



\$ 1,500,000.00

## AVENTURA FL 33180

<https://miamirealestateinc.com>

We are selling the lifestyle, location and amazing unit with 2,662 Sqft living area plus 1200 sqft terraza and balcony area in a bayfront luxury residence building with marina, two story unit, 3 Bedrooms 3 1/2 Bathrooms, double door entrance, high ceilings, floor to ceiling resistant glass windows, open living...

- 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 #:** A11210526

**Bedrooms:** 3

**Bathrooms Half:** 1

**Area:** 2662 sq ft

**Year built:** 2007

**Type:** Condominium

**Post Updated:** 2023-01-23 01:11:41

**Bathrooms:** 4

**Bathrooms Full:** 3

**Lot Size Units:** Square Feet

**Status:** Active

## LOCATION DETAILS

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

**Directions:** DIR: BISCAYNE BLV TO NE 181 ST, GO EAST TO 188TH ST, BULDG IS ON THE LEFT.

## PROPERTY DETAILS

**Total Building Area:** 2662 sq ft

**Subdivision Name:** THE ATRIUM AT AVENTURA CO

**Parcel Number:** 28-22-03-079-0460

**Possession:** Closing & Funding

## PROPERTY FEATURES

**Exterior Features:** Balcony, Security/High Impact Doors, Patio

**Interior Features:** Breakfast Bar, Bidet, Built-in Features, Bedroom on Main Level, Dining Area, Separate/Formal Dining Room, Dual Sinks, First Floor Entry, Living/Dining Room, Separate Shower, Upper Level Primary, Vaulted Ceiling(s), Walk-In Closet(s)

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**Waterfront Features:** Intracoastal  
Access,Intersecting Canal

**Pool Features:** Association,Heated

**Parking Features:**  
Assigned,Detached,Underground,Garage,Two  
or More Spaces,Garage Door Opener

**Security Features:** Security System Owned

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

**Architectural Style:** Cluster Home,High  
Rise,Split-Level

**Association Amenities:** Boat Dock,Billiard  
Room,Marina,Bike Storage,Business  
Center,Clubhouse,Fitness  
Center,Barbecue,Picnic  
Area,Playground,Pool,Sauna,Spa/Hot  
Tub,Elevator(s)

**Construction Materials:** Block

**Cooling:** Central Air

**Cooling Y/N:** 1

**Covered Spaces:** 3

**Flooring:** Other,Wood

**Garage Spaces:** 3

**Garage Y/N:** 1

**Heating:** Central

**Heating Y/N:** 1

**Pets Allowed:** Size Limit,Yes

**View:** Other

**Entry Level:** 1

**Entry Location:** 1

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

**Property Attached Y/N:** 1

**Waterfront Y/N:** 1

**Stories Total:** 12

## MISCELLANEOUS

**Public Survey Township:** **Syndication Remarks:** YOU WILL ENJOY LIVING IN THIS AMAIZING PLACE! FIVE MIN  
AWAY FROM AVENTURA MALL, NEARBY GREAT ATLANTIC BEACHS, INTERNATIONAL  
AIRPORTS & SOBE !!!

28

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**Year Built Virtual Tour URL:**

**Details:** <https://www.dropbox.com/s/kzzt4u7btj5r7ab/lrynaKim3131NE188thSt1306Video.mp>  
Resale

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