



**Price: \$875,000**

**MLS Number: A11981822**

**Condo / Town Home**

**100 Lincoln Rd Unit 1511, Miami Beach, Florida 33139 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 1,190**

**Unit: 1511**

**HOA Fees: \$1,843**

**Waterfront: YES**

**Year Built: 1965**

**Community: THE DECOPLAGE CONDO**

**Subdivision: THE DECOPLAGE CONDO**

**Junior High: Nautilus**

**High School: Miami Beach**

## ABOUT THIS PROPERTY

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Located where Lincoln Road meets the ocean, this stunning corner residence in the luxury oceanfront high-rise Decoplage offers direct beach access and breathtaking 180-degree views of the city and ocean from a private oversized balcony. Enjoy abundant natural light with desirable southwest exposure. This fully updated residence features elegant 24x24 white ceramic tile flooring throughout, an open-concept kitchen with granite countertops, and is fully furnished and equipped for immediate enjoyment or rental. Designed for flexibility and income potential, the residence features two full-size bedrooms and two full bathrooms, plus an additional room ideal as an office or versatile living space to suit the resident's needs. Decoplage is a full-service building offering premium amenities, including a heated oceanfront infinity pool, state-of-the-art fitness center, club room, 24-hour front desk, on-site management, and security. Recent upgrades include a brand-new lobby and modernized elevators. Ideally located within walking distance to world-class dining, shopping, Lincoln Road, Ocean Drive, and the New World Symphony. Decoplage allows 12 leases per year with a minimum 30-day stay. One valet parking space is included in the HOA. Strong appreciation potential with ongoing building improvements, including structural recertification, new hallways, and the Lincoln Road beautification project. Special assessment: \$496.77/month through March 2034 (to be assumed by buyer).

# PROPERTY LOCATION

Image



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