

INES FLAX

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





Price: \$1,150,000			MLS Number: A11938823			Condo / Town Home		
495 Brickell Ave Unit 2204, Miami, Florida 33131 USA								
Beds: 2			Baths: 2			Living Area: 1,500		
Unit: 2204			HOA Fees: \$2,001			Waterfront: YES		
Year Built: 2009								
Community: ICON BRICKELL NO TWO					Subdivision: ICON BRICKELL NO TWO			
Elementary School: Southside					Junior High: Shenandoah			

ABOUT THIS PROPERTY

Welcome to the 22nd floor of the Icon Brickell Tower 2. This 2-bed, 2-bath residence spans 1,500 sqft with a 300 sqft balcony. From the moment you enter, you'll be captivated by unobstructed views of Biscayne Bay and the Miami skyline. The split floor plan features a modern kitchen with a built-in Wolf oven and microwave, and a 2025 Hydroviv water filter. Upgrades include LED lighting throughout, updated flooring, and a custom closet. The bedrooms are fully built-out from floor to ceiling. AC replaced in 2022 and enhanced with UV blue light in 2025. Tower 2 is the second tallest building in Miami and Cantina La Veinte. Close to Brickell City Centre, dining, shops, parks, and the Financial District. Minutes to Miami Beach and the airport.

