



**Price: \$1,095,000**

**MLS Number: A11820977**

**Condo / Town Home**

**801 S Miami Ave Unit 4205, Miami, Florida 33130 USA**

**Beds: 2**

**Baths: 2**

**Unit: 4205**

**HOA Fees: \$1,906**

**Waterfront: YES**

**Year Built: 2018**

**Community: 801 SMA RESIDENCES CONDO**

**Subdivision: 801 SMA RESIDENCES CONDO**

**Elementary School: Riverside**

**Junior High: Shenandoah**

**High School: Washington; Brooker T**

## ABOUT THIS PROPERTY

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Wonderfully furnished & equipped 2 bed/2 bath unit in SLS Lux sold turn key! Biscayne bay & Miami skyline views await you. Private foyer elevator, 1 covered parking space. Designer furniture and furnishings. Upgraded unit finishes include: Italian Ci green marble countertops & LED lighting in kitchen, white calacatta luxor marble vanity tops & Toto washlets in bathrms, Itall closet system in closets, automated window roller shades throughout. Bldg amenities include: SLS Hotel - 2 pools - Roof top private pool for residents only, Cabanas, bar & restaurants, Fitness Ctr & sauna, Spa, children's playground w/rock climbing, Billiard, Wine & cigar room, game room, putting green, tennis, 45th fl residents wine lounge. Brickell City Center w/entertainm dining. Close to airport & M. Beach \*\* Unit cannot be shown\*\* Tenant occupied till 1/19/2027 @ \$6800/mo.\*\* Unit Sold w/occu tenant, lease fully enforced. Can be seen w/ executed contract & to conduct inspections.\*\* See attached video and floor plan unit\*\*



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