



**Price: \$638,900**

**MLS Number: A11618463**

**Condo / Town Home**

**3131 NE 188th St Unit 1-609, Aventura, Florida 33180 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 1,241**

**Unit: 1-609**

**HOA Fees: \$1,177**

**Waterfront: YES**

**Year Built: 2007**

**Community: THE ATRIUM AT AVENTURA CO**

**Subdivision: THE ATRIUM AT AVENTURA CO**

**Elementary School: Aventura Waterways**

**Junior High: Highland Oaks**

**High School: Miami Beach**

## ABOUT THIS PROPERTY

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Experience MODERN LUXURY in this Beautiful 2/2 condo w/split floor plan in Boutique Waterfront Condo with travertine floors, large balcony, SS appliances, granite countertops, Washer & Dryer, 5 stars amenities such as pool, jacuzzi, kids play area, gym, sauna, massage rooms, conference room, 24/7 security, valet and Marina (boat slips for rent upon availability), storage, 2 COVERED PARKINGS ! Perfect location, close to stores, restaurants, the Aventura Mall and walking distance to Aventura Charter School. CONVENTIONAL FINANCING OK with 10% DOWN OR LESS !!

# PROPERTY LOCATION

Image



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