

ABIUSO
LUXURY ESTATES
INTERNATIONAL

Abiuso Luxury Estates International

AGENCY — BARI

TAVERNIER — FL

Stunning oceanfront
compound in the Upper
Keys with double
lot and exclusive
development potential

\$ 40.000.000

PRICE

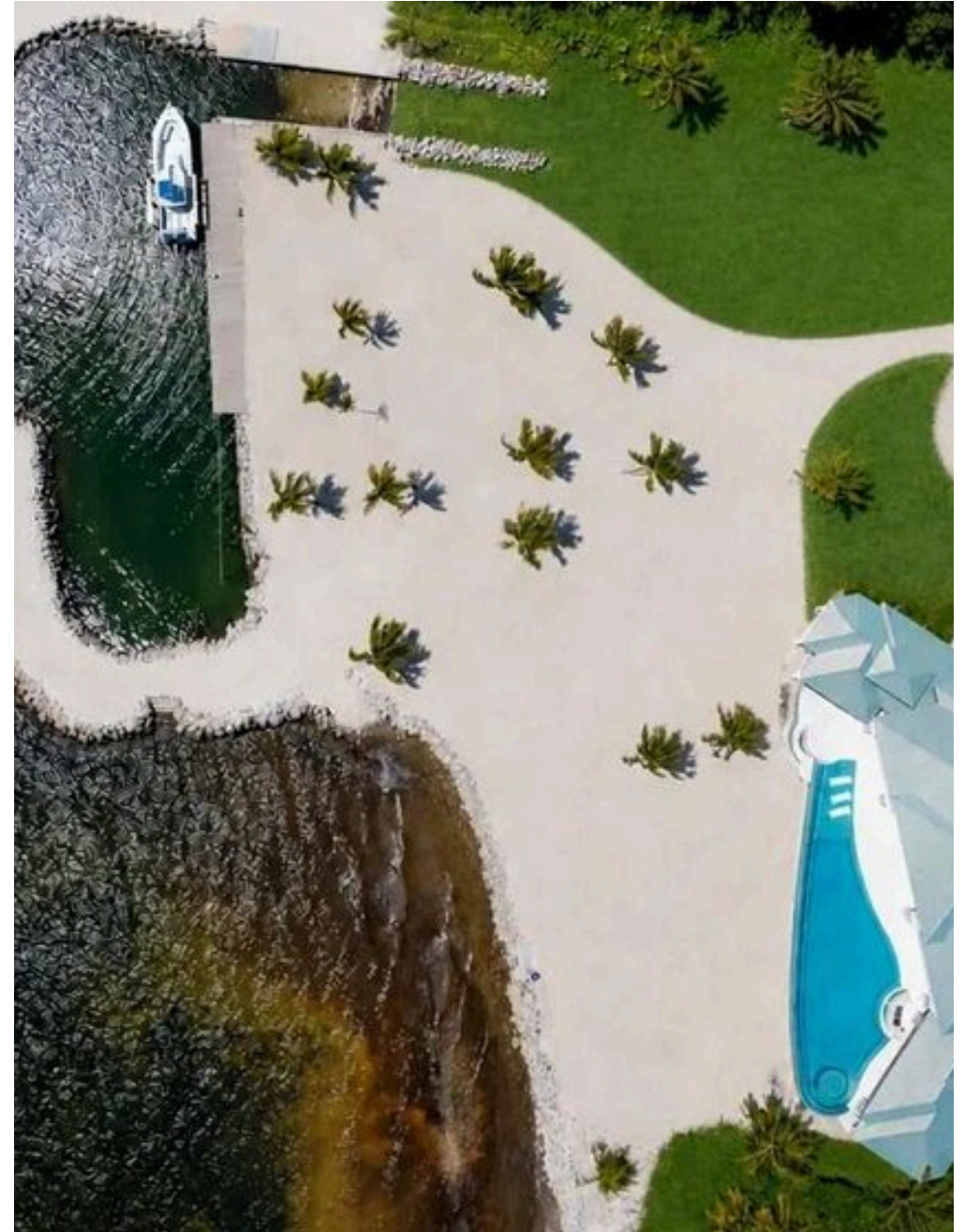
901 m²

SQUARE METRES

5

ROOMS

The Spaces



DESCRIPTION

Stunning oceanfront compound in the Upper Keys with double lot and exclusive development potential

In the heart of the celebrated Millionaire's Row at Tavernier, this exceptional property consisting of two separate lots represents one of the rarest and most strategic waterfront opportunities in the entire Florida Keys market. Located at 88835 and 88845 Old Highway, the compound spans several acres with over 146 feet of direct ocean frontage, offering an almost unrepeatable combination of absolute privacy, superior nautical infrastructure and extraordinary future development potential. The main residence, located at 88845 Old Highway, is a modern, newly constructed villa of approximately 760 sq. ft. designed to the highest contemporary standards. The property features 5 bedrooms, 6 full bathrooms, and 2 powder rooms, with interiors featuring designer finishes, advanced home automation technology, and rooms designed for an uncompromising waterfront lifestyle. The outdoor spaces evoke the ambiance of an ultra-exclusive private resort, with a spectacular

36-meter swimming pool, a protected dock with private dock, boat elevator, and direct access to the deep waters of the Keys. Adjacent to the main residence, the lot at 88835 Old Highway adds more than 1.2 acres of additional land, offering a level of flexibility and asset value rarely available in Florida's oceanfront market. The property includes: a fully renovated 3-bedroom residence completed in 2022 a valuable transferable TDR (Transferable Development Rights) an additional buildable lot a natural strip of tropical vegetation providing exceptional privacy and exclusivity. The presence of the TDR also allows for the future development of a significantly larger main residence, transforming the property into a true legacy waterfront asset. A one-of-a-kind compound that combines luxury living, privileged waterfront access, investment potential and development opportunities in one of the most desirable oceanfront locations in the Florida Keys.

 **901 m²**
AREA

 **5**
ROOMS

 **9**
BATHROOMS

 **\$ 40.000.000**
PRICE

FEATURES



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