

# Unit 1215 - Aventura Marina 2

1215 - 3330 NE 190 St, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |                                                 |
|-----------------|-------------------------------------------------|
| MLS Number:     | A11690368                                       |
| Status:         | Active                                          |
| Size:           | 1,849 Sq ft.                                    |
| Bedrooms:       | 3                                               |
| Full Bathrooms: | 3                                               |
| Half Bathrooms: | 0                                               |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking,Valet Parking |
| View:           |                                                 |
| List Price:     | \$825,000                                       |
| List PPSF:      | \$446                                           |
| Valuated Price: | \$800,000                                       |
| Valuated PPSF:  | \$433                                           |

*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:                         | 252 |
| Number of active listings for rent:      | 11  |
| Number of active listings for sale:      | 11  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 8   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 0   |

## Building Association Information

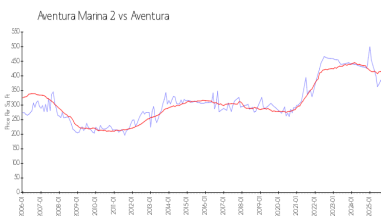
Aventura Marina 2 Condominium Association Inc  
305-932-3749

<https://www.aventuramarina2.com>

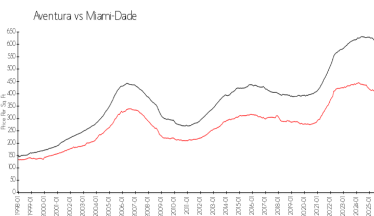
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1419   | 1,866 sq ft | Sep 2025     | \$739,000  | \$396 |
| 416    | 1,846 sq ft | Sep 2025     | \$595,000  | \$322 |
| 2010   | 1,866 sq ft | Sep 2025     | \$700,000  | \$375 |
| 2915   | 1,849 sq ft | Jun 2025     | \$790,000  | \$427 |
| TH18   | 2,503 sq ft | Jun 2025     | \$830,000  | \$332 |

## Market Information



Aventura Marina 2: \$411/sq. ft.  
Aventura: \$411/sq. ft.



Aventura: \$411/sq. ft.  
Miami-Dade: \$668/sq. ft.

## Inventory for Sale

|                   |    |
|-------------------|----|
| Aventura Marina 2 | 4% |
| Aventura          | 6% |
| Miami-Dade        | 4% |

## Avg. Time to Close Over Last 12 Months



|                   |         |
|-------------------|---------|
| Aventura Marina 2 | 74 days |
| Aventura          | 98 days |
| Miami-Dade        | 77 days |