



A11989999 SEFMLS© 2026



**Price: \$1,595,000**

**MLS Number: A11989999**

**Condo / Town Home**

**200 Biscayne Boulevard Way Unit 1406, Miami, Florida 33131 USA**

**Beds: 3**

**Baths: 2**

**Half Baths: 1**

**Living Area: 1,607**

**Unit: 1406**

**HOA Fees: \$2,400**

**Waterfront: YES**

**Year Built: 2008**

**Community: EPIC WEST CONDO**

**Subdivision: EPIC WEST CONDO**

**Elementary School: Douglass; Frederick**

**Junior High: de Diego; Jose**

**High School: Washington; Brooker T**

## ABOUT THIS PROPERTY

---

Experience the pinnacle of urban luxury in Loft No. 1406, the highest townhouse-style residence within the iconic EPIC. This is for those who crave city energy and total tranquility. Step from your semi-private elevator into a space defined by soaring ceilings and custom Natuzzi. The rare 3BR/2.5BA layout (including a seamless den conversion) is finished with sleek porcelain tile and a fully integrated kitchen, boasting Snaidero cabinetry and top-tier appliances. Living at EPIC means world-class dining is your "local" favorite, with rooftop pools and private cabanas. Wellness: Full access to the 12,000 SF Private Spa & Fitness Center. The Marina: A 900-linear-foot waterfront promenade. In-home dining, housekeeping, and pet services. River views. Bay breezes. Zuma downstairs. This is Miami at its absolute peak.

# PROPERTY LOCATION

---

Image



©2026 | BRECO REALTY GROUP, LLC,  
YOUR REAL ESTATE ADVISOR IN MIAMI  
USA: + 1.954.884.5050

[BRECO@BRECREALTY.COM](mailto:BRECO@BRECREALTY.COM) | [PRIVACY POLICY](#) |  
[ACCESSIBILITY](#)