



**\$985,000**

## **3131 NE 188TH ST 2-1107**

<https://atriumataventura.com>

THE ATRIUM AT AVENTURA CONDO UNIT 2-1107 UNDIV  
0.00554377% INT IN COMMON ELEMENTS OFF REC 25456-2483  
COC 25864-1451 07 2007 1 Rarely available lower penthouse  
corner residence in the heart of Aventura — a layout that has not  
hit the market in many years. Enjoy breathtaking ocean and bay  
views from two expansive wraparound terraces. [...]

- 2 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:** 2 beds

**Half baths:** 1 half bath

**Area:** 1798 sq ft

**View:** Bay, Canal

**County:** Miami-Dade



## Building Details

**Architectural Style:** HighRise  
**Covered Spaces:** 2  
**Floor covering:** Marble

**Construction Materials:** Block  
**Garage Spaces:** 2

## Amenities & Features

**Pool Features:** Association,Heated  
**Security Features:** ElevatorSecured,LobbySecured,SecurityGuard,SmokeDetectors  
**Association Amenities:** BoatDock,BusinessCenter,Cabana,Clubhouse,Elevators,FitnessCenter,Pool,Sauna,SpaHotTub,Storage  
**Window Features:** Blinds  
**Exterior Features:** Balcony,Barbecue  
**Interior Features:** BedroomOnMainLevel,BreakfastArea,FirstFloorEntry,KitchenIsland,LivingDiningRoom,Pantry  
**Appliances:** BuiltInOven,Dryer,Dishwasher,Disposal,Microwave,SelfCleaningOven  
**Parking Features:** Assigned,TwoOrMoreSpaces,Valet,GarageDoorOpener  
**Patio & Porch Features:** Balcony,Open  
**Waterfront Features:** Bayfront,CanalFront,OceanAccess  
**Cooling:** CentralAir  
**Heating:** Central  
**Laundry Features:** WasherHookup,DryerHookup

## Nearby Schools

**Middle Or Junior School:** Highland Oaks **Elementary School:** Aventura Waterways  
**High School:** Michael Krop

## Expenses, Fees & Taxes

**Tax Annual Amount:** \$10,553 **Tax Year:** 2025

## Miscellaneous

**Association Fee Frequency:** Monthly **List Office Name:** Cervera Real Estate Inc  
**Listing Terms:** Cash,Conventional

