

A11970678 SEFMLS© 2026



**\$2,799,000**

## **FL, SUNNY ISLES BEACH**

<https://18975collinsave.com>

18975 COLLINS CONDO UNIT 4505 UNDIV 0.1805% INT IN COMMON ELEMENTS OFF REC 31715-2560 Experience elevated oceanfront living in this turnkey 45th-floor corner residence at the prestigious Armani Residences. This 2 bed. 2 bath. residence offers breathtaking panoramic views of the Atlantic Ocean, Intracoastal and city skyline through dramatic floor to ceiling windows. As a [...]

- 2 beds
- 2 baths
- Condominium
- Residential
- Active
- 1264 sq ft

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## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Floors:** 54 floors

**Year built:** 2019

**Subdivision Name:** 18975 COLLINS CONDO

**Type:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area:** 1264 sq ft

**View:** Bay, City, Ocean

**County:** Miami-Dade

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## Building Details

**Construction Materials:** Block

**Covered Spaces:** 1

**Garage Spaces:** 1

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## Amenities & Features

**Pool Features:** Heated

**Security Features:**

DoorMan, SecuredGarageParking, SecurityGuard, FireSprinklerSystem, SmokeDetectors

**Association Amenities:**

Cabana, Clubhouse, Elevators, FitnessCenter, Barbecue, PicnicArea, Playground, Pool, Sauna, SpaHotTub, Trash

**Utilities:** CableAvailable

**Exterior Features:** Balcony, Barbecue, SecurityHighImpactDoors

**Interior Features:** BuiltInFeatures, KitchenIsland, Other, Bar

**Features:** ExteriorLighting

**Parking Features:** TwoOrMoreSpaces, Valet

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

**Waterfront Features:** OceanFront

**Cooling:** Electric

**Heating:** Electric

**Appliances:**

BuiltInOven, Dryer, Dishwasher, ElectricRange, ElectricWaterHeater, Disposal, Microwave, Refrigerator, SelfCleaningOven, Washer

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## Expenses, Fees & Taxes

**Association Fee:** \$2,673

**Tax Annual Amount:** \$23,808

**Tax Year:** 2025

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## Miscellaneous

**Association Fee Frequency:** Monthly **List Office Name:** Asset Realty Partners

**Listing Terms:** Cash, Conventional

