

Royal Condo-Hotel South Beach, Built in 1936

@ 763 Pennsylvania Ave, Miami Beach, FL 33139

For Sale**Dennys Gonzalez P.A. , Best of Luxury Realty (Aventura, FL)**

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MLS/Listing No. A11659717

Offering a portfolio of 33 studio-apartments (building has a total of 42 units). All units are individual folios. Rental activity can be self-managed or through the existing hotel-program. HOA fee per unit covers all utilities, insurance, cable, and front-desk attendant. All units are fully furnished with equipped kitchenettes. Building is legally approved for nightly-rentals. Building received its 40-Yr Recertification and it is currently undergoing the 50-Yr Recertification. **For more information call 786-306-7965, or email: dg@bestofluxuryrealty.com (Dennys Gonzalez with Best of Luxury Realty Corp.)**

Residential Units (package 1 with 15 units)

#	MLS #	Dade-County Folio #	Owner Of Record	Legal Unit #	Actual Door #	Layout	SIZE (Sq. Ft.)	SIZE (Sq. Mtrs.)	Remarks	HOA (Monthly)	Property Tax (Yearly)
1		02-4203-270-0030	Inventory 1	102	202	1 bedroom	275	26	<i>Acquired 2025</i>	\$851	\$2,539
2		02-4203-270-0070	Inventory 1	104	204	1 bedroom	270	25	Furnished. Units 204 & 206 are side-by-side. Split A/C System, TV, Ceiling Fan, Queen Bed. Bathtub. View to Solarium Area. Full Kitchenette.	\$836	\$2,291
3		02-4203-270-0110	Inventory 1	106	206	1 bedroom	270	25	Furnished. Units 204 & 206 are side-by-side. Full kitchenette. Split A/C system. TV.	\$836	\$2,315
4		02-4203-270-0130	Inventory 1	107	207	1 bedroom	270	25	Furnished. Full kitchenette. Split A/C system. TV.	\$836	\$2,364
5		02-4203-270-0210	Inventory 1	111	211	2 bedrooms	577	54	Furnished. Corner Unit.	\$1,786	\$3,862
6		02-4203-270-0290	Inventory 1	115	215	1 bedroom	342	32	Furnished. Large unit. Remodeled. New Bathroom with shower. View to Solarium. TV. Two queen beds. Full kitchenette.	\$1,059	\$2,529
7		02-4203-270-0330	Inventory 1	117	217	2 bedrooms	466	44	Furnished. Large Corner Unit. Space for 2 bedrooms. Remodeled. Dual Split A/C system. Two TV's. 3 beds, 2 queens and 1 twin. Views to Washington and 8th Street.	\$1,443	\$3,301
8		02-4203-270-0040	Inventory 1	123	323	1 bedrooms	275	26	Furnished. Corner Unit. Queen Bed. Views to Washington & Solarium. Split A/C System, TV, Ceiling Fan. Full kitchenette.	\$851	\$2,364
9		02-4203-270-0160	Inventory 1	129	329	1 bedroom	250	24	Furnished. Remodeled. Limited Kitchenette. Queen bed. Large flat TV. View to solarium and Washington. Shower in bathroom.	\$774	\$2,284
10		02-4203-270-0220	Inventory 1	132	332	2 bedrooms	577	54	Furnished. Corner Unit. Units 332 and 333 are side-by-side.	\$1,786	\$3,862
11		02-4203-270-0240	Inventory 1	133	333	1 bedroom	230	22	Furnished. Units 332 and 333 are side-by-side. View to 8th street. Remodeled. Bathtub in bathroom. Queen bed. TV. Split A/C system. Full Kitchenette.	\$712	\$2,308
12		02-4203-270-0300	Inventory 1	136	336	1 bedroom	342	32	Furnished. Units 336 and 342 are back-to-back units. 2 queen beds. Views to solarium and Washington. Bathtub in restroom. TV. Full kitchenette. Large closet.	\$1,059	\$2,529
13		02-4203-270-0380	Inventory 1	140	340	1 bedroom	266	25	Furnished. Remodeled. TV. Full Kitchenette. View to Washington. Queen Bed. Split A/C system. Shower in bathroom.	\$823	\$2,388
14		02-4203-270-0420	Inventory 1	142	342	1 bedroom	276	26	Furnished. Units 336 and 342 are back-to-back units.	\$854	\$2,463
15		02-4203-270-0010	Inventory 1	101	201		305	29	<i>Acquired 2025</i>	\$935	\$2,422
						Total Size:	4,991	469	<i>Inventory # 1</i> Monthly Expenses for HOA Fees and County Property Taxes:	\$15,441	\$3,318
										Total Monthly Expenses:	\$18,759

Residential Units (package 2 with 18 units)											
#	MLS #	Dade-County Folio #	Owner Of Record	Legal Unit #	Actual Door #	Layout	SIZE (Sq. Ft.)	SIZE (Sq. Mtrs.)	Remarks	HOA (Monthly)	Property Tax (Yearly)
1		02-4203-270-0050	Inventory 2	103	203	1 bedroom	270	25	Units are fully booked on nightly rentals. Showing window is during Check-out is 11 AM and Check-in is 3 PM. Showing opportunities are random and not guaranteed unless we are under official offer due diligence. Please go to front desk and ask to see whatever unit is available on that day. See property inventory on MLS Attachment for the list of the 32 units for sale under my MLS listings.	\$836	\$2,208
2		02-4203-270-0150	Inventory 2	108	208	1 bedroom	250	24		\$774	\$2,161
3		02-4203-270-0190	Inventory 2	110	210	1 bedroom	282	27		\$873	\$2,295
4		02-4203-270-0370	Inventory 2	119	219	1 bedroom	266	25		\$823	\$2,292
5		02-4203-270-0020	Inventory 2	122	222	1 bedroom	305	29		\$944	\$2,298
6		02-4203-270-0060	Inventory 2	124	224	1 bedroom	270	25		\$836	\$2,208
7		02-4203-270-0120	Inventory 2	127	224	1 bedroom	270	25		\$836	\$2,208
8		02-4203-270-0140	Inventory 2	128	228	1 bedroom	270	25		\$836	\$2,208
9		02-4203-270-0340	Inventory 2	138	238	1 bedroom	466	44		\$1,442	\$3,167
10		02-4203-270-0400	Inventory 2	141	241	1 bedroom	245	23		\$758	\$2,180
11		02-4203-270-0090	Inventory 3	105	205	1 bedroom	270	25		\$836	\$2,208
12		02-4203-270-0170	Inventory 3	109	209	1 bedroom	270	25		\$836	\$2,207
13		02-4203-270-0270	Inventory 3	114	214	1 bedroom	270	25		\$836	\$2,208
14		02-4203-270-0350	Inventory 3	118	218	1 bedroom	302	29		\$935	\$2,308
15		02-4203-270-0410	Inventory 3	121	221	1 bedroom	276	26		\$854	\$2,339
16		02-4203-270-0100	Inventory 3	126	326	1 bedroom	270	25		\$836	\$2,208
17		02-4203-270-0260	Inventory 3	134	334	1 bedroom	270	25		\$836	\$2,208
18		02-4203-270-0280	Inventory 3	135	335	1 bedroom	270	25		\$836	\$2,208
						Total Size:	5,092	477	Inventory # 2 & 3 Monthly Expenses for HOA Fees and County Property Taxes:	\$15,763	\$3,427
										Total Monthly Expenses:	\$19,190
						Sq. Ft.		Sq. Mtrs.			
						33 Units Total Size:	10,083	946	33 Units Monthly Expense:	\$31,204	\$6,745
										33 Units Total Monthly Expenses:	\$37,949
										Annual Tax Total:	\$80,940
Notice: There is a special assessment in place, per unit, for the 50 Year Recertification.											