

Image

**Price: \$975,000**

**MLS Number: A11939508**

**Condo / Town Home**

**3449 NE 1st Ave Unit 109, Miami, Florida 33137 USA**

**Beds:** 2

**Baths:** 2

**Half Baths:** 2

**Living Area:** 2,048

**Unit:** 109

**HOA Fees:** \$1,865

**Year Built:** 2007

**Community:** TWO MIDTOWN MIAMI CONDO

**Subdivision:** TWO MIDTOWN MIAMI CONDO

**Elementary School:** Hartner; Eneida

## ABOUT THIS PROPERTY

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This unique live/work property in Midtown2 offers 2,065 sq/ft with 2 bedrooms and 4 baths spanning 3 floors, plus a massive 405 sq/ft private terrace which offers amazing indoor/outdoor flow. The 2 story living space blends seamlessly into the 657 sq/ft ground floor unit which can be used as Salon/Medical, showroom, offices, or personal use. This 3 story Live/Work Residence can be split and leased separately as a Resident Townhome and a separate Business Work Space. Boasting all the amenities that Midtown offers, this unique property is only steps from both the Design District and Wynwood. Secure parking for 2 cars plus convenient ground floor access makes this property truly unique within the full-service luxury Midtown2 building. A state-of-the art fitness center, resort-style pool with cabanas, and an elegant lobby create an immersive experience nestled within the most exciting neighborhood of Miami.

# PROPERTY LOCATION

Image

ONE | Sotheby's  
INTERNATIONAL REALTY

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