





**Price: \$1,249,000**

**MLS Number: A11925384**

**Condo / Town Home**

**16699 Collins Ave Unit 2701, Sunny Isles Beach, Florida 33160 USA**

**Beds: 2**

**Baths: 2**

**Half Baths: 1**

**Living Area: 1,623**

**Unit: 2701**

**HOA Fees: \$1,754**

**Year Built: 2006**

**Community: LA PERLA CONDO**

**Subdivision: LA PERLA CONDO**

**Elementary School: Norman S. Edelcup K-8**

**Junior High: Highland Oaks**

## ABOUT THIS PROPERTY

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Oceanfront 2BR + Den | 12 Leases/Year (7-day minimum) | Renovated 2H 2025. Full-time residential building, adjacent to a hotel (Curio Collection by Hilton). 1,623 sq ft interior + 264 sq ft across 3 private balconies. Southern exposure delivers consistent and open views from Bal Harbour to Miami Beach. New kitchen appliances and furniture, modern washer dryer. Building allows year-round - rare for various rental strategies. 2026 HOA: \$1,655/month + \$99 cable/internet Full-service building with beach service. Deeded valet parking included; self-parking paid through Aug 2026. Some photos have been virtually rendered.

# PROPERTY LOCATION

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Image



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