#104 Miramar













$1,285,000

2 Bedrooms
2 Bathrooms
1,400 Sq Ft

Property Information	
Address	13 Sharon Lane, Pembroke
Price	$ 1,285,000
Beds	2
Baths	2
Sq. ft.	1,400
Watlington Water	Yes
Garage	Yes
Buyer Type	Bermudian, Belonger & PRC
ARV	$67
Land Tax	$5,630
Security System	Yes
Split-system air conditioning	Yes
Tiled Floors	Yes
Underground Parking	Yes

Description:

Location Location Location! - The last available unit for sale at the newly constructed twelve-unit development, built by well-known developer Gilbert Lopes. Located on the edge of Hamilton in a desirable neighbourhood within walking distance of grocery stores, restaurants, and shops. Drive into the underground garage with each unit having its own dedicated parking space and storage area. Step onto the elevator to the first floor and enter into the spacious open-plan kitchen/dining/living room which leads out to the covered terrace. The living room and terrace offer views of the City of Hamilton. The main bedroom suite has a walk-in closet and bathroom with double sinks and a large shower. The other wing offers a bedroom, bathroom, and laundry. The Thermador kitchen appliances are all stainless steel and feature a six-burner gas stove, refrigerator, undercounter microwave, and dishwasher. The interior sq. footage is approx. 1,400 and the terrace is 150 square feet. The location, convenience, and high-end finishes make a Miramar condo an ideal rental investment property given it is adjacent to Bermuda's premier business district. The one-level apartment is rented until December 2026 and provides a 7.4% gross return on investment. Easily accessible with no steps, this unit is ideal for senior living in years to come. Please call Jonelle Smith, Sole Agent, for further information.

Agent Information



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