



A11708434 © Miami MLS® 2025

**\$1,695,000**

## **9801 COLLINS AVE, BAL HARBOUR, FL, 33154**

<https://ritterproperties.com>

The incredible Bal Harbour Beach, next to St Regis, across from Bal Harbour Shops is the Balmoral Condo, unit 11N looking at the extraordinary ocean as soon as “you” open your entrance door. A perfect split floor plan condo with 2 bedrooms and 2 baths, 1,388 Sqft is a perfect size, marble floors, just new [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1388 sq ft

---

### **Basics**



**Date added:** Added 3 months ago

**Type:** Residential

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 0 sq ft

**ListOfficeName:** FIP Realty Services, LLC

**View:** Garden View, Ocean View

**ListAOR:** Miami Association of REALTORS®

**MLS ID:** A11708434

**Category:** Condominium

**Status:** Active

**Bathrooms:** 2 baths

**Area:** 1388 sq ft

**SubdivisionName:** BALMORAL CONDO

**GarageSpaces:** 2

**UnitNumber:** 11N direct ocean

**EntryLevel:** 11

---

## Building Details

**Cooling features:** Central Air **Year built:** 1977

**NewConstructionYN:** No

**Building Name:** Balmoral

**Heating:** Central

**Parking:** 2 Or More Spaces, No Rv/Boats, Parking-Under Building, Valet

---

## Amenities & Features

**Features:** Built-in Features, Closet Cabinetry, Fire Sprinklers, First Floor Entry, Pantry, Split Bedroom, Walk-In Closet(s)

**Security Features:** Fire Sprinklers, Smoke Detector, Lobby Secured, Security Patrol, TV Camera

**Amenities:** Dishwasher, Electric Range, Refrigerator

**WindowFeatures:** Clear Impact Glass, High Impact Windows, Verticals

**ExteriorFeatures:** Other, Open Balcony, Tennis Court(s)

**Waterfront available:** Yes

**GarageYN:** Yes

**AttachedGarageYN:** No

**CoolingYN:** Yes

**PoolPrivateYN:** No

**FireplaceYN:** No

