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Residential Real Estate

# Mansion sale sets price record for Hallandale Beach (photos)

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The home at 101 Holiday Drive was a price record for Hallandale Beach.

By **Brian Bandell** – Real Estate Editor, South Florida Business Journal  
Jan 19, 2023

## IN THIS ARTICLE

- Javier Creel**  
Person
- Yaakov Zroya**  
Person
- Scott Patterson**  
Person
- Manny Angelo Varas**  
Person

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A mansion along the Intracoastal Waterway in Hallandale Beach sold for \$10 million, setting a price record for the city.

Caipora Keys LLC, managed by **Javier Creel**, sold the 10,123-square-foot home at 101 Holiday Drive to 101 Holiday Dr LLC, managed by **Yaakov Zroya** of Israel. **Scott Patterson** of Berkshire Hathaway EWM Realty brokered the deal and confirmed it was a record price for the city. The price equated to \$988 per square foot.

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It last traded for \$4.1 million in 2012, so the home more than doubled in value. **Manny Angelo Varas** of Miami-based MV Group USA completed a renovation of the home about a decade ago. However, **Patterson** said the deal is mostly a land play and the existing home will be completely remodeled and a guest will be added.

It's located in the Golden Isles neighborhood, a section of Hallandale Beach with homes either on the Intracoastal or on a canal leading to the waterway.

This deal shows how more neighborhoods in South Florida have homes surpassing the \$10 million mark as an influx of wealthy residents to the area drive up prices.

"Setting a record of this magnitude underscores the unmistakable draw of our market, and how savvy homebuyers fully appreciate the sheer value of these waterfront properties -- from their size and scope to their setting," **Patterson** stated.

Built on the 38,844-square-foot lot with 420 feet of waterfront in 1997, the home features eight bedrooms, 8.5 bathrooms, a pool, a balcony, a summer kitchen, a dock, and a bar.

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