







**Price: \$380,000**

**MLS Number:** A11796586

**Condo / Town Home**

**100 Lincoln Rd Unit 1209, Miami Beach, Florida 33139 USA**

**Beds:** 1

**Baths:** 1

**Living Area:** 515

**Unit:** 1209

**HOA Fees:** \$873

**Waterfront:** YES

**Year Built:** 1965

**Community:** THE DECOPLAGE CONDO

**Subdivision:** THE DECOPLAGE CONDO

**Elementary School:** Feinberg-Fisher K8

**Junior High:** Nautilus

**High School:** Miami Beach

## ABOUT THIS PROPERTY

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Oceanfront condo in the heart of South Beach with direct beach access with a private balcony facing South with a partial ocean view. HOA Assessment paid in FULL already by seller. Building recertification almost completed, building is being freshly painted, new roof by 2026. HOA includes water, central A/C, fiber optic Wi-Fi, cable TV, and the building has full reserves over \$4 MM. One Valet turn-key, furnished. Don't miss this great appreciation deal! Call now to schedule a showing!



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