



At 18884000 SERVING 070072



|                                                         |  |  |                                 |  |                                               |                              |  |  |
|---------------------------------------------------------|--|--|---------------------------------|--|-----------------------------------------------|------------------------------|--|--|
| <b>Precio: \$450,000</b>                                |  |  | <b>Numero de MLS: A11858408</b> |  |                                               | <b>Condominios/Town Home</b> |  |  |
| <b>31 SE 5th St Unit 2603, Miami, Florida 33131 USA</b> |  |  |                                 |  |                                               |                              |  |  |
| <b>Cuartos:</b> 1                                       |  |  | <b>Baños:</b> 1                 |  |                                               | <b>Area Habitable:</b> 775   |  |  |
| <b>Unidad:</b> 2603                                     |  |  | <b>HOA Fees:</b> \$860          |  |                                               | <b>Frente al Agua:</b> YES   |  |  |
| <b>Año construido:</b> 2006                             |  |  |                                 |  |                                               |                              |  |  |
| <b>Comunidades:</b> BRICKELL ON THE RIVER N T           |  |  |                                 |  | <b>Subdivisión:</b> BRICKELL ON THE RIVER N T |                              |  |  |
| <b>Escuela elementaria:</b> Southside                   |  |  |                                 |  | <b>Escuela primaria:</b> Shenandoah           |                              |  |  |

## ABOUT THIS PROPERTY

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Perched on the 26th floor, this elegant 1-bed /1-bath condo offers miami river and city views; an unbeatable location just steps from the water. The building provides a secure, welcoming atmosphere with resort-style amenities, including a spa, gym, 2 pools, and a concierge. With strong rental demand and lasting value. Currently tenant-occupied until May 6, 2026, with a lease at \$3,100 per month, this is a great investment in a vibrant district!

