



11 NE 6TH ST UNIT: 407 Miami, FL 33136

**FULLY FINISHED NEW CONSTRUCTION
LUXURY CONDO IN MIAMI**

**CORNER UNIT WITH BALCONY
2 BEDROOMS | 2 BATHROOMS | LOFT
YEAR BUILT: 2025
ADJUSTED LIVING AREA: 750 SQ. FT.
TOTAL AREA: 750 SQ. FT.**

INTERIOR FEATURES

- Furniture curated by AvroKO
- Gourmet kitchens featuring custom Italian cabinetry Bosch appliances, including paneled refrigerator/freezer, dishwasher, built-in convection oven/microwave, and cooktop
- 9-foot-high ceilings with floor to ceiling glass windows
- Primary Bathroom Features:
 - Dual Sinks
 - Rainshower
 - Custom Italian vanities
- Fully built-out closets
- European porcelain flooring
- Contemporary lighting packages, including recessed lighting, dimmers, and lighting control

EXTERIOR / ADDITIONAL FEATURES

- 1 A/C (2025)
- Washer/Dryer
- Ample Guest Parking
- Smart-home system offering seamless personalization with the touch of a button, including ability to control audio, climate and lighting systems
- Smart keyless entry system allowing you to unlock your door via smart app, doorcode, keycard, or Apple Watch

THE CROSBY MIAM WORLDCENTER

- **Allows DAILY AIRBNB**
- Monthly HOA \$1,143

THE CROSBY MIAMI AMMENITIES

- 24-hour concierge / front desk
- Over 22,000 Sq. Ft. of Amenities
- Resort-style Rooftop Pool with Sun Deck
- Jacuzzi and Cabanas
- Private Rooftop Restaurant/Bar
- Fully equipped fitness center
- Wellness spaces (yoga / meditation rooms)
- Coworking lounges + private workspaces
- Social lounges & entertainment areas
- Skyline-view gathering spaces
- 24-hour concierge / front desk
- Smart building access & security
- High-speed WiFi in common areas
- 24/7 Security Services & Controlled Property Access

Walkable to:

- Kaseya Center (Miami Heat arena)
- Brightline high-speed rail
- Bayfront Park & waterfront
- Brickell & Wynwood
- Restaurants, retail, and entertainment

SCAN FOR MORE



*This information is believed to be accurate and reliable but is not guaranteed. Buyers are responsible for verifying all details.



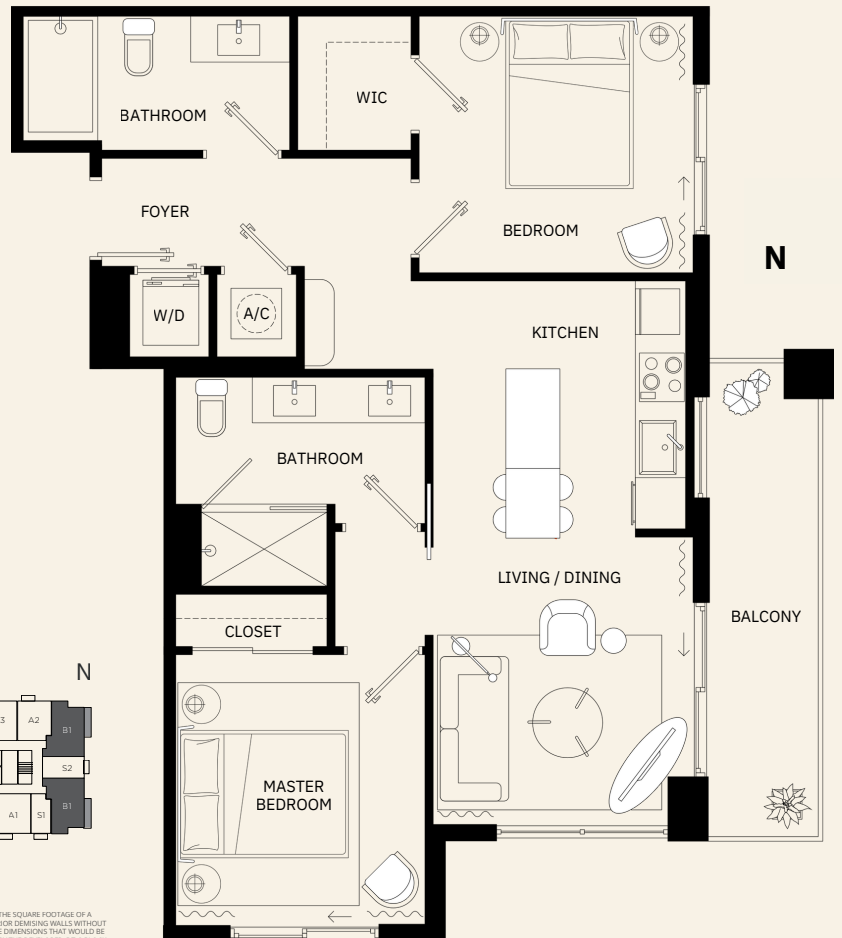
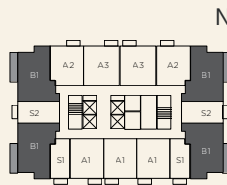
B1 Lines 01/07/09/14

2 Bed / 2 Bath

INTERIOR 825 SQ. FT. | 77M²

EXTERIOR 100 SQ. FT. | 9M²

TOTAL AREA 925 SQ. FT. | 86M²



THE DIMENSIONS STATED FOR THIS UNIT FLOOR PLAN ARE APPROXIMATE BECAUSE THERE ARE VARIOUS RECOGNIZED METHODS FOR CALCULATING THE SQUARE FOOTAGE OF A UNIT. THE SQUARE FOOTAGE STATED HERE IS CALCULATED FROM THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS TO THE CENTERLINE OF INTERIOR DIMENSIONING WALLS WITHOUT DEDUCTIONS FOR CLOSETS, CURVES, OR ARCHITECTURAL FEATURES. THIS METHOD TYPICALLY RESULTS IN QUOTED DIMENSIONS GREATER THAN THE DIMENSIONS THAT WOULD BE DETERMINED BY USING OTHER ACCEPTED METHODS. THE DEFINITION OF "UNIT" AND THE CALCULATION METHOD TO BE RELIED UPON IS SET FORTH BY THE DEVELOPER, DT CROSBY, LLC, IN DEVELOPER'S PROSPECTUS AND THE METHOD SET FORTH IN THE DEVELOPER'S PROSPECTUS MAY RESULT IN A SQUARE FOOTAGE CALCULATION LESS THAN THE METHOD USED HERE. CONSULT THE DEVELOPER'S PROSPECTUS FOR INFORMATION ON WHAT IS OFFERED WITH THE UNIT AND THE CALCULATION OF THE UNIT SQUARE FOOTAGE AND DIMENSIONS.