



Artist Conceptual Rendering

Price: \$507,731

MLS Number: F10482806

Condo / Town Home

300 NE 3rd Ave Unit 1207S, Fort Lauderdale, Florida 33301 USA

Beds: 1

Baths: 1

Taxes: \$0

Living Area: 553

Unit: 1207S

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 1 BEDROOM residence. 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! Studio-3 Bedroom Options

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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