



**9601 Atlantic**  
**Lower Township, NJ 08260**

**Asking \$800,000.00**



**COMMENTS**

Welcome to unparalleled luxury living at The Grand, where this stunning one-bedroom, one and a half bath condominium offers an exceptional retreat in the heart of Diamond Beach. Step into a world of modern elegance and sophistication with sleek, contemporary design and high-end finishes throughout, including walk-in closets, Brazilian hardwood floors, and Viking appliances that cater to culinary enthusiasts. Enjoy the water views from your private balcony, while indulging in resort-style amenities including a pool, spa, fitness center, and owners club room. This unit comes with a private storage area. Ideal for both investors and those seeking a prestigious urban sanctuary, this well maintained condo presents a turnkey opportunity for immediate occupancy or rental income. Located just moments from dining, shopping, and entertainment, The Grand sets the standard for upscale living in Diamond Beach. There are many GRAND social activities during the year. This unit can be connected to unit 206, which is also for sale, via adjoining door. The total square footage for both units combined is approximately 2,872sqft. With this comes endless opportunities. Use both, rent one and use one for yourself or rent both individually.

**PROPERTY DETAILS**

Unit Features	Parking/Garage	Other Rooms	Appliances Included
Hardwood Floors	Parking Pad	Living Room	Range
Foyer	1 Car	Kitchen	Oven
Tile Floors	Assigned Parking	Eat In Kitchen	Microwave Oven
		Dining Area	Refrigerator
		Storage/Utility Room	Washer
		Storage Space	Dryer
			Washer/Dryer
			Washer/Dryer



Ask for Joan S. Spencer  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email to: jss@bergerrealty.com  
 Central Air Electric



Sewer City