



A12044160 SEFMLS © 2026



Price: \$1,450,000			MLS Number: A12044168			Condo / Town Home		
700 NE 23rd St Unit 2304, Miami, Florida 33137 USA								
Beds: 1			Baths: 2			Living Area: 966		
Unit: 2304			HOA Fees: \$1,030			Waterfront: YES		
Year Built: 2025								
Community: ARIA RESERVE CONDO					Subdivision: ARIA RESERVE CONDO			

ABOUT THIS PROPERTY

Live the ultimate waterfront lifestyle at Aria Reserve Miami, Edgewater's premier new development. This 1BD+Den, 2BA con and Downtown. The spacious den easily converts to an office or guest room, perfect for flexible living. Residents enjoy 2 acre wine cellar, game and kids' rooms, dog spa, tennis, basketball, pickleball, paddleball, squash, mini golf, and marina. Prime E

PROPERTY
LOCATION



©2026 | BREC REALTY GROUP, LLC,
YOUR REAL ESTATE ADVISOR IN MIAMI
USA: + 1.954.884.5050
BREC@BRECREALTY.COM | [PRIVACY POLICY](#) |
[ACCESSIBILITY](#)