

Image

Price: \$699,000

MLS Number: A11950648

Condo / Town Home

2401 Collins Ave Unit 1103, Miami Beach, Florida 33140 USA

Beds: 2

Baths: 2

Living Area: 1,368

Unit: 1103

HOA Fees: \$1,471

Year Built: 1980

Community: THE RIVIERA CONDO

Subdivision: THE RIVIERA CONDO

Elementary School: North Beach

Junior High: Nautilus

High School: Miami Beach

ABOUT THIS PROPERTY

Experience direct oceanfront living at the iconic Riviera, ideally located between the 1 Hotel and the upcoming Fasano Hotel, both five-star destinations. Residence 1103 is a spacious 2-bedroom, 2-bath condo with desirable south exposure, offering breathtaking ocean views and abundant natural light throughout the day. This high-floor unit features an open layout, large balcony, floor-to-ceiling windows, generous closet space, and bright, airy interiors. The building has passed its 40-year certification and features newly renovated elevators and pool deck, with a lobby renovation planned for 2026, adding long-term value. HOA includes water, internet, cable, and one assigned parking space. The building allows 90-day rentals, making this an excellent primary residence, second home, or investment opportunity. Prime Mid-Beach location just minutes from Lincoln Road, Bal Harbour, and world-class dining and shopping. There is a current special assessment of approximately \$90,000, paid monthly by the seller. Buyer to pay remaining balance at closing or negotiate based on agreed sales price. Contact listing agents Kim or Tessa for more information or to schedule a showing. Unit is currently tenant-occupied; please allow sufficient notice for showings. Ask for the website 3D walkthrough link.

