



## 2950 NE 188TH ST 540

<https://artechaventura.com>

ARTECH RESIDENCES AT AVENTURA CONDO UNIT 540 UNDIV  
0.5419% INT IN COMMON ELEMENTS OFF REC 26531-1484 This  
iconic tri-level penthouse at ARTECH offers a masterclass in  
luxury waterfront living, seamlessly blending architectural  
sophistication with breathtaking water and city views. Spanning  
1,858 sqft, the residence features three expansive terraces,  
including a private rooftop oasis with a [...]

**\$995,000**

- 3 beds
- 4 baths
- Condominium
- Residential
- Active
- 1858 sq ft

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### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Floors:** 5 floors

**Year built:** 2008

**Subdivision Name:** ARTECH RESIDENCES AT AVEN

**Type:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area:** 1858 sq ft

**View:** Canal,Pool

**County:** Miami-Dade

## Building Details

**Architectural Style:** Penthouse,TriLevel

**Covered Spaces:** 2

**Levels:** MultiSplit

**Construction Materials:** Block

**Garage Spaces:** 2

**Floor covering:** Marble, Tile

## Amenities & Features

**Pool Features:** Association

**Security Features:** DoorMan,LobbySecured

**Association Amenities:**  
BoatDock,BilliardRoom,Cabana,Clubhouse,FitnessCenter,Barbecue,Other,PicnicArea,Pool,SpaHotTub,Storage,Elevators

**Cooling:** CentralAir

**Furnished:** Unfurnished

**Interior Features:**  
ClosetCabinetry,DualSinks,SecondFloorEntry,Elevator,KitchenIsland,SeparateShower,UpperLevelPrimary

**Appliances:** Dryer,Dishwasher,ElectricWaterHeater,Disposal,IceMaker,Microwave,Other,Refrigerator

**Parking Features:**  
Assigned,TwoOrMoreSpaces,Valet

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

**Waterfront Features:** CanalFront

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

**Heating:** Central

**Laundry Features:**  
WasherHookup,DryerHookup

## Expenses, Fees & Taxes

**Association Fee:** \$2,245

**Tax Year:** 2025

**Tax Annual Amount:** \$8,777

## Miscellaneous

**Association Fee Frequency:** Monthly

**Listing Terms:** Cash,Conventional

**List Office Name:** Compass Florida, LLC

