



A12056205 SEFMLS© 2026



Price: \$640,000		MLS Number: A12056205		Condo / Town Home	
3131 NE 188th St Unit 2-705, Aventura, Florida 33180 USA					
Beds: 2		Baths: 2		Half Baths: 1	
Living Area: 1,432		Unit: 2-705		HOA Fees: \$1,379	
Waterfront: YES		Year Built: 2007			
Community: THE ATRIUM AT AVENTURA CO			Subdivision: THE ATRIUM AT AVENTURA CO		
Elementary School: Aventura Waterways			Junior High: Highland Oaks		

ABOUT THIS PROPERTY

Experience refined waterfront living at Atrium in Aventura. This elegant 2 bed, 2.5 bath residence is framed by floor-to-ceiling open-concept layout seamlessly connects the kitchen, dining, & living areas, creating an inviting setting for both everyday living & entertaining. The expansive private balconyâ€”an exceptional space for enjoying sunrise views, evening lights, & the energy of the waterfront. The residence includes one assigned parking space, with the opportunity to purchase a second space for a car center, dedicated workspaces, 24-hour security, & a collection of amenities designed for modern living. The property may also include a second year. The seller pays the full cost of the buydown, providing an opportunity to reduce initial monthly payments.

PROPERTY
LOCATION



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