



A12022704 SEFMLS© 2026

**\$759,000**

## **3131 NE 188TH ST 1-1104**

<https://atriumataventura.com>

THE ATRIUM AT AVENTURA CONDO UNIT 1-1104 UNDIV  
0.00487469% INT IN COMMON ELEMENTS OFF REC 25456-2483  
COC 25900-2305 08 2007 1 Experience luxury resort-style living  
in this stunning 2-bedroom, 2.5-bath residence at Atrium Condo.  
This beautifully designed unit features an open-concept kitchen  
with granite countertops, top-of-the-line appliances, a breakfast  
bar, a formal dining area, ceramic [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 1581 sq ft

## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Floors:** 12 floors

**Year built:** 2007

**Subdivision Name:** THE ATRIUM AT AVENTURA CO

**Type:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 1 half bath

**Area:** 1581 sq ft

**View:** Canal,Water

**County:** Miami-Dade

---

## Building Details

**Architectural Style:** HighRise

**Covered Spaces:** 1

**Floor covering:** CeramicTile

**Construction Materials:** Block,Other

**Garage Spaces:** 1

---

### Amenities & Features

**Pool Features:** Association,Heated

**Security Features:** SecuredGarageParking,KeyCardEntry,LobbySecured,FireSprinklerSystem,SmokeDetectors

**Accessibility Features:** AccessibleElevatorInstalled,Other,AccessibleDoors,AccessibleEntrance,AccessibleHallways

**Waterfront Features:** CanalFront,NoFixedBridges,OceanAccess

**Window Features:** Blinds,ImpactGlass

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

**Interior Features:**

BreakfastBar,Bidet,ClosetCabinetry,DiningArea,SeparateFormalDiningRoom,DualSinks,FamilyDiningRoom,FirstFloorEntry,GardenTubRomanTub,HandicapAccess,Other,SittingAreainPrimary,SplitBedrooms,SeparateShower,WalkInClosets

**Features:** ExteriorLighting

**Parking Features:** Attached,Garage,Guest,OneSpace,Valet

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

**Association Amenities:** BusinessCenter,Clubhouse,FitnessCenter,Barbecue,PicnicArea,Playground,Pool,Sauna,Trash,Elevators

**Utilities:** CableAvailable

**Cooling:** CeilingFans,Electric

**Heating:** Electric

**Appliances:**

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

---

## Nearby Schools

**Middle Or Junior School:** Highland Oaks **Elementary School:** Aventura Waterways

**High School:** Don Soffer Aventura

---

## Expenses, Fees & Taxes

**Association Fee:** \$1,497

**Tax Year:** 2025

**Tax Annual Amount:** \$8,948

---

## Miscellaneous



**Association Fee Frequency:** Monthly **List Office Name:** Big International Realty, Inc.

**Listing Terms:** Cash,Conventional

