



A11954081 SEFMLS© 2026

**Precio: \$499,000**

**Numero de MLS: A11954081**

**Condominios/Town Home**

**3255 NE 184th St Unit 12306, Aventura, Florida 33160 USA**

**Cuartos: 2**

**Baños: 1**

**Medio Baño: 1**

<b>Area Habitable:</b> 1,024	<b>Unidad:</b> 12306	<b>HOA Fees:</b> \$945
<b>Frente al Agua:</b> YES	<b>Año construido:</b> 1997	
<b>Comunidades:</b> VILLAGE BY THE BAY CONDO	<b>Subdivisión:</b> VILLAGE BY THE BAY CONDO	
<b>Escuela elementaria:</b> Aventura Waterways	<b>Escuela primaria:</b> Highland Oaks	

## ABOUT THIS PROPERTY

---

Well-maintained 2BR/2BA residence in a building with the best waterfront views of the bay and ocean at Village by the Bay, a prime location in Miami Beach. This property offers an excellent OPPORTUNITY for rentals allowed up to 12 times per year (minimum 30 days), including short-term rentals. Leasing allowances have been updated with contemporary finishes. A/C replaced in 2023. Full-size washer and dryer (2023). Functional layout within a luxury community offering resort-style amenities: two heated pools (including bayfront pool), two lighted tennis courts, fitness center, BBQ areas, dog park, fully gated with security. Pet-friendly (2 pets, any size). Water and cable included in HOA. Prime walkable location, steps away from Aventura Mall (approx. 5 minutes). Beaches (approx. 7 minutes). Zoned for A-rated schools. Ideal as a primary residence or investment property in one of the most desirable waterfront communities. Interior photos with furniture for virtual staging.

# PROPERTY LOCATION

---

Image



©2026 | BRECO REALTY GROUP, LLC,  
TU ASESOR DE BIENES RAÍCES EN MIAMI  
USA: + 1.954.884.5050

[BRECO@BRECREALTY.COM](mailto:BRECO@BRECREALTY.COM) | [POLITICAS DE PRIVACIDAD](#) |  
[ACCESSIBILITY](#)