



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
- Airbnb allowed. Estimated rental rates: \$280–\$400 per night; \$2,500 weekly. Estimated start-up fee: \$3,500. 80/20 revenue split with owner.

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.