



\$ 11,900,000.00

## 311 ATLANTIC ISLE SUNNY ISLES BEACH FL 33160

<https://rluxury.com>

311 Atlantic Isle is currently under construction!! Located in the heart of Sunny Isles Beach, Atlantic Isle is South Florida's hidden gem. This contemporary oasis designed by Calil Architects, has an incredibly spacious floor plan, with 23ft ceilings in the living room and 10.5ft ceilings throughout. Featuring 7 bedrooms with...

311 ATLANTIC ISLE Sunny Isles Beach FL 33160

- 7 beds
- 14 baths
- Single Family Residence
- Residential
- Active

### CALL US NOW

Phone: 305.6000.958

Email: [info@rluxury.com](mailto:info@rluxury.com)

Address: RLuxury, 1000 5th Street Ste 1320, Miami Beach, FL 33139

## BASIC FACTS

|  |                                      |
|--|--------------------------------------|
| <b>Date added:</b> 12/27/22              | <b>MLS #:</b> A11315388              |
| <b>Post Updated:</b> 2023-01-18 12:25:50 | <b>Bedrooms:</b> 7                   |
| <b>Bathrooms:</b> 14                     | <b>Bathrooms Half:</b> 5             |
| <b>Bathrooms Full:</b> 9                 | <b>Area:</b> 5700 sq ft              |
| <b>Lot Size Units:</b> Square Feet       | <b>Year built:</b> 2022              |
| <b>Status:</b> Active                    | <b>Type:</b> Single Family Residence |

## LOCATION DETAILS

|  |  |
|--|--|
| <b>County Or Parish:</b> Miami-Dade County         | <b>Elementary School:</b> Norman S. Edelcup K-8        |
| <b>Middle/Junior School:</b> Norman S. Edelcup K-8 | <b>High School:</b> Alonzo and Tracy Mourning Sr. High |
| <b>Zoning Description:</b> 0100                    |  |

## PROPERTY DETAILS

|  |  |
|--|--|
| <b>Direction Faces:</b> South            | <b>Disclosures:</b> Owner Is Listing Agent |
| <b>Subdivision Name:</b> ATLANTIC ISLAND | <b>Parcel Number:</b> 31-22-14-003-0430    |
| <b>Possession:</b> Closing & Funding     | <b>Road Frontage Type:</b> City Street     |

## PROPERTY FEATURES

|  |  |
|--|--|
| <b>Community Features:</b> Boat Facilities,Street Lights | <b>Exterior Features:</b> Balcony,Security/High Impact Doors,Lighting,Outdoor Grill,Outdoor Shower,Patio |
|--|--|

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**Interior Features:** Bedroom on Main Level,Closet Cabinetry,Dining Area,Separate/Formal Dining Room,Entrance Foyer,Eat-in Kitchen,First Floor Entry,Kitchen Island,Living/Dining Room,Other,Pantry,Upper Level Master,Walk-In Closet(s),Elevator,Loft

**Pool Features:** In Ground,Pool

**Parking Features:**  
Attached,Driveway,Garage

**Architectural Style:** Other,Two Story

**Cooling Y/N:** 1

**Flooring:** Marble

**Garage Spaces:** 2

**Heating:** Central

**New Construction Y/N:** 1

**Pets Allowed:** No Pet Restrictions,Yes

**View:** Intercoastal

**Roof:** Other

**Water Source:** Public

**Stories:** 2

**Waterfront Features:** Intracoastal Access,No Fixed Bridges,Ocean Access

**Lot Features:** 1/4 to 1/2 Acre Lot

**Appliances:**  
Dryer,Dishwasher,Disposal,Refrigerator,Washer

**Cooling:** Central Air

**Covered Spaces:** 2

**Frontage Length:** 64

**Garage Y/N:** 1

**Heating Y/N:** 1

**Spa Y/N:** 1

**Sewer:** Public Sewer

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

**Waterfront Y/N:** 1

**Attached Garage Y/N:** 1

**Utilities:** Cable Available

## MISCELLANEOUS

**Development Status:** New **Public Survey Township:** 31  
Construction

**Public Survey Section:** 14 **Syndication Remarks:** 311 Atlantic Isle is currently under construction! A stunning, waterfront home with 5,700 SF + 2,000 SF rooftop terrace is truly a contemporary oasis!

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**Year Built Details:** New  
Construction

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11315388>

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