



A12063923 SEFMLS© 2026



|                                                                          |  |                              |                                         |                           |  |
|--------------------------------------------------------------------------|--|------------------------------|-----------------------------------------|---------------------------|--|
| <b>Price: \$2,450,000</b>                                                |  | <b>MLS Number: A12063923</b> |                                         | <b>Condo / Town Home</b>  |  |
| <b>18975 Collins Ave Unit 3605, Sunny Isles Beach, Florida 33160 USA</b> |  |                              |                                         |                           |  |
| <b>Beds:</b> 2                                                           |  | <b>Baths:</b> 2              |                                         | <b>Living Area:</b> 1,223 |  |
| <b>Unit:</b> 3605                                                        |  | <b>HOA Fees:</b> \$2,576     |                                         | <b>Waterfront:</b> YES    |  |
| <b>Year Built:</b> 2019                                                  |  |                              |                                         |                           |  |
| <b>Community:</b> 18975 COLLINS CONDO                                    |  |                              | <b>Subdivision:</b> 18975 COLLINS CONDO |                           |  |

## ABOUT THIS PROPERTY

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Wake up to unobstructed Atlantic sunrises every morning in Residence 3605, one of the most coveted addresses at Armani Residences. This residence features 10-ft ceilings, and a 10-ft deep private balcony that turns every day into a retreat above the sea. Curated by Giorgio Armani and featuring Roca fixtures and spa inspired rain showers. Beyond your door: a heated oceanfront pool, hot tub, and poolside dining, plus a two story spa with Turkish hammam, state of the art fitness center, private oceanfront restaurant with in-residence delivery. Located between Bal Harbour Shops and Aventura Mall, this is turnkey oceanfront living, newly repriced and ready for its next owner.



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