

Hamptons

INTERNATIONAL



400 NW 87th St, El Portal, FL 33150

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£970,000
(\$1,300,000)

Property details



Key features

- **Water: Municipal Water**
- **Cooling: Central A/C**
- **Sewer: Septic**

Attributes

-  **Swimming pool**
-  **Near to beach**
-  **Garden**

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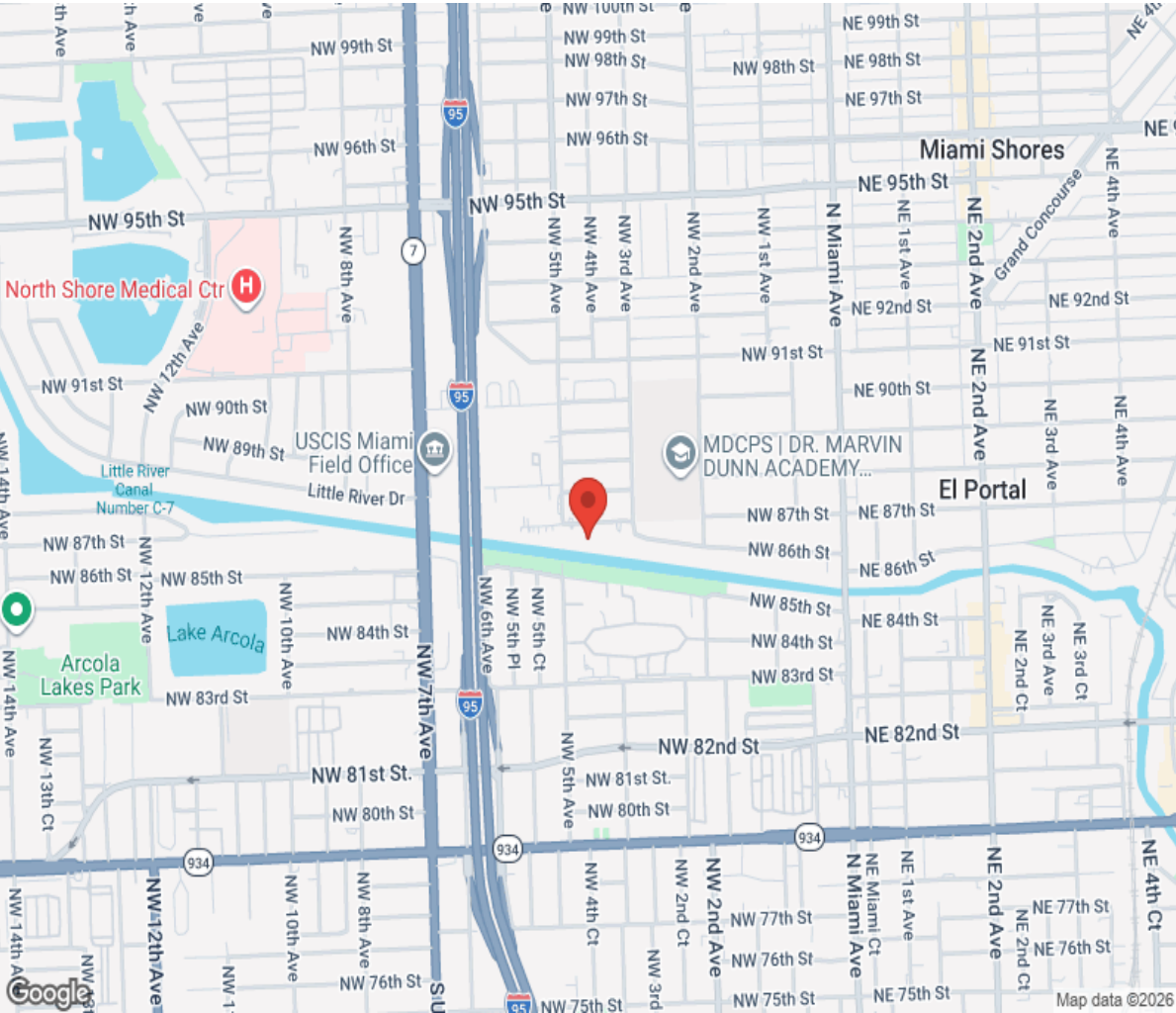
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Description

Rare opportunity Lot to build a spectacular contemporary estate on the banks of the river in the heart of El Portal. This 13,950 SF lot (75' 186', with 75 feet directly on the river) comes with an already issued building permit and construction proposals for a stunning residence offering 4,455 SF under A/C (5,308 SF total). The thoughtfully designed home features 8 bedrooms, 9 bathrooms (plus outdoor bath), soaring two-story walls of glass that frame tranquil river views, and seamless indoor-outdoor living. The approved plans already include the resort backyard: pool with waterfall edge, spa and sun shelf, oversized summer kitchen, pickleball court, putting green, lush landscaping, and multiple entertaining areas-all overlooking the serene river. Rare privacy for a riverfront lot due to the fenced Larchmont Gardens Park on the other riverbank. Skip roughly two years of design and permitting and start building one of El Portal's most distinctive new construction homes with plans already approved including Health Department approved septic plans. A truly exceptional opportunity for developers, investors. Property is included in the Opportunity Zone area and likely to provide multi-million tax benefits, while being conveniently close to I-95 Miami Shores, the Design District, Downtown and ~15min to South Beach. Note: Two fixed-price proposals to build for \$1.65M from two GCs for the permitted plans, price honored for the new owner. Full docs shared with accepted offer

Location



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+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com