





**Price: \$460,000**

**MLS Number: A12012424**

**Condo / Town Home**

**1200 Brickell Bay Dr Unit 2304, Miami, Florida 33131 USA**

**Beds: 1**

**Baths: 1**

**Living Area: 825**

**Unit: 2304**

**HOA Fees: \$706**

**Year Built: 2004**

**Community: THE CLUB AT BRICKELL BAY**

**Subdivision: THE CLUB AT BRICKELL BAY**

**Elementary School: Southside**

**Junior High: Shenandoah**

## ABOUT THIS PROPERTY

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1-bedroom, 1-bathroom residence at The Club at Brickell Bay — one of Miami's most sought-after full-service buildings with restrictions. City and bay views from a private balcony, floor-to-ceiling glass windows, an in-unit washer and dryer. Residents enjoy two swimming pools, Jacuzzi, steam rooms, a fully-equipped fitness center, game room, 24-hour security, concierge, and — everything that drives strong guest reviews and repeat bookings. Ideally located just one block from Biscayne Bay, steps from Brickell Village and Brickell City Centre, and minutes from Miami International Airport, South Beach, Coconut Grove, and Wynwood. If you're a seasoned investor expanding your portfolio or a first-time buyer seeking a self-sustaining asset, this unit delivers the numbers. The building allows short-term rentals with no minimum stay restrictions — a truly rare find in Miami.

# PROPERTY LOCATION

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Image



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