



**\$ 3,949,000.00**

## **18975 COLLINS AVE 2703 SUNNY ISLES BEACH FL 33160**

<https://miamirealestateinc.com>

3 bedrooms + Den/3.5 Bathrooms (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),midnight bar in Master, fully built out closets, hand made silk rugs, chandeliers, curtains, porcelain tile floors,...

- 3 beds
- 4 baths
- Condominium
- Residential
- Active

### **CALL US NOW**

Phone: 305.600.0958

Email: [info@cays.com](mailto:info@cays.com)

Address: Cays Realty - Miami Real Estate Company, 13499 Biscayne Ste 105, North Miami, FL 33181

BASIC FACTS

MLS #: A11397719

Bedrooms: 3

Bathrooms Half: 1

Area: 2271 sq ft

Year built: 2020

Type: Condominium

Post Updated: 2023-06-08 07:08:13

Bathrooms: 4

Bathrooms Full: 3

Lot Size Units: Square Feet

Status: Active

ROOMS & UNITS DESCRIPTION

Unit Number: 2703

LOCATION DETAILS

County Or Parish: Miami-Dade County

Directions: COLLINS AVENUE AND 189 STREET on the OCEANFRONT SIDE

PROPERTY DETAILS

Builder Model: C

Disclosures: Owner Is Listing Agent

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

Total Building Area: 2271 sq ft

Subdivision Name: ARMANI

Possession: Negotiable

PROPERTY FEATURES

Building Features: Exterior Lighting

Exterior Features: Balcony

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

**Window Features:** Impact Glass,Tinted Windows

**Parking Features:** Attached,Garage,Valet

**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

**Waterfront Features:** Ocean Front

**Pool Features:** Association

**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

## MISCELLANEOUS

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**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](https://TINYURL.COM/ARMANI2703)

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