





**Price: \$1,535,000**

**MLS Number: A11949925**

**Condo / Town Home**

**18683 Collins Ave Unit 1601, Sunny Isles Beach, Florida 33160 USA**

**Beds:** 2

**Baths:** 3

**Living Area:** 1,431

**Unit:** 1601

**HOA Fees:** \$1,850

**Waterfront:** YES

**Year Built:** 2005

**Community:** M RESORT RESIDENCES CONDO

**Subdivision:** M RESORT RESIDENCES CONDO

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

**Junior High:** Highland Oaks

## ABOUT THIS PROPERTY

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This is an incredibly rare chance to own a unit in the most desirable line of the building. Exquisite split-plan residence featuring ocean views. This unit is highly sought after by guests who choose to stay at the hotel, making it a prime investment with high potential. You can join the hotel program or opt for third-party rentals. Additionally, the corner layout allows you to rent Unit A and Unit B together, doubling your rental income potential. This turn-key ready property is an income-producing gem. The unit boasts a modern open kitchen, granite countertops, stainless steel appliances, and so much more. It is designed to offer luxury, comfort, and convenience with incredible amenities that enhance the living experience. Residents and guests can enjoy an infinity pool, a state-of-the-art spa, valet parking, concierge services, a business center, and exclusive beach access with exceptional service. Located in the prime area, it is in high demand among guests who seek a luxurious and memorable stay. This is your chance to own a piece of this sought-after destination.

# PROPERTY LOCATION

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Image



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