



\$2,495,000

18975 COLLINS AVE 404 SUNNY ISLES BEACH FL 33160

<https://miamirealestateinc.com>

Experience direct oceanfront luxury in this stunning 2 bed+den, 2.5-bath corner residence at Residences by Armani Casa. Enjoy over 1500 sqft of finished elegance with 10 ft floor to ceiling windows, two balconies and breathtaking ocean and city views. Armani kitchen features SubZero & Wolf appliances, along with marble-finished bathrooms. Experience over 35,000 sqft of [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 1511 sq ft

Basics

Bathrooms Half: 1

Lot Size Units: Square Feet

Type: Condominium

Bedrooms: 2 beds

Area: 1511 sq ft

Bathrooms Full: 2

Category: Residential

Status: Active

Bathrooms: 3 baths

Year built: 2019



Rooms & Units Description

Unit Number: 404

Number of Units in the Community: 350

Location Details

County Or Parish: Miami-Dade County

Property details

Total Building Area: 1511

Subdivision Name: 18975 COLLINS CONDO

Parcel Number: 31-22-02-055-2060 **Possession:** Negotiable

Property Features



Exterior Features: Security/High Impact Doors,Porch

Waterfront Features: Ocean Access,Ocean Front

Parking Features: Underground,Two or More Spaces,Valet

Appliances: Dishwasher,Disposal,Trash Compactor

Construction Materials: Block

Cooling Y/N: 1

Flooring: Marble

Garage Y/N: 1

Heating Y/N: 1

View: City,Ocean

Entry Level: 4

Patio and Porch Features: Wrap Around

Waterfront Y/N: 1

Utilities: Cable Available

Interior Features: Other,Walk-In Closet(s),Elevator,Bar

Pool Features: Association

Security Features: Door Man,Elevator Secured,Security Guard

Association Amenities: Beach Rights,Cabana,Clubhouse,Elevator(s),Fitness Center,Playground,Pool,Sauna,Spa/Hot Tub,Trash

Cooling: Central Air

Covered Spaces: 2

Garage Spaces: 2

Heating: Central

Pets Allowed: Conditional,Yes

View Y/N: 1

Entry Location: 4

Property Attached Y/N: 1

Stories Total: 55

Miscellaneous

Public Survey Township: 31

Syndication Remarks: Direct oceanfront luxury in this stunning 2-bed+den, 2.5-bath corner residence. Breathtaking ocean & city views with over Five Star Resort Amenities.

Virtual Tour URL: <https://youtu.be/SFhGM0adVgY>

Public Survey Section: 2

Year Built Details: Resale

Fees & Taxes



Tax Annual Amount: 28773

Tax Year: 2023

Tax Legal Description: 18975 COLLINS CONDO UNIT
404 UNDIV 0.2157% INT IN COMMON ELEMENTS OFF REC
31715-2560

Association Fee: 2485

Association Fee Frequency: Monthly

Association Fee Includes:
Amenities,Cable TV

Courtesy of

Office Name: Luxe Properties

