



**Price: \$999,000**

**MLS Number: F10542412**

**Condo / Town Home**

**17111 Biscayne Blvd Unit 503, Aventura, Florida 33160 USA**

**Beds: 2**

**Baths: 2**

**Taxes: \$15,749**

**Living Area: 1,459**

**Unit: 503**

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

**Waterfront: YES**

**Year Built: 2017**

**Community: MARINA PALMS**

**Subdivision: MARINA PALMS**

ABOUT THIS  
PROPERTY

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MARINA PALMS LIVING- WHERE LUXURY MEETS LIFESTYLE! BEAUTIFUL MODERN 2/2 CONDO IN THE RESERVE BUILDING OF MARINA PALMS.. PRIME WATERFRONT LOCATION, SLEEK FINISHES AND RESORT STYLE AMENITIES. THIS UNIT FEATURES 2 BEDROOMS, 2 BATHROOMS WITH BREATHTAKING VIEWS OVERLOOKING TH BAY AND MARINA THIS SPRAWLING RESIDENCE FEAUTURES SNAIDERO CABINETRY AND SUBZERO/BOSCH APPLIANCES. LUXURY BUILDING WITH ENDLESS AMENITIES INCLUDES STATE OF THE ART GYM WITH WATER VIEWS, SPA W /SAUNA, KIDS ROOM, TEEN ROOM, INFINITY POOL, PILATES ROOM, BUISNESS CENTER AND CLUBROOM. SECURITY THROUGHTOUT, GUERD GATED ENTRANCE. BOAT SLIPS AND FULL-SERVICE MARINA AVAILABLE. NOTE: THE UNIT IS TENANT ACCUPIED. TENANT PAYS \$6500 MONTHLY. LEASE ENDS FEB 1ST 2027. SELLER IS MOTIVATED!!!

FEATURES

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|-------------|--------------------------------------------------------------------------------------------------------------------------|
| Community:  | Community Clubhouse(s), Community In-door Swimming Pool, Community Childrens Play Area', Extra Storage Available         |
| Energy:     | Storm Windows                                                                                                            |
| Exterior:   | Balcony                                                                                                                  |
| Flooring:   | Marble Floors                                                                                                            |
| General:    | Elevator(s)                                                                                                              |
| Heat/Cool:  | Central Air Conditioning                                                                                                 |
| Inclusions: | Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer, Built-in Oven |
| Interior:   | Breakfast Bar, Walk-in Closet(s)                                                                                         |
| Scenery:    | Bay or Ocean Frontage, Bay View                                                                                          |
| Style:      | Highrise                                                                                                                 |

PROPERTY  
LOCATION

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