

A11964716 SEFMLS© 2026



**\$85,000,000**

## **1649 22ND ST, MIAMI BEACH, FL, 33140**

<https://ritterproperties.com>

Extraordinary "Villa Tramonto" on gated Sunset Island 4 with sublime sunset views and coveted west exposure. Luxurious waterfront property under construction but still time to imbue your custom desires to create your dream home! West-facing lot boasts 152 feet of prime waterfrontage, 6000 sq foot understory housing rare 10+ cars in climate-controlled gallery, gym, storage. [...]

- 8 beds
- 9 baths
- Residential
- Single Family Residence
- Active
- 10385 sq ft

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## **Basics**



**Date added:** Added 3 weeks ago

**Type:** Residential

**Bedrooms:** 8 beds

**Half baths:** 5 half baths

**Lot size, sq ft:** 21497 sq ft

**ListOfficeName:** The Corcoran Group

**View:** Bay, Direct Ocean

**MLS ID:** A11964716

**Category:** Single Family Residence

**Status:** Active

**Bathrooms:** 9 baths

**Area:** 10385 sq ft

**SubdivisionName:** SUNSET ISLANDS-ISLAND NO

**GarageSpaces:** 10

**ListAOR:** Miami Association of REALTORS®

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## Building Details

**Cooling features:** Central Air

**ArchitecturalStyle:** Attached, Two Story

**Building Name:** SUNSET ISLANDS-ISLAND NO

**Exterior material:** Concrete Block Construction

**Parking:** Attached Carport, Covered, Driveway

**Year built:** 2026

**NewConstructionYN:** No

**Heating:** Central

**Roof:** Concrete

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## Amenities & Features

**Features:** Bar, Entrance Foyer, Family Room, Media Room, Recreation Room, Second Floor Entry, Storage

**CommunityFeatures:** Mandatory Hoa

**ExteriorFeatures:** Barbeque

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Amenities:** Dishwasher

**WindowFeatures:** Clear Impact Glass

**PoolFeatures:** In Ground

**GarageYN:** Yes

**CoolingYN:** Yes

**FireplaceYN:** No

