



**Price: \$2,400,000**

**MLS Number: A11935556**

**Single Family**

**3700 Loquat Ave, Miami, Florida 33133 USA**

**Beds:** 5

**Baths:** 5

**Half Baths:** 1

**Living Area:** 5,170

**Lot Square Feet:** 9,009

**HOA Fees:**

**Year Built:** 1955

**Community:** DOUGLAS CIRCLE

**Subdivision:** DOUGLAS CIRCLE

**Elementary School:** Coconut Grove

**Junior High:** Ponce De Leon

**High School:** Coral Gables

## ABOUT THIS PROPERTY

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Villa Loquat is a rare opportunity to create a custom modern residence in the heart of Coconut Grove, one of Miami's most coveted neighborhoods. The property includes fully developed and transferable architectural plans by Caymares Martin Architects, designed specifically for a high-end market. The residence is designed with 5 bedrooms, 6 full bathrooms, 1 powder bathroom, and an elevator servicing both levels. The layout emphasizes a private guest suite or office on the main level, all opening to covered outdoor terraces, a centrally located pool and a jacuzzi. The property was completed with MEP floorplans in January, and the developer will transfer all architectural materials available at the time of sale, providing a turnkey residence with a pool, which is tenant occupied, generating \$7,500 per month in rental income, with a lease in place through 2025.

# PROPERTY LOCATION

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Image



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