



A41968262 SEFMI S© 2026



**Precio: \$1,795,000**

**Numero de MLS: A11968262**

**Condominios/Town Home**

**601 NE 36th St Unit 3407, Miami, Florida 33137 USA**

**Cuartos: 2**

**Baños: 2**

**Medio Baño: 1**

**Area Habitable: 2,178**

**Unidad: 3407**

**HOA Fees: \$2,331**

**Frente al Agua: YES**

**Año construido: 2006**

**Comunidades: BLUE CONDO**

**Subdivisión: BLUE CONDO**

**Escuela elementaria: Hartner; Eneida**

## ABOUT THIS PROPERTY

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A rare two-story PH in Miami's highly sought-after Edgewater neighborhood. This expansive 2-bedroom, 2.5-bath residence offers panoramic views and expansive wall space ideal for displaying large-scale artwork or curated collections. A unique floor plan allows open-plan living areas flow to a private balcony, ideal for seamless indoor-outdoor entertaining. Custom built-ins, a sleek bar with a Subzero island elevate the space. With one bedroom on each level, separate A/C zones, and a primary suite with a walk-in closet and ensuite. Residents enjoy resort-style amenities including a fitness center, sauna, steam room, two pools, business center, children's play area, and pet-friendly. Located near Beaches, Midtown, the Design District, and the new Whole Foods.

# PROPERTY LOCATION

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Image



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TU ASESOR DE BIENES RAÍCES EN MIAMI  
USA: + 1.954.884.5050

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