



**Price: \$625,000**

**MLS Number:** F10545960

**Condo / Town Home**

**505 N Fort Lauderdale Bch Blvd Unit 1702, Fort Lauderdale, Florida 33304 USA**

**Beds:** 2

**Baths:** 2

**Taxes:** \$8,801

**Living Area:** 1,308

**Unit:** 1702

**HOA Fees:** \$513

**Waterfront:** YES

**Year Built:** 2006

**Community:** Q CLUB RESORT & RESIDENCE

**Subdivision:** Q CLUB RESORT & RESIDENCE

# ABOUT THIS PROPERTY

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Welcome to the luxurious Q Club condo-hotel. This fully furnished two-bedroom, two-bath residence features floor-to-ceiling impact windows and two outdoor covered terraces, offering stunning ocean views and seamless indoor-outdoor living. Enjoy first-class resort amenities including restaurant bars, concierge services, 24-hour fitness center, spa, tropical pool deck, room service, and business center. Part of the Hilton-managed hotel rental program and is strictly an investment property; owner occupancy is limited to a maximum of three months per year, non-consecutive (blackout dates.) Designed for flexibility and income potential, the split-bedroom layout allows each bedroom to be rented separately. An exceptional opportunity for hands-off luxury investment on the ocean.

## FEATURES

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|             |                                                                                                                           |
|-------------|---------------------------------------------------------------------------------------------------------------------------|
| Community:  | Community In-door Swimming Pool, Community Spa(s), Extra Storage Available                                                |
| Exterior:   | Balcony                                                                                                                   |
| Flooring:   | Marble Floors, Tile Flooring                                                                                              |
| General:    | Elevator(s)                                                                                                               |
| Heat/Cool:  | Central Air Conditioning                                                                                                  |
| Inclusions: | Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Dryer |
| Scenery:    | Ocean View, Ocean Frontage                                                                                                |
| Style:      | Highrise                                                                                                                  |

PROPERTY  
LOCATION

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