



Artist Conceptual Rendering

**Price: \$487,515**

**MLS Number: F10508182**

**Condo / Town Home**

**300 NE 3rd Ave Unit 301S, Fort Lauderdale, Florida 33301 USA**

**Beds: 1**

**Baths: 1**

**Taxes: \$0**

**Living Area: 579**

**Unit: 301S**

**HOA Fees: \$588**

**Year Built: 2028**

**Community: Ombelle Fort Lauderdale**

**Subdivision: Ombelle Fort Lauderdale**

# ABOUT THIS PROPERTY

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Ombelle Fort Lauderdale: 1-Bed / 1-Bath. Future home of Equinox! Only 5% deposit at contract. Fully finished & furnished from Studio to 3-Bedroom. Finishes include oak wood/porcelain tile flooring, floor-to-ceiling kitchen cabinetry, Smeg appliances, luxury finished bathrooms. Over 100,000 SF of indoor/outdoor amenities: 2 indoor pickleball courts, 2 pools, fitness center, golf simulator, yoga & pilates studio, cold plunges, indoor & outdoor saunas, co-working lounge, music & podcast studio, mini golf & much more! 15,000 SF lobby. Prime location in Flagler Village - walking distance to Brightline, La: Oas & top dining.

## FEATURES

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|             |                                                                                                                          |
|-------------|--------------------------------------------------------------------------------------------------------------------------|
| 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 |



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YOUR REAL ESTATE ADVISOR IN MIAMI  
USA: + 1.954.884.5050  
[BREC@BRECREALTY.COM](mailto:BREC@BRECREALTY.COM) | [PRIVACY POLICY](#)

