



A11810984 SEFMLS© 2025

Price: \$1,215,000		MLS Number: A11810984		Condo / Town Home	
9 Island Ave Unit 505, Miami Beach, Florida 33139 USA					
Beds: 2		Baths: 2		Living Area: 1,440	
Unit: 505		HOA Fees: \$2,030		Waterfront: YES	
Year Built: 1981					
Community: NINE ISLAND AVENUE CONDO			Subdivision: NINE ISLAND AVENUE CONDO		

ABOUT THIS PROPERTY

BEST PRICED DIRECT BISCAYNE BAY VIEW IN BUILDING | RARE "05" LINE – First time offered in 16 years. This high Biscayne Bay and the Downtown Miami skyline. Lines 01-07 represent the building's exclusive direct bay-facing tier. Expansive floor plan ensures privacy, with the primary suite featuring an indulgent ensuite bath and spa-inspired shower retreat. The gourmet kitchen access the wraparound balcony—your private perch for sunrise coffees and sunset views. In-unit LG washer/dryer included. Pool currently undergoing comprehensive renovation, state-of-the-art fitness center, business conference facilities, 24-hour security. At \$844 per square foot, this represents a rare opportunity to acquire direct bay frontage at exceptional value. Long-term ownership.



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