

Unit PH3 - AquaLuna Las Olas

PH3 - 20 Isle of Venice Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	RX-11133680
Status:	Active
Size:	2,590 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces,Assigned,Under Building
View:	Canal,Intracoastal,Pool
List Price:	\$3,150,000
List PPSF:	\$1,216
Valuated Price:	\$2,352,000
Valuated PPSF:	\$908

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units:	16
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	12%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Building Association Information

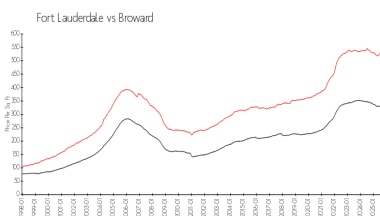
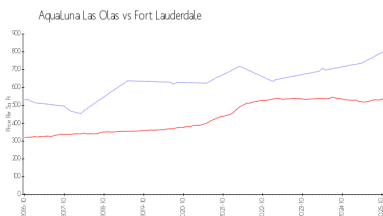
Aqualuna Las Olas Condominium Assn Inc
20 Isle Of Venice Drive
Fort Lauderdale, FL 33301
Phone: (954) 767-3352
(954) 530-7116

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH2	2,590 sq ft	Nov 2025	\$2,177,000	\$841
PH-1	3,134 sq ft	Apr 2025	\$2,885,000	\$921
201	3,134 sq ft	Apr 2025	\$1,950,000	\$622

Market Information



AquaLuna Las Olas: \$804/sq. ft.
Fort Lauderdale: \$535/sq. ft.

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Broward: \$311/sq. ft.

Inventory for Sale

AquaLuna Las Olas	13%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



AquaLuna Las Olas
Fort Lauderdale
Broward

37 days
101 days
88 days