

BlueBay Brokers

FOR SALE · TURNKEY SHORT-TERM RENTAL · BRICKELL, MIAMI

The Club at Brickell Bay #1723

FURNISHED · OPERATING · NIGHTLY RENTALS ALLOWED

Two bedrooms, two baths and a den, 1,105 sq ft corner on the 17th floor · 1200 Brickell Bay Drive, Miami FL 33131

\$729,000 · sold furnished · MLS A12105652

2 bedrooms · 2 baths + den

King bed in the primary, two beds in the second, daybed in the den

Turnkey furnished

Furniture, linens, kitchenware and televisions included

Nightly rentals allowed

Permitted by the association, and operating today

1,105 sq ft corner

Long balcony over Biscayne Bay and the Brickell skyline

Washer and dryer

Inside the unit

Parking

One assigned space, with valet

Key figures

\$729,000	Asking price, furnished
\$946 / month	Association fee
\$9,189	2025 property taxes
Profitable	Statements to qualified buyers
DSCR financing	Qualifies on the property's income, low down payment
Association approval	Required before closing; rapid approval
Guest taxes	Stays of six months or less carry 13% Florida and Miami-Dade transient taxes, paid by guests

Income from day one

Furnished, listed and booking: you buy it running, with no set-up month.

One of the few in Brickell

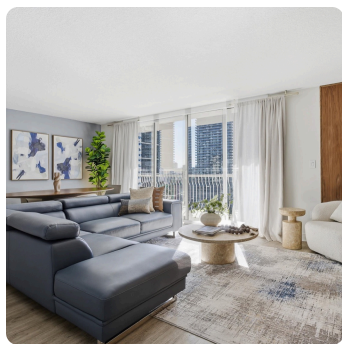
The Club allows nightly stays, where most towers now impose 30 days or more.

The bay at the door

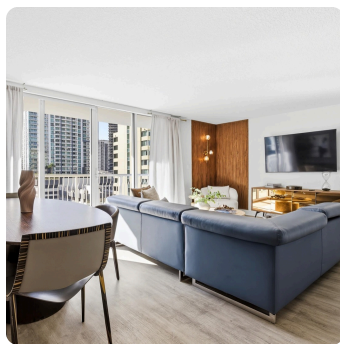
Brickell Bay Drive, steps from Brickell City Centre, Whole Foods and the Metromover.

Want to see it? Send a WhatsApp or a text with the day and time: showings on 24 hours' notice, around guest stays.

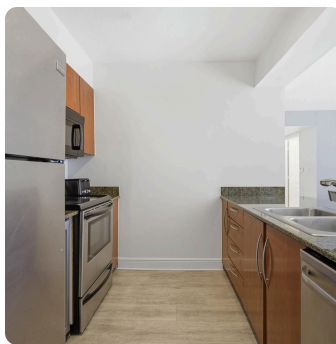
Carolina Peña · Broker, BlueBay Brokers LLC · WhatsApp or text only: 786-326-8778



Corner living room



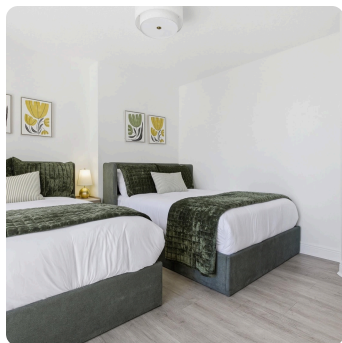
Living room, two walls of glass



Kitchen, stainless appliances



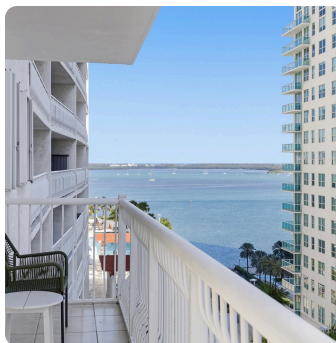
Primary bedroom, king bed



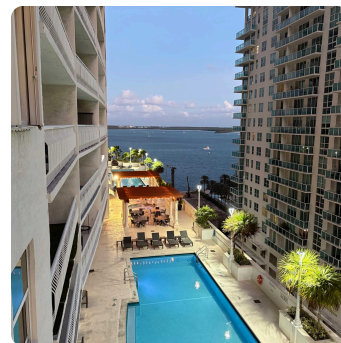
Second bedroom, two beds



Bathroom



Balcony view over the bay



Heated pool on the bay, 14th floor

The building

A 2004 tower of 43 floors on Brickell Bay Drive. The resort deck on the 14th floor has two heated pools facing the bay, a hot tub, a sauna, a 24-hour gym, a game room with billiards and ping-pong, a children's playroom and a residents' lounge. 24/7 front desk and security, key-fob access and valet. The association permits nightly rentals, which few Brickell buildings still do.

The neighbourhood

Brickell City Centre, Mary Brickell Village, Whole Foods and the Metromover are a few minutes on foot, and the bayfront is across the street. Brickell is Miami's financial district: restaurants and shops downstairs, Miami Beach twenty minutes away, the airport twenty-five.

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