



**\$2,600,000**

## **FL, SUNNY ISLES BEACH**

<https://18975collinsave.com>

18975 COLLINS CONDO UNIT 4605 UNDIV 0.1811% INT IN  
COMMON ELEMENTS OFF REC 31715-2560 Spectacular Direct  
Ocean & Intracoastal Views from this, 2-bedroom 2 bath Armani  
Casa masterpiece! Corner Unit, Wrap around balcony. Floor to  
ceiling glass windows. Armani designed a modern kitchen with  
top-of-the-line Wolf Ovens, Cooktop & Espresso Machine, Sub-  
Zero Refrigerator & Wine [...]

- 2 beds
- 2 baths
- Condominium
- Residential
- Active
- 1268 sq ft

---

### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Floors:** 55 floors

**Year built:** 2019

**Subdivision Name:** 18975 COLLINS CONDO

**Type:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area:** 1268 sq ft

**View:** Intercoastal,Ocean

**County:** Miami-Dade

## Building Details

**Architectural Style:** HighRise

**Covered Spaces:** 2

**Floor covering:** CeramicTile, Marble

**Construction Materials:** Block

**Garage Spaces:** 2

## Amenities & Features

**Pool Features:** Heated

**Security Features:**  
DoorMan,ElevatorSecured,LobbySecured,SmokeDetectors

**Association Amenities:**  
Clubhouse,Pool,Sauna,SpaHotTub,Elevators

**Cooling:** CentralAir

**Heating:** Electric

**Appliances:** BuiltInOven,Dishwasher,ElectricRange

**Parking Features:** TwoOrMoreSpaces,Valet

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

**Waterfront Features:** OceanFront

**Exterior Features:** Balcony

**Interior Features:**  
BedroomOnMainLevel,KitchenIsland,WalkInClosets,Elevator

## Expenses, Fees & Taxes

**Association Fee:** \$1,950

**Tax Year:** 2025

**Tax Annual Amount:** \$32,390

## Miscellaneous



**Association Fee Frequency:** Monthly **List Office Name:** Florida Best Realty, Inc.

**Listing Terms:** Conventional

