

# The New York Times

November 17, 2013

## On the Market

MIAMI



Oceanfront Condo

**\$2,749,000**

**MID-BEACH** 5255 Collins Avenue, #PHA

A three-bedroom four-and-a-half-bath with a den and three terraces on the top floor of the Imperial House, a full-service oceanfront building with a gym, a pool and beach access. Pietro Belmonte (305) 335-1981, Adriana Pinto-Torres (786) 493-1388, Douglas Elliman; [elliman.com](http://elliman.com)

**COMMON CHARGE** \$2,400 a month; taxes: \$7,843 a year

**PROS** This spacious unit has 3,000 square feet of terraces with ocean and intracoastal views.

**CONS** An assessment of \$1,083 a month for facade work runs through July 2015.