



A11805383 - SEFIM © 2023

**Price: \$720,000**

**MLS Number: A11805383**

**Condo / Town Home**

**401 Poinciana Dr Unit 1225, Sunny Isles Beach, Florida 33160 USA**

**Beds:** 3

**Baths:** 2

**Half Baths:** 1

**Living Area:** 2,500

**Unit:** 1225

**HOA Fees:** \$1,654

**Waterfront:** YES

**Year Built:** 1981

**Community:** POINCIANA IS YT & RCQ CLU

**Subdivision:** POINCIANA IS YT & RCQ CLU

## ABOUT THIS PROPERTY

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Motivated seller! Best Price per sqft in Sunny Isles Spacious waterfront 2-level condo in the exclusive guard-gated Poinciana and den, 2.5 baths, walk-in closets, and attached storage. Ample resident and guest parking. Enjoy breathtaking intracoastal Mall, top schools, parks, and fine dining. Incredible potential to transform this gem into a \$1M+ dream home. 3D walkthrough

# PROPERTY LOCATION

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Image



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YOUR REAL ESTATE ADVISOR IN MIAMI  
USA: + 1.954.884.5050

[BRECO@BRECREALTY.COM](mailto:BRECO@BRECREALTY.COM) | [PRIVACY POLICY](#)