

Image

**Precio: \$370,000**

**Numero de MLS: A12022383**

**Condominios/Town Home**

**18021 Biscayne Blvd Unit 1701/2, Aventura, Florida 33160 USA**

**Cuartos: 3**

**Baños: 2**

**Medio Baño: 1**

**Area Habitable: 1,830**

**Unidad: 1701/2**

**HOA Fees: \$1,681**

**Frente al Agua: YES**

**Año construido: 1971**

**Comunidades: DEL PRADO MARINA**

**Subdivisión: DEL PRADO MARINA**

**Escuela elementaria: Aventura Waterways**

**Escuela primaria: Highland Oaks**

## ABOUT THIS PROPERTY

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Experience waterfront living and exceptional investment potential at this beautiful residence in Aventura located at 18021 Biscayne Blvd. #1701/02, Aventura 33160. This spacious corner unit offers approximately 1,830 SF of living space with breathtaking, unobstructed bay views that create the perfect South Florida lifestyle. The property features a versatile layout with 2 bedrooms, 2 bathrooms, plus a separate attached efficiency with its own half bath – ideal for extended family, guests, or additional rental income. A fantastic opportunity for investors, the property is already generating immediate cash flow. The main 2-bedroom residence is currently rented for \$2,700 per month, while the efficiency is rented for \$1,300 per month, producing a combined monthly income of \$4,000. Enjoy abundant natural light, expansive water views from high above the city, and the flexibility of a multi-income property in one of South Florida's most desirable locations. Conveniently located near shopping, dining, beaches, and the world-famous Aventura Mall. Whether you are looking for a primary residence, vacation property, or income-producing investment, this is a rare opportunity to own a bayfront property with strong rental potential in the heart of Aventura.

# PROPERTY LOCATION

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