

18051 BISCAYNE BLVD #801, AVENTURA, FL 33160

- Large 2 Bed, 2 Bath High Rise Unit in Del Prado Condo
- Complex Fenced, Guard Gated Condominium, Elevator, Garage, Stairs, and Lobby Secured
- 5 Star Amenities
- Bay, Intracoastal, and Skyline Views
- Take the Free Aventura Shuttle Bus to Nearby Shopping, Dining and the Aventura Mall
- In the heart of Aventura, Close to Brightline Station, Beach, Entertainment, Exercise Trail, Golf Course, Major Highways, Lehman Causeway, Parks, Top-Rated Schools

INTERIOR/GENERAL:

- AC Unit 2021
- Plenty of Light
- Flooring: Ceramic and Scratch Proof Waterproof Wood
- Separate Living Room and Dining room
- The Kitchen has Wood Cabinets and Electric Appliances 10+ Yrs.
- Master Bed has Private Balcony with Water View and Large Walk-In Closet
- Master Bath has Double Sink and Combination Tub/Shower

EXTERIOR:

- Double Balcony with Spectacular North & South views
- 1 Storage Unit on the Ground Floor
- Buyer Can Request to Rent a Boat Dock Space. Seller does not Have One
- 1 Garage Parking Space #133 Ready in few Months / Temporary Space Now Outside next to Grill
- Guest Parking, Valet Parking

RENOVATIONS:

- Upgraded Bathrooms, Granite Kitchen, Raised Kitchen Ceiling, Walk-in Closets, Wood, Smooth Ceilings

AMENITIES:

- Basketball, BBQ & Picnic Area, Beauty Salon, Bike Storage, Boat Docks available, Boat Ramp, Clubhouse-Clubroom, Coffee Shop, Common Laundry, Community Room, Convenience Store, Elevator, Exercise Room, Fishing Pier, Library, On-Site Restaurant, Private Marina with Ocean Access, Sauna, 24-Hr Security, 2 Swimming Pools, Tennis Courts, Valet Parking for Guests, Vehicle Wash Area. Amenities had Recently Been Renovated.

HOA INFORMATION:

- Plaza Del Prado Condo Association, Assistant Manager: Nicole Untch-Ripoll 305-931-3544, assistantmanager@plazadelprado.net, management@plazadelprado.net, 24/7 Rotunda: 305-931-5643 <https://websites.kw-ic.com/plazadelprado/>
- Maintenance Fee \$1,022 Monthly
- Maintenance Fee includes Basic Cable, Building Exterior, Common Area, Elevator, Insurance, Internet, Landscaping/Lawn Maintenance, Laundry Facilities, Manager, Parking, Pest Control, Security, Trash Removal, Water
- Other Monthly Fees: \$17.10 Capital Reserves & \$244.80 SIRS Reserves + \$84.21 from 2017 Special Assessment (as of Feb 2026: \$9,548.32 remaining), + \$338.11 from 2023 Special Assessment (as of Feb 2026: \$40,343.37 remaining: Total Monthly Fee: \$1,706.14
- Only 2 Domestic Pets under 25 lbs. Allowed
- Min 25% Down for Bank Financing (Budget has 5% Reserves)
- Leasing After 1 Yr. Ownership, Only 12-Month Lease
- Approval Required, 3-4 Weeks Approval

- Condo Renovation Includes 40-Yr Certification, Concrete Restoration, Hallways, Garage

ALL PROPERTY DOCUMENTS:

<https://drive.google.com/drive/folders/1mOCAd7iaTyuP9i1JJBDayqqXriDYJ4oS?usp=sharing>

HOA DOCUMENTS:

https://drive.google.com/drive/folders/1WbAX6yCmz4Gb_ck84RgCCaTnQ4-N5q40?usp=sharing

PROPERTY VIDEO:

<https://drive.google.com/file/d/1IA973YeMbnMSs3HFydZxrMHnWde8g5Yi/view?usp=sharing>