



A11948071 SEFMLS© 2023



<b>Price: \$2,740,000</b>			<b>MLS Number: A11948071</b>			<b>Condo / Town Home</b>		
<b>10101 Collins Ave Unit 11D + caba, Bal Harbour, Florida 33154 USA</b>								
<b>Beds: 2</b>			<b>Baths: 3</b>			<b>Half Baths: 1</b>		
<b>Living Area: 2,210</b>			<b>Unit: 11D + caba</b>			<b>HOA Fees: \$3,122</b>		
<b>Waterfront: YES</b>			<b>Year Built: 1994</b>					
<b>Community: THE PALACE AT BAL HARBOUR</b>					<b>Subdivision: THE PALACE AT BAL HARBOUR</b>			

## ABOUT THIS PROPERTY

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Step inside - Directly from your private elevator & foyer entrance to this elegant, sun-filled residence offering 2,210 square feet complemented by a spacious balcony terrace ideal for sunrise mornings and serene evenings. This residence features custom closets. The flexible floor plan allows for an easy conversion to a 3-bedroom. Located in The Palace, one of Bal Harbour's most exclusive waters. Situated walking distance to the world-renowned Bal Harbour Shops, Harding District, and to multiple houses of worship. State-of-the-art fitness center, on-site restaurant, dedicated concierge with premium services. Enjoy the Poolside Cabana #2 elegant beachside living.



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