

A11735638 © Miami MLS 2025



**\$789,000**

<https://artechaventura.com>

ARTECH RESIDENCES AT AVENTURA CONDO UNIT 121 UNDIV 0.4855% INT IN COMMON ELEMENTS OFF REC 26531-1484 The perfect blend of elegance, comfort, and convenience in this two-story condo located in one of Aventura's most prestigious buildings. This spacious 2-bedroom, 3-bathroom unit offers breathtaking water views from both balconies. It features two covered parking spaces, storage, [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 1663 sq ft

## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Floors:** 5 floors

**Year built:** 2008

**Subdivision Name:** ARTECH RESIDENCES AT AVEN

**Type:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area:** 1663 sq ft

**View:** Bay, Canal

**County:** Miami-Dade



---

# Building Details

**Construction Materials:** Block

**Garage Spaces:** 2

**Covered Spaces:** 2

**Floor covering:** CeramicTile

---

## Amenities & Features

**Parking Features:** Detached,Garage,TwoOrMoreSpaces,GarageDoorOpener  
**Patio & Porch Features:** Balcony,Open

**Waterfront Features:** Bayfront

**Window Features:** Blinds,Sliding,ImpactGlass

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

**Interior Features:**

BreakfastBar,Bidet,DiningArea,SeparateFormalDiningRoom,DualSinks,FirstFloorEntry,LivingDiningRoom,MainLivingAreaEntryLevel,SeparateShower,UpperLevelPrimary

**Security Features:** ElevatorSecured,FireAlarm,SecuredGarageParking,LobbySecured,SecurityGuard,SmokeDetectors

**Association Amenities:**

BoatDock,BikeStorage,BusinessCenter,Clubhouse,FitnessCenter,Barbecue,PicnicArea,Sauna,SpaHotTub,Storage,TennisCourts,Trails,Trash,VehicleWashArea,Elevators

**Utilities:** CableAvailable

**Cooling:** CentralAir

**Heating:** Central

**Appliances:** Dryer,Dishwasher,ElectricRange,ElectricWaterHeater,Disposal,Microwave,Refrigerator,Washer

---

# Expenses, Fees & Taxes

**Association Fee:** \$2,021

**Tax Year:** 2024

**Tax Annual Amount:** \$8,652

---

# Miscellaneous

**Association Fee Frequency:** Monthly **List Office Name:** Aim AG Realty LLC

**Listing Terms:** Cash,Conventional,FHA

