

No photos available

265 Minorca Beach Way Unit 404

\$634,000

Condominium · New Smyrna Beach, FL 32169

3

beds

2

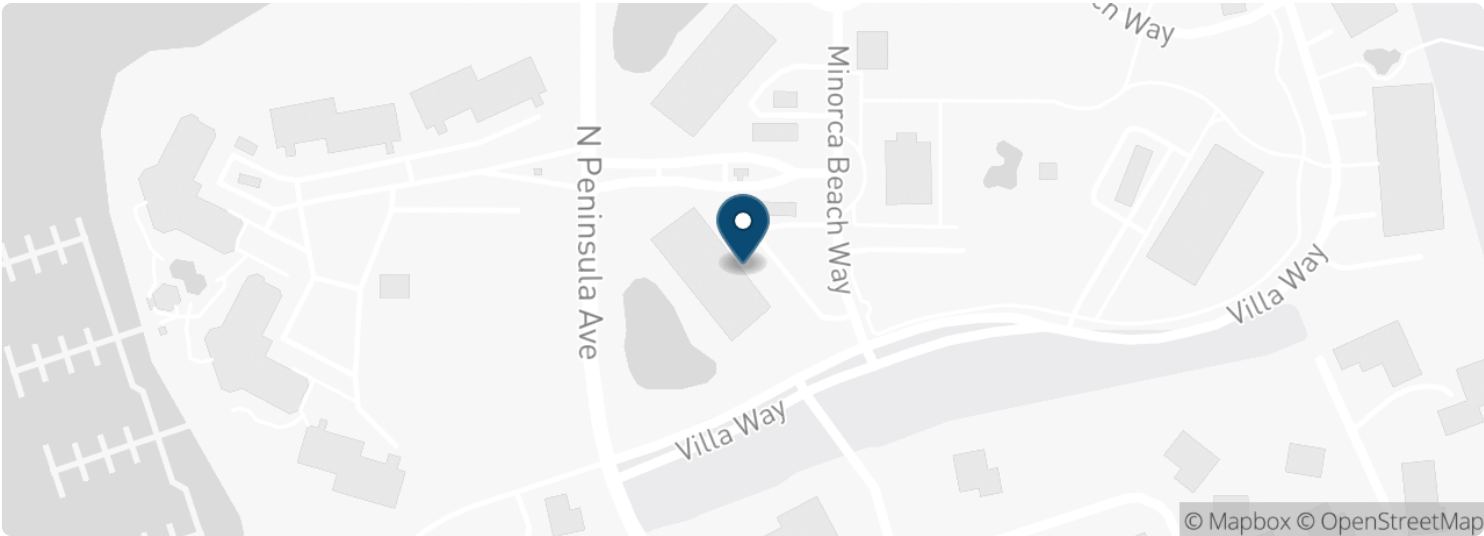
baths

1,450

sqft



Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2005	\$437	114 days	Jul 1, 2026	\$1,099 Monthly	NS1088592



Property overview

About this property

Welcome to Minorca—one of the most sought-after waterfront communities in all of New Smyrna Beach. Nestled within this exclusive 52-acre ocean-to-river paradise, this beautifully renovated fourth-floor residence offers breathtaking views of the Intracoastal Waterway, Ponce Inlet, and unforgettable Florida sunsets. From the moment you walk through the door, you'll appreciate the bright, open floor plan and the coastal elegance that makes this condominium feel like home. The completely updated kitchen features quartz countertops, premium stainless steel appliances, and plenty of space for entertaining, while beautiful wood-look tile flooring flows throughout the main living areas. Fresh interior paint, crown molding, and soaring 9-foot ceilings create a light and airy feel that's perfect for waterfront living. French doors lead to a flexible office or optional third bedroom complete with charming shiplap accents, making it ideal for guests, working from home, or creating your own coastal retreat. One of the best features of this home is the oversized covered balcony. Whether you're starting your morning with coffee while watching boats cruise by or winding down with spectacular sunsets over the Intracoastal, this is the outdoor living space you'll never want to leave. The home also includes reserved covered parking and a private storage room, giving you plenty of space for all of your beach gear and bikes. Living in Minorca means you're not just buying a home—you're investing in a lifestyle. This gated waterfront community offers 24-hour security, beautifully landscaped walking trails, three heated pools and spas, four Har-Tru tennis courts, a state-of-the-art fitness center, clubhouse, sauna, billiards room, catering kitchen, and multiple gathering spaces for residents and guests. You'll also enjoy private beach access, private river access, an oceanfront pavilion, a riverfront gazebo with grilling stations, and a 64-slip marina, making it easy to spend your days boating, fishing, paddleboarding, kayaking, or simply watching dolphins play in the river. Boat slips are occasionally available for purchase, offering another incredible opportunity for waterfront enthusiasts. If you've been dreaming of the ultimate coastal lifestyle where luxury meets laid-back beach living, this is your chance. From sunrise walks on the beach to sunset cruises on the Intracoastal, every day feels like a vacation at Minorca. An added opportunity for buyers: The seller is open to considering owner financing with an acceptable offer, providing additional flexibility for qualified purchasers. Schedule your private showing today and discover why so many people choose to call this incredible waterfront community home.

Key features

LEVELS
One
LOT
.72 acres
FACES
East
PARKING
1-car garage, Assigned
COMMUNITY
Clubhouse, Pool, Fitness Center, Tennis Court(s)
HOA COVERS
Pest Control, Water, Maintenance Grounds, Internet, Trash, Cable TV, Security, Maintenance Structure, Sewer
PETS
Number Limit, Dogs OK, Cats OK

Property & ownership details

Home

Property type	Condominium	Year built	2005
Faces	East	Rooms	7
Building stories	9	Living area	1,450 sqft
Total building area	1,590 sqft	Levels	One
Bedrooms	3	Bathrooms	2
Full bathrooms	2	Cooling	Central Air
Heating	Central	Lot size	1.72 acres
Construction materials	Block, Stucco	Roof	Built-Up

Accommodation & amenities

Appliances	Disposal, Dryer, Refrigerator, Electric Water Heater, Microwave, Range, Washer, Dishwasher	Flooring	Carpet, Tile, Luxury Vinyl
Laundry	Inside, Laundry Room	Exterior features	Balcony, Storage, Tennis Court(s)
Window features	Drapes		

Parking & access

Attached garage	Yes	Garage spaces	1
Covered spaces	1	Parking features	Assigned
Road surface	Asphalt		

Community & HOA

Primary association	Jessica Celli	Primary association fee	\$335
Primary fee frequency	Monthly	Secondary association	The Palms at Minorca Owner's Association, Inc.
Secondary association fee	\$764	Secondary fee frequency	Monthly
Land lease	No	Senior community	No
Association amenities	Tennis Court(s), Clubhouse, Fitness Center, Pool		
Association fee includes	Pest Control, Water, Maintenance Grounds, Internet, Trash, Cable TV, Security, Maintenance Structure, Sewer		
Community features	Clubhouse, Pool, Fitness Center, Tennis Court(s)	Pets allowed	Number Limit, Dogs OK, Cats OK

Utilities & services

Utilities	Cable Available, Water Connected, Sewer Connected		
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Price & sale history

Asking price reduced by \$14,500 (2.2%) since first listed.

Date	Event	Price	Change
Sep 11, 2026	Price reduced MLS #NS1088592	\$634,000	-2.2% -\$14,500
Jul 1, 2026	Listed for sale MLS #NS1088592	\$648,500	—

History may be incomplete.

Stellar MLS / IDX



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Stellar (MFR) data last updated at October 20, 2026 at 8:01 AM EDT