

THE DOOLAN GROUP

LUXURY REAL ESTATE ADVISORS

MIAMI

Indian Creek Village - "Billionaire Bunker"

THE NEIGHBORHOOD

A private, guard-gated 300-acre man-made island in Biscayne Bay with only roughly 40 homes ringing a private 18-hole golf course - widely billed as America's most exclusive enclave. Its own municipality with its own police force, land and marine patrol.

MARKET SNAPSHOT

Estates \$25M-\$90M+; record sales \$105M and \$170M

9 Indian Creek Island Rd sold \$105M, Jun 2025; 7 Indian Creek Island Rd sold \$170M, Mar 2026 - a Miami-Dade record.

NOTABLE STREETS & LANDMARKS

Indian Creek Island Road (the single ring road - virtually every estate is addressed on it) · Indian Creek Country Club (private 18-hole golf); guard gate; private marina; minutes to Bal Harbour

LIFESTYLE

Ultimate privacy - a single guarded bridge entry, the island's own police force, and only about 40 households. Life centers on championship golf and bayfront docks, with Bal Harbour and Miami Beach minutes away.



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