





Precio: \$1,050,000			Numero de MLS: A11938823			Condominios/Town Home		
495 Brickell Ave Unit 2204, Miami, Florida 33131 USA								
Cuartos: 2			Baños: 2			Area Habitable: 1,500		
Unidad: 2204			HOA Fees: \$2,001			Frente al Agua: YES		
Año construido: 2009								
Comunidades: ICON BRICKELL NO TWO					Subdivisión: ICON BRICKELL NO TWO			
Escuela elementaria: Southside					Escuela primaria: Shenandoah			

ABOUT THIS PROPERTY

Welcome to the 22nd floor of the Icon Brickell Tower 2. This 2-bed, 2-bath residence spans 1,500 sqft with a 300 sqft balcony you enter with unobstructed views of Biscayne Bay and the Miami skyline. The split floor plan opens to a chef-ready kitchen with a 2025 Hydroviv water filter. Upgrades include LED lighting throughout, updated glass and wood doors, a 2025 Google Home and enhanced with UV blue light in 2025. Tower 2 is the smallest of the three Icon towers, offering added peace and a more intimate feel than the Financial District. Minutes to Miami Beach, Coral Gables, Calle Ocho, and MIA. Leasing allowed 2x/year (6-month minimum lease term).

PROPERTY LOCATION

Image



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