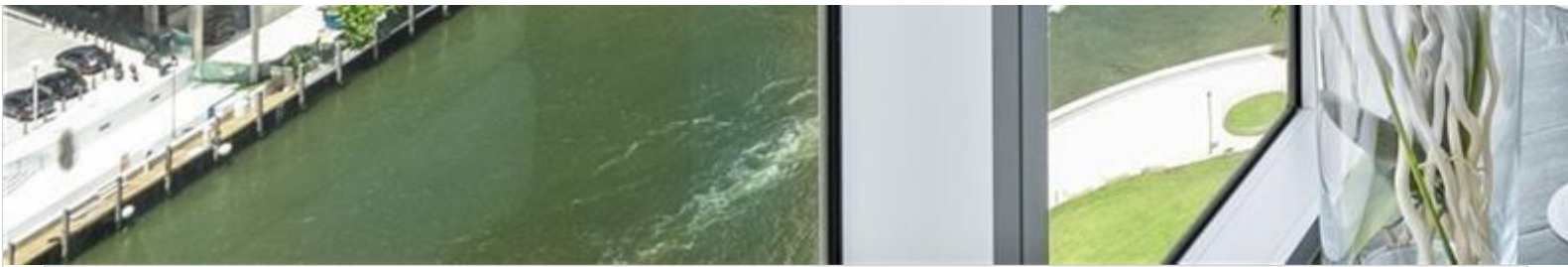


INES FLAX

YOUR PREMIER OCEANFRONT SPECIALIST
& MOST TRUSTED NAME IN SOUTH FLORIDA REAL ESTATE.



ATTN: SUB 8480 STATEMENT 02/02/25



Price: \$1,199,000		MLS Number: A11908848		Condo / Town Home	
485 Brickell Ave Unit 2302, Miami, Florida 33131 USA					
Beds: 2		Baths: 2		Living Area: 1,386	
Unit: 2302		HOA Fees: \$2,850		Waterfront: YES	
Year Built: 2009					
Community: ICON BRICKELL CONDO NO 3			Subdivision: ICON BRICKELL CONDO NO 3		
Elementary School: Southside			Junior High: Shenandoah		

ABOUT THIS PROPERTY

Corner unit and the best floor plan in the building! Stunning and direct Ocean and Miami River Views from 23TH Floor. Close to Cipriani Restaurant, 2-acre pool deck and much more! The apartment has New Floors, New bathrooms ,New Air/c,Near a walking distance to Brickell City Center and many renowned restaurants &Bars, Miami Beach cinemas and to the I

