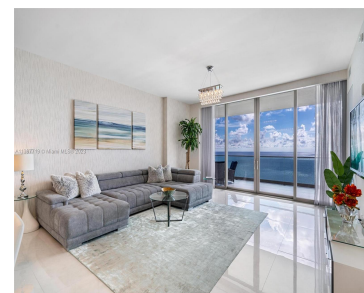
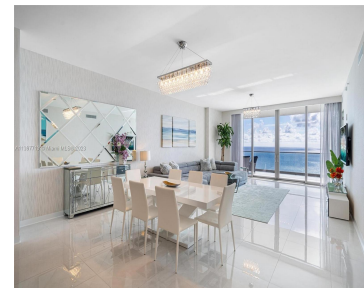
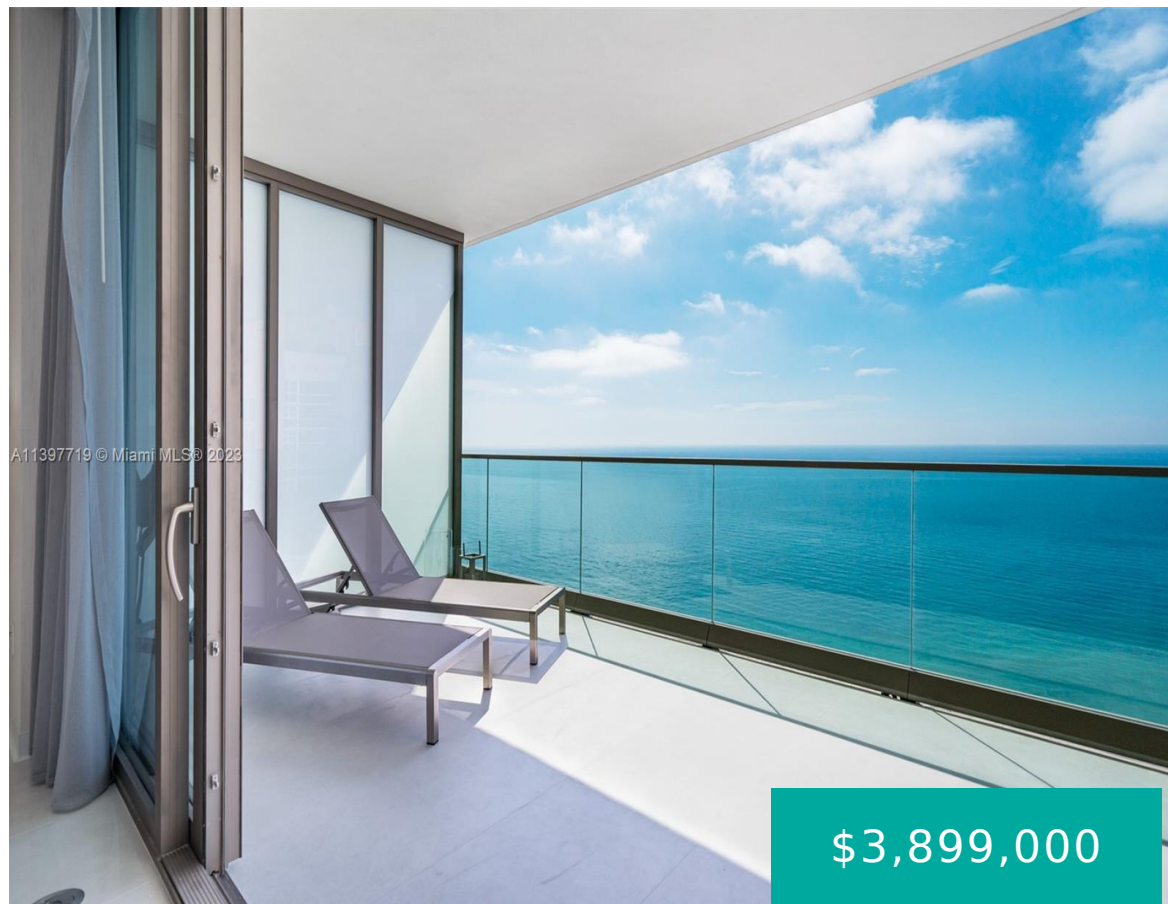


18975 COLLINS AVE 2703 SUNNY ISLES BEACH FL 33160

<https://www.cays.com>



\$3,899,000

3 bar+Den/3.5 Bths (2716ft' interior+756 balconies). FULLY FINISHED & FURNISHED. 1KING+2QUEEN BEDS(made in Italy) 27th floor flow-through, east to west, sunrise to sunset, Den(make it your office, playroom, or library), fully built out closets, hand made silk rugs, chandeliers, curtains, porcelain tile floors, BBQ on Balcony, NEST Thermostats, TOTO Toilets, Electric Range on kitchen island [...]

- 3 beds
- 4 baths
- Condominium
- Residential
- Active
- 2271 sq ft

Basics

Bathrooms Half: 1

Lot Size Units: Square Feet

Type: Condominium

Bedrooms: 3 beds

Area: 2271 sq ft

Bathrooms Full: 3

Category: Residential

Status: Active

Bathrooms: 4 baths

Year built: 2020



Property details

Builder Model: C

Disclosures: Owner Is Listing Agent

Parcel Number: 31-22-02-055-1770

Total Building Area: 2271

Subdivision Name: ARMANI

Possession: Negotiable,Other

Property Features

Building Features: Exterior Lighting

Interior Features: Bedroom on Main Level,Closet
Cabinetry,Entrance Foyer,Jetted Tub,Kitchen
Island,Living/Dining Room,Custom Mirrors,Main Living Area
Entry Level,Separate Shower,Walk-In Closet(s)

Window Features: Tinted Windows,Impact Glass

Parking Features: Attached,Garage,Valet

Appliances: Built-In Oven,Dryer,Dishwasher,Electric
Range,Disposal,Ice Maker,Microwave,Refrigerator,Self
Cleaning Oven,Washer

Association Amenities: Billiard Room,Community
Kitchen,Fitness Center,Hobby Room,Barbecue,Picnic
Area,Playground,Pool,Sauna,Spa/Hot Tub,Trash

Cooling Y/N: 1

Flooring: Other,Tile

Garage Spaces: 1

Heating: Central

New Construction Y/N: 1

View: Intercoastal,Ocean,Water

Entry Level: 27

Patio and Porch Features: Balcony,Open

Waterfront Y/N: 1

Stories Total: 52

Exterior Features: Balcony

Waterfront Features: Ocean
Front

Pool Features: Association

Security Features: Closed
Circuit Camera(s),Elevator
Secured,Lobby Secured,Security
Guard

Architectural Style: High Rise

Cooling: Central Air

Covered Spaces: 1

Furnished: Furnished

Garage Y/N: 1

Heating Y/N: 1

Pets Allowed: Conditional,Yes

View Y/N: 1

Entry Location: 27

Property Attached Y/N: 1

Attached Garage Y/N: 1

Utilities: Cable Available



Rooms & Units Description

Unit Number: 2703

Location Details

County Or Parish: Miami-Dade
County

Directions: COLLINS AVENUE AND 189 STREET on the
OCEANFRONT SIDE

Fees & Taxes

Tax Annual Amount: 36408

Tax Year: 2021

Tax Legal Description: 18975
COLLINS CONDO UNIT 2703 UNDIV
0.3242% INT IN COMMON
ELEMENTS OFF REC 31715-2560

Association Fee: 3422

Association Fee Frequency:
Monthly

Association Fee Includes: Association
Management,Amenities,Cable TV,Hot
Water,Internet,Maintenance Grounds,Maintenance
Structure,Parking,Reserve
Fund,Sewer,Security,Trash,Water

Miscellaneous

Development Status: New
Construction

Public Survey Township: 31

Public Survey Section: 2

Syndication Remarks: 3-Beds+Den/3.5-Baths FULLY FINISHED
& FURNISHED, OCEANFRONT everything: pool, gym, restaurant,
yoga studio, 2-story spa with hair salon, sauna, steam

Year Built Details: New
Construction

Virtual Tour URL: TINYURL.COM/ARMANI2703

Courtesy of



Office Name: Miami VIP Properties

