



**Price: \$3,999,000**

**MLS Number: F10549361**

**Condo / Town Home**

**18975 Collins Ave Unit 4603, Sunny Isles Beach, Florida 33160 USA**

**Beds: 3**

**Baths: 3**

**Half Baths: 1**

**Taxes: \$43,423**

**Living Area: 2,271**

**Unit: 4603**

**HOA Fees: \$3,733**

**Waterfront: YES**

**Year Built: 2019**

**Community: Armani Casa**

**Subdivision: Armani Casa**

# ABOUT THIS PROPERTY

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PREMIUM HIGH-FLOOR RESIDENCE with breathtaking, unobstructed ocean and city views soaring above neighboring buildings, offering clear sightlines all the way to Brickell. Located at the iconic Residences by Armani/Casa, designed by Giorgio Armani and Cesar Pelli. This luxurious flow-through residence features 3 ensuite bedrooms plus den, guest bath, 10+ ceilings, private elevator foyer, and two oversized 10-ft-deep terraces with summer kitchen. Chef’s kitchen with Wolf & Sub-Zero appliances. World-class amenities include oceanfront restaurant & bar, spa, fitness, Pilates studio, steam-room & dry sauna, theater, cigar & wine lounge, kids’ playroom, pool, (2) jacuzzi, beach service, concierge, valet, and 24-hour security.

## FEATURES

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|-------------|-------------------------------------------------------------------------------------------------------------------------------|
| Community:  | Community Clubhouse(s), Community In-door Swimming Pool, Community Childrens Play Area', Community Sauna(s), Community Spa(s) |
| Energy:     | Storm Windows                                                                                                                 |
| Flooring:   | Tile Flooring                                                                                                                 |
| General:    | Elevator(s)                                                                                                                   |
| Heat/Cool:  | Central Air Conditioning                                                                                                      |
| Inclusions: | Microwave Oven, Disposal, Dishwasher, Refrigerator, Clothes Dryer, Built-in Oven                                              |
| Interior:   | Walk-in Closet(s)                                                                                                             |
| Parking:    | Detached Parking                                                                                                              |
| Rooms:      | Formal Dining Room, Breakfast Area, Foyer, Eat in Kitchen                                                                     |
| Scenery:    | Ocean View, Ocean Access, Intra-coastal                                                                                       |
| Style:      | Highrise                                                                                                                      |



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