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**Price:** \$2,700,000

**MLS Number:** A11847182

**Condo / Town Home**

**4401 Collins Ave Unit 2315/2317, Miami Beach, Florida 33140 USA**

**Beds:** 2

**Baths:** 3

**Living Area:** 1,557

**Unit:** 2315/2317

**HOA Fees:** \$2,100

**Waterfront:** YES

**Year Built:** 2005

**Community:** FONTAINEBLEAU II CONDO

**Subdivision:** FONTAINEBLEAU II CONDO

**Elementary School:** North Beach

**Junior High:** Nautilus

**High School:** Miami Beach

## ABOUT THIS PROPERTY

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Experience elevated oceanfront living in this exquisite 2-bedroom, 3-bath corner residence on the 23rd floor of the iconic Fontainebleau II. Fully furnished and beautifully appointed, this elegant unit features a private foyer entrance, marble floors, a full kitchen, in-unit washer/dryer, and three private balconies showcasing panoramic views of the Atlantic Ocean, Biscayne Bay, and Miami's skyline. Set on 22 acres of prime oceanfront, Fontainebleau II offers world-class amenities including award-winning restaurants, LIV nightclub, Lapis spa, and a state-of-the-art fitness center. Maintenance includes A/C, electricity, valet, and daily breakfast in the exclusive owners' lounge. A seamless blend of luxury, comfort, and the vibrant Miami Beach lifestyle.

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