



A11921594 SEFMLS© 2025

**Precio: \$1,290,000**

**Numero de MLS: A11921594**

**Condominios/Town Home**

**3131 NE 188th St Unit 2-301, Aventura, Florida 33180 USA**

**Cuartos:** 4

**Baños:** 4

**Medio Baño:** 1

**Area Habitable:** 3,142

**Unidad:** 2-301

**HOA Fees:** \$3,027

**Frente al Agua:** YES

**Año construido:** 2007

**Comunidades:** THE ATRIUM AT AVENTURA

**Subdivisión:** THE ATRIUM AT AVENTURA

## ABOUT THIS PROPERTY

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Stunning 2-Story Waterfront Duplex Condo – 4 Beds | 4.5 Baths | 3,141 SF. This contemporary residence features soaring ceilings and abundant storage. Flooded with natural light, The main level includes open living and dining areas, an upgraded kitchen, and water views and seamless access to the pool deck, ideal for entertaining or relaxing in total privacy. Upstairs, you'll find three bedrooms (his & hers) and a private balcony overlooking the patio and marina—perfect for enjoying both sunrise and sunset. A rare building with all the amenities of a luxury building—security, gym, valet, marina access and others. Located in the heart of Aventura, this is the only unit with this floor plan currently available for sale in the building.

# PROPERTY LOCATION

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Image



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