



**Price: \$1,450,000**

**MLS Number: A11804573**

**Condo / Town Home**

**16699 COLLINS AVE Unit 3601, Sunny Isles Beach, Florida 33160 USA**

**Beds: 3**

**Baths: 2**

**Half Baths: 1**

**Living Area: 1,623**

**Unit: 3601**

**HOA Fees: \$3,242**

**Waterfront: YES**

**Year Built: 2006**

**Community: LA PERLA CONDO**

**Subdivision: LA PERLA CONDO**

## ABOUT THIS PROPERTY

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MOTIVATED SELLER! Lowest price for 01 line. Oceanfront 2 Bed + Den/2.5 Bath with assigned parking spaceâ€“ Prime Investment Opportunity! Beautifully furnished and equipped, this unit is ready for move-in or short-term rentals (building allows STRs). Enjoy resort-style amenities, including a swimming pool, fitness center, kids' playroom, hot tub, billiards, media room, concierge, and valet. Located in Sunny Isles Beach Florida. restaurants and shops, close to Aventura Mall, Gulfstream Park, and casinos. Zoned for top-rated Norman S. Edelcup K-8 School. Don't miss this incredible opportunity!

