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|--------------------------------------------------------------------------|--|--|------------------------------|--|-------------------------------------|---------------------------|--|--|
| <b>Price: \$1,225,000</b>                                                |  |  | <b>MLS Number: A12052996</b> |  |                                     | <b>Condo / Town Home</b>  |  |  |
| <b>16425 Collins Ave Unit 2415, Sunny Isles Beach, Florida 33160 USA</b> |  |  |                              |  |                                     |                           |  |  |
| <b>Beds:</b> 2                                                           |  |  | <b>Baths:</b> 2              |  |                                     | <b>Living Area:</b> 1,460 |  |  |
| <b>Unit:</b> 2415                                                        |  |  | <b>HOA Fees:</b> \$1,458     |  |                                     | <b>Waterfront:</b> YES    |  |  |
| <b>Year Built:</b> 1990                                                  |  |  |                              |  |                                     |                           |  |  |
| <b>Community:</b> OCEANIA I CONDO                                        |  |  |                              |  | <b>Subdivision:</b> OCEANIA I CONDO |                           |  |  |
| <b>Elementary School:</b> Norman S. Edelcup K-8                          |  |  |                              |  | <b>Junior High:</b> Highland Oaks   |                           |  |  |

## ABOUT THIS PROPERTY

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Pristine 2-bed, 2-bath residence on a high floor at Oceania I brings that dream to life. Boasting a generous 1,460 SF open layout flooded with natural light and framed by dramatic, direct ocean panoramas. The expansive wrap-around balcony serves as your outdoor oasis, perfect for morning coffee or evening entertaining. Inside, enjoy a thoughtfully designed floor plan featuring a master bath with marble floors and a relaxing spa tub, plus massive walk-in closets. The Oceania Lifestyle Includes: Private Beach Concierge chair service directly on the sand. Dining: Two exclusive, oceanfront dining options. Wellness & Sport: Fully equipped gym, volleyball, tennis, racquetball, and squash courts. Complete with an assigned parking space, storage, and unlimited valet, this pet-friendly residence is just minutes from Aventura, Bal Harbour, and world-class dining. Schedule your private tour today to experience Sunny Isles Beach at its absolute finest.



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