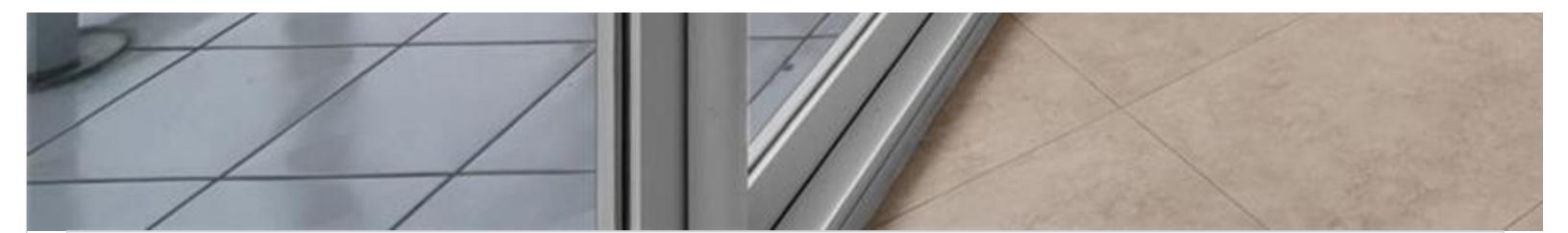




A11938357 SEFMLS© 2026



**Price: \$875,000**

**MLS Number: A11938357**

**Condo / Town Home**

**16485 Collins Ave Unit 2235, Sunny Isles Beach, Florida 33160 USA**

**Beds:** 2

**Baths:** 2

**Living Area:** 1,460

**Unit:** 2235

**HOA Fees:** \$1,435

**Waterfront:** YES

**Year Built:** 1991

**Community:** OCEANIA III CONDO

**Subdivision:** OCEANIA III CONDO

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

**Junior High:** Highland Oaks

## ABOUT THIS PROPERTY

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FLASH SALE! Priced for a quick closing. Don't wait or you'll lose this opportunity. Come and enjoy true oceanfront living. Walk a morning swim and get the health benefits of bathing in the ocean. Floor to ceiling windows in every room. Building offers the state of the art gym with an array of classes such as Zumba, yogalates, bootcamp, spinning, and cardio-sculpt. You also get 24/7 concierge service, 24/7 security, and a 24/7 doorman. Located in the heart of Bal Harbour, just steps away from Bal Harbour Shops, and great parks for the kids. Building concrete restoration completed, new roof, renovated hallways, updated elevators, and a new lobby. Stable hands on site with low staff turnover. Stable hands on Board of Directors.

# PROPERTY LOCATION

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Image



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