





Precio: \$489,000			Numero de MLS: A11952066			Condominios/Town Home		
1200 Brickell Bay Dr Unit 3921, Miami, Florida 33131 USA								
Cuartos: 1			Baños: 1			Area Habitable: 825		
Unidad: 3921			HOA Fees: \$706			Frente al Agua: YES		
Año construido: 2005								
Comunidades: THE CLUB AT BRICKELL BAY					Subdivisión: THE CLUB AT BRICKELL BAY			
Escuela elementaria: Southside					Escuela primaria: Shenandoah			

ABOUT THIS PROPERTY

Prime investment opportunity in the vibrant heart of Brickell with stunning Bay and Miami skyline views from the 39th floor, beautiful views for everyone. Fully approved for Airbnb and short-term rentals with no restrictions, offering exceptional flexibility for investors and end users. This unit features a spacious terrace and it is fully furnished. The building amenities include two swimming pools, hot tub, fitness center, business center, 24/7 security, valet service, and one assigned parking space. Ideally located just minutes from Brickell City Centre, Downtown Miami, Wynwood, South Beach, and Miami International Airport. No special assessments, low HOA fees, and strong rental potential. Property is tenant occupied until end of March but easy to show with previous appt. FOR OWNER OCCUPANTS YES, YOU CAN FINANCE WITH AS LITTLE AS 3% DOWN. INVESTORS 15% DOWN PAYMENT MINIMUM. LENDER THAT CAN DO THIS. BROKER REMARKS



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