



**Price: \$605,000**

**MLS Number: A11893984**

**Condo / Town Home**

**801 S Miami Ave Unit 1703, Miami, Florida 33130 USA**

**Beds: 1**

**Baths: 2**

**Living Area: 838**

**Unit: 1703**

**HOA Fees: \$1,400**

**Year Built: 2018**

**Community: 801 SMA RESIDENCES CONDO**

**Subdivision: 801 SMA RESIDENCES CONDO**

## ABOUT THIS PROPERTY

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Opportunities in the 03 line rarely come priced this aggressively – ideal for investors or end users looking to secure a premium opportunity to own one of the most desirable layouts in SLS Lux Brickell. This 03 line residence features unobstructed southern exposure overlooking the pool deck, tennis courts, and Mary Brickell Village. Spacious 1 Bedroom + Den / 2 Full Bathrooms with premium entry with exclusive foyer Stainless steel appliances In-unit washer and dryer Dual vanity bathroom sinks Large walk-in closet natural light Residents enjoy luxury resort-style amenities, including: Two resort-style pools (one with full bar & BBQ area) Tennis fitness center Full-service spa Private event and entertainment spaces Strong Investment Opportunity: Currently leased at \$4,000/month providing immediate income from day one. Tenant willing to vacate early for buyer that intends to live in unit!

# PROPERTY LOCATION

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Image



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