



9601 Atlantic  
 Lower Township, NJ 08260

Asking \$950,000.00



### COMMENTS

Welcome to unparalleled luxury living at The Grand, where this stunning two-bedroom, two-bathroom 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 closet, Brazilian hardwood floors and Viking appliances that cater to culinary enthusiasts. Enjoy breathtaking 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 resort style sanctuary, this condo presents a great 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 201, 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               |
| Tile Floors     | 2 Car            | Kitchen              | Oven                |
|                 | Assigned Parking | Laundry/Utility Room | Microwave Oven      |
|                 |                  | Storage Space        | Refrigerator        |
|                 |                  |                      | Washer              |
|                 |                  |                      | Dryer               |

Ask for David Collins  
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|            |             |           |
|------------|-------------|-----------|
| Heating    | Cooling     | Hot Water |
| Electric   | Central Air | Electric  |
| Baseboard  |             |           |
| Forced Air |             |           |

Sewer  
 City