



A12035651 SEFMLS © 2023

**Price: \$965,000**

**MLS Number: A12035651**

**Condo / Town Home**

**17111 Biscayne Blvd Unit 503, North Miami Beach, Florida 33160 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 1,459**

**Unit:** 503

**HOA Fees:** \$1,770

**Waterfront:** YES

**Year Built:** 2017

**Community:** MARINA PALMS RESIDENCES S

**Subdivision:** MARINA PALMS RESIDENCES S

## ABOUT THIS PROPERTY

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Experience luxury waterfront living in this beautifully appointed 2-bedroom, 2-bath residence at Marina Palms Yacht Club & F floor-to-ceiling impact glass that fill the home with natural light. The spacious open-concept floor plan features a modern kitchen or unfurnished for the buyer's convenience. Marina Palms offers resort-style amenities including a waterfront pool, state-of-the-art 24-hour security, and access to a full-service marina. A significant advantage for today's condo buyers, the building currently is in an evolving condominium market. Ideally located just minutes from Aventura Mall, world-class dining, shopping, beaches, and nearby waterfront communities. Perfect for both end users and investors. Currently tenant occupied through February 2027 at \$6,500/month. Interested in extending the lease beyond the current term. Potential for investors. Tenant may be interested in extending the lease.

# PROPERTY LOCATION

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Image



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