



A11710168 © NEMILS © 2024  
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**Price: \$330,000**

**MLS Number: A11979488**

**Condo / Town Home**

**11700 SW 2 Unit 13307, Pembroke Pines, Florida 33025 USA**

**Beds: 2**

**Baths: 2**

**Unit: 13307**

**HOA Fees: \$603**

**Year Built: 1998**

**Community: 2670**

**Subdivision: 2670**

## ABOUT THIS PROPERTY

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Prime investment opportunity in the highly desirable La Marquesa community in Pembroke Pines, located directly across from Mall. This well-maintained unit offers resort-style living with great amenities, a brand new A/C system, and in-unit washer and dryer. Location close to shopping, dining, and major highways. Currently rented until March 2027 with a reliable tenant in place, providing rental income. Perfect for investors or future homeowners looking for long-term value in a prime location.

# PROPERTY LOCATION

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Image



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