



A12056205 SEFMLS© 2026



Price: \$640,000			MLS Number: A12056205			Condo / Town Home		
3131 NE 188th St Unit 2-705, Aventura, Florida 33180 USA								
Beds: 2			Baths: 2			Half Baths: 1		
Living Area: 1,432			Unit: 2-705			HOA Fees: \$1,379		
Waterfront: YES			Year Built: 2007					
Community: THE ATRIUM AT AVENTURA CO					Subdivision: THE ATRIUM AT AVENTURA CO			
Elementary School: Aventura Waterways					Junior High: Highland Oaks			

ABOUT THIS PROPERTY

Experience refined waterfront living at Atrium in Aventura. This elegant 2 bed, 2.5 bath residence is framed by floor-to-ceiling open-concept layout seamlessly connects the kitchen, dining, & living areas, creating an inviting setting for both everyday living & entertaining. The expansive private balconyâ€”an exceptional space for enjoying sunrise views, evening lights, & the energy of the waterfront. The residence is proportioned living spaces. The residence includes one assigned parking space, with the opportunity to purchase a second space for a car center, dedicated workspaces, 24-hour security, & a collection of amenities designed for modern living. The property may also include a pet-friendly community during the second year. The seller pays the full cost of the buydown, providing an opportunity to reduce initial monthly payments.



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