



BREC REALTY

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A11956552 SEFMLS © 2026

**Price: \$495,000**

**MLS Number: A11956552**

**Condo / Town Home**

**601 NE 36th St Unit 1305, Miami, Florida 33137 USA**

**Beds: 1**

**Baths: 1**

**Half Baths: 1**

**Living Area: 761**

**Unit: 1305**

**HOA Fees: \$1,089**

**Waterfront: YES**

**Year Built: 2005**

**Community: BLUE CONDO**

**Subdivision: BLUE CONDO**

## ABOUT THIS PROPERTY

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Experience modern luxury living at The Blue Condo. Wake up to stunning views of Biscayne Bay through tall windows and high ceilings. The condo has been updated in 2022 with a new kitchen, appliances, and fresh floors. Both bathrooms are renovated, and there's a new washer & dryer. You'll have parking and storage, plus 24/7 concierge service, pools, a sauna, and a fitness center. Enjoy gatherings in the party room and a play area for kids. Pets are welcome. The condo is in Midtown near Wynwood and the Design District. Miami International Airport is just 15 minutes away.

# PROPERTY LOCATION

Image



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