



A11298251 © Miami MLS® 2022

**\$8,990,000**

## **18975 COLLINS AVE 5000 + CABANA #22 SUNNY ISLES BEACH FL 33160**

<https://rluxury.com>

Residences by Armani Casa is a new 56-story oceanfront condominium in Sunny Isles Beach offering 308 exclusive luxury residences. The tower is set on a 3.11-acre site with elegantly landscaped gardens and direct access to 300 feet of oceanfront. Interiors are by world renowned Armani Casa Interior Design Studio under the artistic direction of Giorgio [...]

- 4 beds
- 6 baths
- Condominium
- Residential
- Active
- 3460 sq ft

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 4 beds

**Area:** 3460 sq ft

**Bathrooms Full:** 5

**Category:** Residential

**Status:** Active

**Bathrooms:** 6 baths

**Year built:** 2019



---

## Rooms & Units Description

**Unit Number:** 5000 + Cabana #22

---

## Property details

**Total Building Area:** 3460

**Subdivision Name:** 18975 COLLINS CONDO

**Parcel Number:** 31-22-02-055-0470

**Possession:** Closing & Funding

---

## Property Features

**Exterior Features:** Balcony, Security/High Impact Doors

**Interior Features:** Bedroom on Main Level, Closet Cabinetry, High Ceilings, Kitchen Island, Living/Dining Room, Main Level Master, Walk-In Closet(s), Elevator

**Waterfront Features:** Ocean Front

**Pool Features:** Association

**Parking Features:** Covered, Two or More Spaces, Valet

**Security Features:** Fire Sprinkler System

**Appliances:** Dryer, Dishwasher, Electric Range, Disposal, Ice Maker, Microwave, Refrigerator, Self Cleaning Oven, Washer

**Architectural Style:** High Rise

**Association Amenities:** Beach Rights, Billiard Room, Fitness Center, Hobby Room, Pool, Spa/Hot Tub, Elevator(s)

**Construction Materials:** Block

**Cooling:** Central Air

**Cooling Y/N:** 1

**Covered Spaces:** 2

**Flooring:** Other

**Garage Spaces:** 2

**Garage Y/N:** 1

**Heating:** Central

**Heating Y/N:** 1

**Pets Allowed:** Conditional, Yes

**View:** Intercoastal, Ocean

**View Y/N:** 1

**Entry Level:** 50

**Entry Location:** 50

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

**Waterfront Y/N:** 1

**Stories Total:** 56



---

## Location Details

**County Or Parish:** Miami-Dade County

**Directions:** East on Collins Avenue to 189 St

---

## Fees & Taxes

**Tax Annual Amount:** 63198  
**Tax Year:** 2021

**Tax Legal Description:** 18975  
COLLINS CONDO UNIT  
5000 UNDIV 0.4939%  
INT IN COMMON  
ELEMENTS OFF REC  
31715-2560

**Association Fee:** 3289

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Association Management,Amenities,Common Areas,Cable TV,Hot Water,Insurance,Internet,Legal/Accounting,Maintenance Grounds,Maintenance Structure,Pest Control,Pool(s),Recreation Facilities,Sewer,Security,Trash

---

## Miscellaneous

**Public Survey Township:** 31

**Public Survey Section:** 2

**Syndication Remarks:** Beach services - Wine cellar - 24 hour concierge and valet services -Bar - Cigar lounge - Game room - Movie theater - Ocean view bar - Pool

**Year Built Details:**  
Effective Year  
Built

**Virtual Tour URL:**  
<https://www.propertypanorama.com/instaview/mia/A11298251>

---

## Courtesy of

**Office Name:** EXP Realty LLC

