



\$ 1,825,000.00

## 480 NE 31ST ST 3407 MIAMI FL 33137

<https://miamirealestateinc.com>

SOPHISTICATED MODERN RESIDENCE MASTERFULLY  
CURATED BY BRAZILIAN HAUTE DESIGNER LUCIANA  
FRAGALI WITH BREATHTAKING DIRECT BAY VIEWS!

Private Elevator Entry into Flow-Thru Open Floorplan  
Wrapped in Natural Hues w/Marble Flooring  
Throughout. 8 FT Deep Terraces with Unobstructed  
Panoramic Bay & Miami Beach Views. Eat-in Kitchen  
w/ Italian Custom Cabinetry + SubZero...

- 3 beds
- 3 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

<b>MLS #:</b> A11187654	<b>Post Updated:</b> 2023-01-23 15:12:49
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 3
<b>Bathrooms Full:</b> 3	<b>Area:</b> 1963 sq ft
<b>Lot Size Units:</b> Square Feet	<b>Year built:</b> 2019
<b>Status:</b> Active	<b>Type:</b> Condominium

## ROOMS & UNITS DESCRIPTION

**Unit Number:** 3407

## LOCATION DETAILS

**County Or Parish:** Miami-Dade County

## PROPERTY DETAILS

<b>Total Building Area:</b> 2624 sq ft	<b>Subdivision Name:</b> GRAN PARAISO CONDO
<b>Parcel Number:</b> 01-32-30-108-2780	<b>Possession:</b> Negotiable

## PROPERTY FEATURES

<b>Building Features:</b> Exterior Lighting	<b>Exterior Features:</b> Balcony,Deck,Security/High Impact Doors
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**Interior Features:** Built-in Features,Bedroom on Main Level,Closet Cabinetry,Eat-in Kitchen,First Floor Entry,Kitchen Island,Living/Dining Room,Custom Mirrors,Other,Walk-In Closet(s),Elevator

**Parking Features:** Two or More Spaces,Valet,Garage Door Opener

**Appliances:** Built-In Oven,Dryer,Dishwasher,Electric Range,Electric Water Heater,Disposal,Ice Maker,Microwave,Other,Refrigerator,Washer

**Association Amenities:** Billiard Room,Business Center,Clubhouse,Elevator(s),Fitness Center,Library,Other

**Cooling:** Central Air

**Covered Spaces:** 2

**Garage Spaces:** 2

**Heating:** Central

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 34

**Property Attached Y/N:** 1

**Stories Total:** 53

MISCELLANEOUS

**Public Survey Township:** 1

**Waterfront Features:** Bay Front

**Security Features:** Fire Sprinkler System,Smoke Detector(s)

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Marble

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Bay,Ocean

**Entry Level:** 34

**Patio and Porch Features:** Balcony,Deck,Open

**Waterfront Y/N:** 1

**Public Survey Section:** 30

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**Syndication Remarks:** SOPHISTICATED  
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LUCIANA FRAGALI WITH BREATHTAKING  
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**Year Built Details:** Resale

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