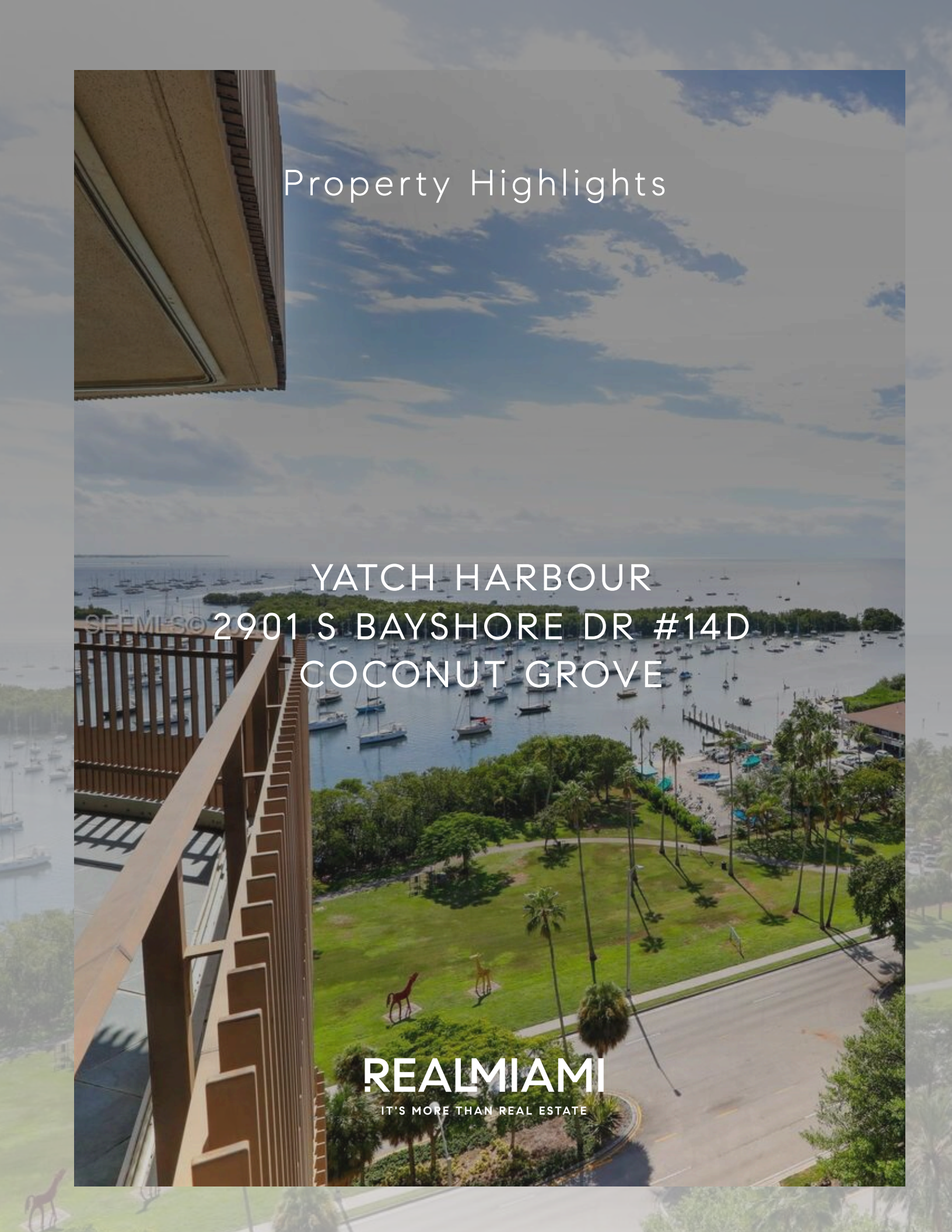
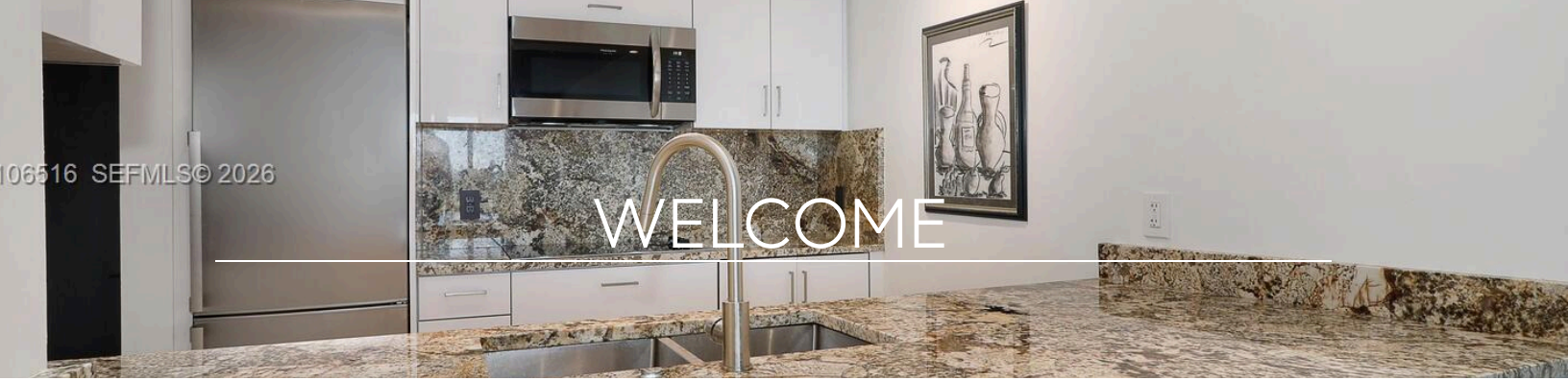




Property Highlights

SEEMLS.COM
YATCH HARBOUR
2901 S BAYSHORE DR #14D
COCONUT GROVE

REALMIAMI
IT'S MORE THAN REAL ESTATE



WELCOME

WATERFRONT LIVING IN THE HEART OF COCONUT GROVE

At Yacht Harbour, architecture, waterfront views, and the unmistakable character of Coconut Grove come together. Perched on the 14th floor, Residence 14D offers beautifully updated interiors, an expansive private terrace, and unobstructed views across Biscayne Bay and the surrounding skyline.

Designed by renowned architect Kenneth Treister, this landmark residence pairs the comforts of a full-service building with one of Miami's most walkable and desirable waterfront neighborhoods.

The Residence

- Beautifully updated interiors with contemporary finishes and a thoughtfully designed layout
- Expansive windows inviting abundant natural light throughout
- Spacious living and entertaining areas
- Updated kitchen featuring premium Gaggenau appliances

The View & Private Terrace

- Sweeping, unobstructed views of Biscayne Bay, the sailboat anchorage, and Miami skyline
- Elevated 14th-floor vantage point capturing the beauty of Coconut Grove's waterfront
- Expansive private terrace offering seamless indoor-outdoor living
- An exceptional setting for morning coffee, sunset views, and open-air entertaining

Architecture & Building

- Located within Yacht Harbour, an architecturally distinctive Coconut Grove landmark
- Designed by acclaimed architect Kenneth Treister, also known for Miami Beach's Holocaust Memorial
- Full-service residential building with 24-hour attended front desk, security, and on-site management
- Complimentary valet parking
- One assigned covered garage parking space and additional private storage



The Lifestyle

Resident Amenities

- Heated swimming pool
- Two tennis courts
- Fitness center and sauna
- Outdoor BBQ and entertaining areas
- Resident party room

Building Improvements & Assessments

- Completed 40-year building recertification
- Completed Structural Integrity Reserve Study (SIRS)
- Associated special assessment amount already established
- Seller to pay the applicable special assessment in full at closing

The Coconut Grove Lifestyle

- Prime waterfront location in the heart of Coconut Grove
- Steps from CocoWalk, acclaimed restaurants, boutiques, cafés, and neighborhood destinations
- Moments from Dinner Key Marina, Coconut Grove Sailing Club, and waterfront parks
- Convenient pedestrian access to CocoWalk through the building's rear gate
- Exceptional walkability to the Grove's vibrant dining, shopping, and cultural scene

Additional Conveniences

- Association fees include cable, internet, water, and additional building services
- Full-service residential experience combining privacy, convenience, and an established waterfront address

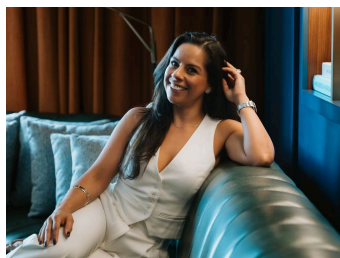


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COMPASS



The Investment Opportunity

More than a duplex, 523–525 NW 106th Street offers multiple paths to ownership and income.

- Compelling income-producing opportunity
- Opportunity to lease both residences as a dedicated multifamily investment
- Live in one residence while generating rental income from the other
- Well-suited for multi-generational living while maintaining independent households
- Separate utility meters support independent tenant operations and simplified expense management
- No HOA or condo association
- Modern layouts, private outdoor spaces and generous interiors well-suited for long-term rental demand
- A versatile multifamily asset combining newer construction, substantial living space, independent residences and income potential

Two Homes. Multiple Possibilities.

Live in one. Lease the other. Rent both. Bring generations together.

523–525 NW 106th Street offers the flexibility to adapt to the way its next owner wants to live, invest and grow.

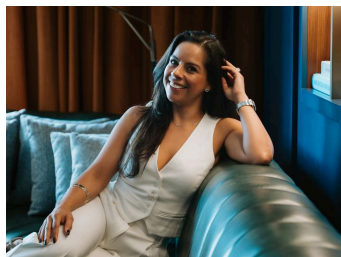


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