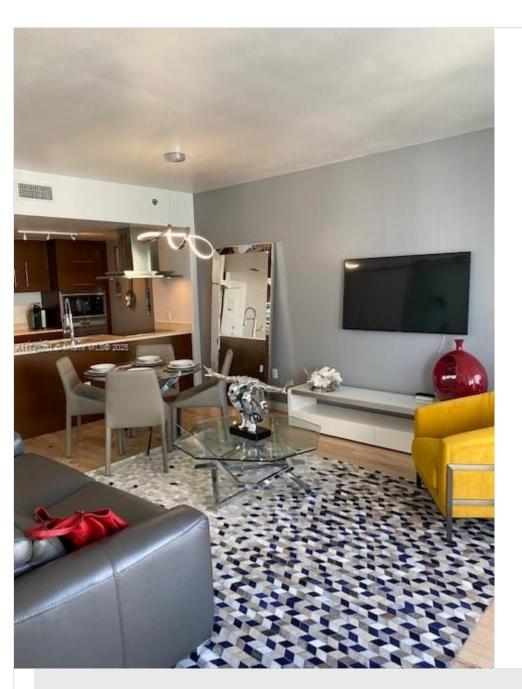


## **BREC REALTY**

Phone: 954-884-5050

https://www.brecrealty.com/esp/ Email: brec@brecrealty.com



Precio: \$739,500 Numero de MLS: A11749201 Condominios/Town Home

485 Brickell Ave Unit 2603, Miami, Florida 33131 USA

Cuartos: 1Baños: 1Area Habitable: 790Unidad: 2603HOA Fees: \$1,445Frente al Agua: YES

Año construido: 2009

Comunidades: ICON BRICKELL CONDO NO 3 Subdivisión: ICON BRICKELL CONDO NO 3

## ABOUT THIS PROPERTY

LOCATION, LOCATION.. Beautiful 1-bed, 1-bath, in the exclusive Icon III ,W Miami, one of the most prestigious financial area . This immaculate, condo offers breathtaking city and river views that will leave you speechless. Perfectly located just steps away from the best restaurants, luxury shopping, and minutes from City Center Mall—Key Features: Short-term rental approved with no restrictions. Currently generating passive income ! Bayfront pool, gym, spa with sauna, massage room, and exclusive in-building restaurants. Valet parking, concierge, and 24-hour security for your comfort and peace of mind. (furniture, lamps, decorations and carpets are negotiable) Don't miss out on this amazing investment opportunity. special assessment of building facade ends December 2025.





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