



Artist Conceptual Rendering

Price: \$501,522

MLS Number: F10476494

Condo / Town Home

300 NE 3rd Ave Unit 1107S, Fort Lauderdale, Florida 33301 USA

Beds: 1

Baths: 1

Taxes: \$0

Living Area: 553

Unit: 1107S

HOA Fees: \$511

Year Built: 2028

Community: Ombelle Fort Lauderdale

Subdivision: Ombelle Fort Lauderdale

ABOUT THIS PROPERTY

Ombelle is redefining luxury living in downtown Fort Lauderdale. Only 5% deposit at contract! Fully finished & furnished Stud to 3-Bedroom residences. Finishes include oak wood/porcelain tile flooring, floor-to-ceiling kitchen cabinetry, Smeg appliances, floor-to-ceiling porcelain tile in primary bathrooms & custom vanities w/ natural stone countertops. 100,000 SqFt of indoor/outdoor amenities includes 2 indoor pickleball courts, 2 pools, fitness center, yoga studio, golf simulator, indoor & outdoor saunas, 2 cold plunge pools, music room, arts & crafts room, co-working space & more! 15,000 SF lobby, a mixed-use plaza w/ dining & retail. Prime location in the heart of Flagler Village. Moments from Las Olas, world-class restaurants, shopping, Brightline & more! Pet-friendly building.

FEATURES

Community:	Pool Table(s), Community In-door Swimming Pool, Community Childrens Play Area', Community Sauna(s), Community Spa(s)
Flooring:	Tile Flooring, Hardwood Floors
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer, Built-in Oven

PROPERTY
LOCATION



©2026 | BREC REALTY GROUP, LLC,
YOUR REAL ESTATE ADVISOR IN MIAMI
USA: + 1.954.884.5050
BREC@BRECREALTY.COM | [PRIVACY POLICY](#)

