



Artist Conceptual Rendering

Price: \$1,314,072

MLS Number: F10476726

Condo / Town Home

300 NE 3rd Ave Unit 2803S, Fort Lauderdale, Florida 33301 USA

Beds: 3

Baths: 3

Taxes: \$0

Living Area: 1,527

Unit: 2803S

HOA Fees: \$1,517

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



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