

# INES FLAX

YOUR PREMIER OCEANFRONT SPECIALIST  
& MOST TRUSTED NAME IN SOUTH FLORIDA REAL ESTATE.





**Price: \$7,195,000**

**MLS Number:** A11928011

## Condo / Town Home

**10295 Collins Ave Unit 1704, Bal Harbour, Florida 33154 USA**

**Beds: 3**

**Baths: 3**

**Half Baths: 1**

**Living Area:** 3,120

Unit: 1704

**HOA Fees:** \$17,182

**Waterfront:** YES

**Year Built:** 2007

**Community:** 10295 COLLINS AVE RESDNTA

**Subdivision:** 10295 COLLINS AVE RESDNTA

**Elementary School:** Ruth K. Broad Bay Harbor K-8

**Junior High:** Nautilus

**High School:** Miami Beach

## ABOUT THIS PROPERTY

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Beautifully designed by award-winning Fanny Haim & Associates, this oceanfront residence spans over 3,000 SF and offers a spacious layout, offering true sunrise-to-sunset living from three generous balconies with panoramic north, south, east, and west views. The residence features luxurious finishes throughout from Italian marble floors to custom wall treatments and refined, spa-inspired bathroom fixtures, premium appliances and sophisticated finishes. The primary suite features terrace access, dual walk-in closets, and a private bathroom. This residence is part of a boutique-style Ritz offering a separate owners' entrance and a distinctly private, residential atmosphere. Amenities include restaurants, concierge, valet, and direct beach access all just moments from the Bal Harbour Shops.

