every interested buyer and their agent to maintain momentum and uncover opportunities, ensuring no interest falls through the cracks.

### Prospect Qualification:

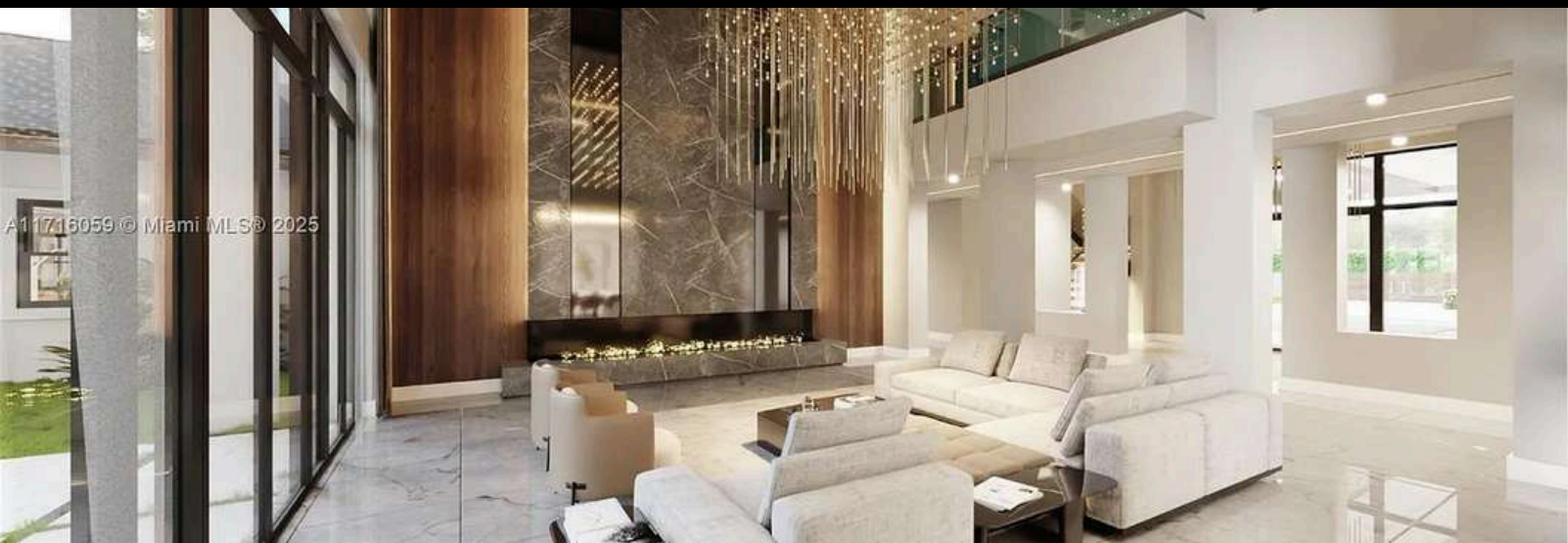
- We prioritize quality over quantity by engaging with both the buyer and their agent to identify serious, well-positioned prospects—streamlining the sales process and saving you time.

### Market Monitoring & Strategic Pricing Adjustments:

- We track local market trends in real-time and adjust pricing strategies proactively to keep your listing competitive and well-positioned.

### Commitment to Your Success:

- We live and breathe real estate—and we're relentless in our pursuit of the best possible outcome for you. From pricing to negotiation, we're fully invested in your success.





# 3. Client-Centered Communication & Ongoing Strategy

## Consistent Updates & Feedback:

- You'll always know where things stand. We provide weekly updates with insights from showings, open houses, and buyer interest—keeping you informed and confident every step of the way.

## Adaptability & Continuous Strategy:

- We continually fine-tune our approach based on real-time feedback and market conditions, ensuring your listing stays fresh, relevant, and appealing to today's buyers.



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