



A11923786 SEFMLS© 2025

**485 Brickell Ave Unit 4405, Miami, Florida 33131 USA**

**Baños:** 1

**Area Habitable:** 495

**Unidad:** 4405

**HOA Fees:** \$1,094

**Frente al Agua:** YES

**Año construido:** 2009

**Comunidades:** ICON BRICKELL CONDO NO 3

**Subdivisión:** ICON BRICKELL CONDO NO 3

**Escuela elementaria:** Southside

**Escuela primaria:** Shenandoah

**Bachillerato:** Washington; Brooker T

## ABOUT THIS PROPERTY

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**\*\*INVESTMENT OPPORTUNITY\*\*** Excellent ROI potential thanks to its eligibility for daily rentals—a strong advantage in Miami addresses. This elevated studio on the 44th floor of Icon Brickell offers sweeping views of Miami's skyline and Biscayne Bay and a spa-style bathroom for a relaxing, resort-like feel. Residents and guests enjoy access to one of Miami's premier amenities: a full-service spa and state-of-the-art fitness center offer steam rooms, saunas, and cold plunges for total wellness. On-site dining is available, too. Located in the heart of Brickell, the building sits steps from Brickell City Centre, top restaurants, nightlife, parks, and the city's most iconic addresses.

# PROPERTY LOCATION

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Image



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