



**Price: \$1,049,900**

**MLS Number: A12042420**

**Condo / Town Home**

**16699 Collins Ave Unit 1706, Sunny Isles Beach, Florida 33160 USA**

**Beds: 2**

**Baths: 2**

**Half Baths: 1**

**Living Area: 1,637**

**Unit: 1706**

**HOA Fees: \$0**

**Waterfront: YES**

**Year Built: 2007**

**Community: LA PERLA CONDO**

**Subdivision: LA PERLA CONDO**

**Elementary School: Norman S. Edelcup K-8**

**Junior High: Highland Oaks**

## ABOUT THIS PROPERTY

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Gorgeous Unobstructed Ocean Views await you from 3 private balconies in this luxurious oceanfront 2 bedroom + den (easily convertible to a 3rd bedroom w/closet) and 2 1/2 bathroom condo. Full service building with all the amenities of a luxury oceanfront building. Washer/Dryer in unit. Well Maintained. Easy rental policy makes this an investors dream. Perfect location within walking distance of fine & casual dining, food shopping, and other conveniences. Bal Harbour shoppes and Aventura Mall are a few minutes away by car. 20 minutes to Ft Laderdale International Airport and 25 minutes from Miami International Airport. Private beach access and the world famous Sunny Isles Beach Pier at your back doorstep. Fantastic opportunity to own in a great building, in a great location, at a great price!!!

PROPERTY  
LOCATION



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