



**\$800,000**

## **3131 NE 188TH ST 1-508**

<https://atriumataventura.com>

THE ATRIUM AT AVENTURA CONDO UNIT 1-508 UNDIV  
0.00554377% INT IN COMMON ELEMENTS OFF REC 25456-2483  
COC 25829-4396 07 2007 1 Nice & Bright 3 Bedrooms | 2.5Bath  
+ Den | 2 Balconies | 2 Parking Spaces (assigned) in the heart of  
Aventura. The Atrium is a boutique waterfront residential  
community that offers two 12-story [...]

- 3 beds
- 3 baths
- Condominium
- Residential
- Active
- 1798 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:** 3 beds

**Half baths:** 1 half bath

**Area:** 1798 sq ft

**View:** Garden,Other

**County:** Miami-Dade



# Building Details

**Construction Materials:** Block

**Covered Spaces:** 2

**Garage Spaces:** 2

**Floor covering:** Marble, Other

## Amenities & Features

**Pool Features:** Association,Heated

**Parking Features:** Assigned,Covered,TwoOrMoreSpaces

**Security Features:**

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

ClosedCircuitCameras,DoorMan,ElevatorSecured,SecuredGarageParking,LobbySecured,SmokeDetectors

**Waterfront Features:** IntracoastalAccess,NavigableWater,OceanAccess

**Association Amenities:**

BoatDock,Marina,BusinessCenter,Clubhouse,FitnessCenter,Other,Playground,Pool,Sauna,SpaHotTub,Elevators

**Cooling:** CentralAir,CeilingFans

**Utilities:** CableAvailable

**Furnished:** Furnished

**Exterior Features:** Balcony,SecurityHighImpactDoors

**Interior Features:** BuiltInFeatures,BedroomOnMainLevel,KitchenIsland,SplitBedrooms,WalkInClosets

**Heating:** Central

**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:** \$1,704

**Tax Annual Amount:** \$9,284

**Tax Year:** 2024

## Miscellaneous

**Association Fee Frequency:** Monthly **List Office Name:** One World Properties

**Listing Terms:** Cash,Conventional,Other

