Project report: E11EVEN Club Residences Beyond

Facts as published, each with its source. Built by Kolaboro on 23 Nov 2026 from its public data. No verdicts.

Certificate

In short

E11EVEN Club Residences Beyond is listed as off-plan in Downtown Miami, Miami, Florida, USA, by PMG. The handover date on record is 2027. A permit number is published. Transparency score: 43 of 100, rank 32 of 59 in Miami. 0 of 2 developer claims we tested are confirmed. Last checked 23 Nov 2026.

Key facts

Developer: PMG
source: https://www.condoblackbook.com/downtown-miami/e11even-club-residences-beyond

Location: Downtown Miami, Miami, Florida, USA
source: https://www.condoblackbook.com/downtown-miami/e11even-club-residences-beyond

Stage: off-plan
source: https://www.condoblackbook.com/downtown-miami/e11even-club-residences-beyond

Handover on record: 2027
source: https://www.condoblackbook.com/downtown-miami/e11even-club-residences-beyond

Permit or licence number: DBPR condominium filing PR77171
source: https://www.condoblackbook.com/downtown-miami/e11even-club-residences-beyond

Price from: not published

Payment plan: not published

Last checked: 23 Nov 2026

Page we read: https://www.condoblackbook.com/downtown-miami/e11even-club-residences-beyond

Transparency checklist

Transparency score: 43 of 100. Rank 32 of 59 in Miami

[o] Developer identified by legal name: No legal company name in the pages we read

[?] Developer found in an official company register: Not checked

[x] Permit or licence number published: Number published: DBPR condominium filing PR77171

[x] Permit confirmed by a register or independent source: Confirmed (registry)

[x] Handover date published: Published: 2027

[?] Handover date record: Not enough dated history yet

[o] Deposit protection stated: No deposit protection stated in the pages we read

[o] Address or plot location published: No precise address or plot location published

[?] Developer website health: Developer website not checked by us

[?] Official lists screened: not screened yet

[o] Price published: No price in the pages we read

https://kolaboro.com/methods/transparency-score/

Changes on record

23 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/e11even-club-residences-beyond/

23 Nov 2026: Official register checked: Florida DBPR condominium filings
https://kolaboro.com/registers/

Sources

https://www.condoblackbook.com/downtown-miami/e11even-club-residences-beyond

https://www2.myfloridalicense.com/sto/file_download/extracts/developersummary.csv

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.

The live page has the latest data: https://kolaboro.com/projects/e11even-club-residences-beyond/
Free to share under CC BY 4.0, credit Kolaboro.