



A11778351 SEFMLS © 2025

Price: \$1,300,000

MLS Number: A11778351

Condo / Town Home

16699 Collins Ave Unit 2406, Sunny Isles Beach, Florida 33160 USA

Beds: 2

Baths: 2

Half Baths: 1

Living Area: 1,637

Unit: 2406

HOA Fees: \$3,566

Waterfront: YES

Year Built: 2006

Community: La Perla Condo

Subdivision: La Perla Condo

ABOUT THIS PROPERTY

1637sqft/152m2 DIRECT BEACH ACCESS-FULLY FURNISHED & EQUIPPED W/BEAUTIFUL HIGH END FINISHES THROUGHOUT 2BD -2.5BATH DEN-FLOOR TO CEILING WINDOWS-3 BALCONIES-OCEAN VIEWS FROM EVERY ROOM. OPEN KITCHEN- ITALIAN CABINETRY - SS APPLIANCES-GRANITE COUNTER TOPS, MARBLE FLOORS-WASHER/DRYER. FULL SERVICE BLDG-VALET PRKG BEING SOLD TURNKEY WITHOUT PAINTING.LUXUR SHOPPING BAL HARBOR-AVENTURA. GREAT FOR INVESTORS OR SNOWBIRDS RENTAL \$6000 -7000 MONTHLY DEPENDING ON SEASON. Current maintenance \$3,566.61 is for 1 year only including special assessments and reserves, after one year will be back to \$1,458.50



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