



**Price: \$1,350,000**

**MLS Number: F10554924**

**Condo / Town Home**

**411 N New River Dr Unit 3402, Fort Lauderdale, Florida 33301 USA**

**Beds: 2**

**Baths: 2**

**Taxes: \$21,867**

**Living Area: 1,630**

**Unit: 3402**

**Lot Square Feet: 1,630**

**HOA Fees: \$2,373**

**Waterfront: YES**

**Year Built: 2005**

**Community: LAS OLAS GRAND**

**Subdivision: LAS OLAS GRAND**

# ABOUT THIS PROPERTY

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Experience a life of cinematic scale at the prestigious Las Olas Grand, where this high floor masterpiece is wrapped in floor-to-ceiling glass to frame breathtaking, panoramic views of the New River, Ocean, and the shimmering of downtown. The residence's centerpiece is a massive 33ft covered terrace that seamlessly integrates the open-concept living spaces with private split-bedroom suites, creating a sophisticated indoor/outdoor sanctuary. Residents indulge in a true 5-star lifestyle featuring a resort-style saline pool, an elite fitness center, and 24-Hr valet service. Perfectly positioned next to the newly Huizenga Park, walking distance of restaurants, nightlife, shopping, the Water Taxi, Brightline, the Broward Center, & just minutes from Fort Lauderdale's beaches. Sq Ft From BCPA

## FEATURES

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|             |                                                                                                                                                              |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior:   | Balcony                                                                                                                                                      |
| Flooring:   | Marble Floors                                                                                                                                                |
| Heat/Cool:  | Central Air Conditioning                                                                                                                                     |
| Inclusions: | Electric Range and Oven, Self-cleaning Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Dryer, Built-in Oven |
| Interior:   | Walk-in Closet(s), Fire Sprinkler System                                                                                                                     |
| Rooms:      | Living/dining Room Combination, Breakfast Area, Eat in Kitchen                                                                                               |
| Scenery:    | River Frontage, River View, Ocean View, Intra-coastal                                                                                                        |
| Style:      | Highrise                                                                                                                                                     |

PROPERTY  
LOCATION

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

