

A11308004 © Miami MLS® 2022



\$2,054,000

## 99 SW 7TH ST 4004 MIAMI FL 33130

<https://miamirealestateinc.com>

LOFTY Brickell / with an iconic waterfront location on the Miami River, just steps from Brickell City Centre, Lofty will reach 44-stories and will be the first luxury building in Brickell purposely designed to be shared, with a service-oriented hospitality focus. Short term rentals are permitted as of right, granting owners ultimate flexibility of ownership [...]

- 3 beds
- 3 baths
- Condominium
- Residential
- Active
- 1640 sq ft

### Basics

**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 2025

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 1640 sq ft



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## Rooms & Units Description

**Unit Number:** 4004

**Total Rooms:** 1

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## Location Details

**County Or Parish:** Miami-Dade County

**Directions:** Temporary Sales Gallery is located at 1450 S Miami Ave, Miami, FL 33130. Please call for appointment.

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## Property details

**Total Building Area:** 2232

**Direction Faces:** Southwest

**Subdivision Name:** Lofty Brickell

**Parcel Number:** 01-41-00-000-4004

**Possession:** Closing & Funding

**Living Area Source:** Builder

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## Property Features



**Building Features:** Exterior Lighting  
**Exterior Features:** Balcony, Security/High Impact Doors

**Interior Features:** Built-in Features, Bedroom on Main Level, Closet Cabinetry, Dual Sinks, Entrance Foyer, Main Living Area Entry Level  
**Waterfront Features:** Canal Front, River Front, Seawall

**Window Features:** Impact Glass  
**Pool Features:** Association

**Parking Features:** One Space, Valet  
**Appliances:** Dryer, Dishwasher, Electric Range, Disposal, Ice Maker, Microwave, Refrigerator, Washer

**Architectural Style:** High Rise, Penthouse  
**Association Amenities:** Billiard Room, Marina, Clubhouse, Elevator(s), Library, Other, Pool, Sauna, Spa/Hot Tub

**Construction Materials:** Block  
**Cooling:** Central Air, Electric

**Cooling Y/N:** 1  
**Covered Spaces:** 1

**Flooring:** Other  
**Furnished:** Furnished

**Garage Spaces:** 1  
**Garage Y/N:** 1

**Heating:** Central, Electric  
**Heating Y/N:** 1

**New Construction Y/N:** 1  
**Pets Allowed:** Conditional, Yes

**View:** Canal, City, Water  
**View Y/N:** 1

**Entry Level:** 40  
**Entry Location:** 40

**Patio and Porch Features:** Balcony, Open  
**Property Attached Y/N:** 1

**Waterfront Y/N:** 1  
**Stories Total:** 43

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## Miscellaneous



**Development Status:** New Construction

**Public Survey  
Township:** 1

**Syndication Remarks:** Iconic waterfront Lofty will be the first luxury building in Brickell purposely designed to be shared with service-oriented hospitality focus.

**Year Built  
Details:** New  
Construction

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11308004>

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## Fees & Taxes

**Tax Year:** 2022

**Tax Legal Description:** Miami  
River Front Condo

**Association Fee:** 1623

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Amenities,Common  
Areas,Maintenance Structure,Other,Parking,Security

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## Courtesy of

**Office Name:** Cervera Real Estate Inc.

