



**\$5,200,000**

## **1455 OCEAN DR 809**

<https://rluxury.com>

IL VILLAGGIO ON SOUTH BEACH CONDO UNIT 809 UNDIV  
0.937788 INT IN COMMON ELEMENTS OFF REC 18307-1424 COC  
22981-0019 12 2004 5 Experience luxury living at its finest in one  
of Miami Beach's most sought-after oceanfront buildings! This  
meticulously designed corner residence showcases an  
impeccable blend of design, comfort and style. Enjoy expansive  
ocean and [...]

- 3 beds
- 4 baths
- Condominium
- Residential
- Active
- 2250 sq ft

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## **Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 4 baths  
**Floors:** 17 floors  
**Year built:** 1998  
**Subdivision Name:** IL VILLAGGIO ON SOUTH BEA

**Type:** Condominium  
**Bedrooms:** 3 beds  
**Half baths:** 1 half bath  
**Area:** 2250 sq ft  
**View:** Ocean  
**County:** Miami-Dade

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## Building Details

**Architectural Style:** HighRise  
**Covered Spaces:** 2  
**Floor covering:** Marble

**Construction Materials:** Block  
**Garage Spaces:** 2

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## Amenities & Features

**Parking Features:** Assigned,Covered,TwoOrMoreSpaces

**Association Amenities:**  
BusinessCenter,Clubhouse,CommunityKitchen,FitnessCenter,Library,Pool,SpaHotTub,Elevators

**Utilities:** CableAvailable

**Cooling:** CentralAir

**Heating:** Central

**Appliances:** Dryer,Dishwasher,ElectricRange,Refrigerator,Washer

**Security Features:**  
ElevatorSecured,SecuredGarageParking,LobbySecured

**Waterfront Features:** OceanAccess,OceanFront

**Window Features:** Blinds

**Exterior Features:** SecurityHighImpactDoors

**Interior Features:**  
BedroomOnMainLevel,FirstFloorEntry

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## Expenses, Fees & Taxes

**Association Fee:** \$4,539

**Tax Annual Amount:** \$62,130

**Tax Year:** 2023

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## Miscellaneous

**Association Fee Frequency:** Monthly **List Office Name:** Douglas Elliman

**Listing Terms:** Cash,Conventional

