

# INES FLAX

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ONE Sotheby's International Realty  
119 Washington Ave Suite 300  
33139

Phone: 786.218.7600 -

<http://www.inesflax.com>

Email: [InesFlax@aol.com](mailto:InesFlax@aol.com)





Price: \$285,000			MLS Number: A11683738			Condo / Town Home		
6969 Collins Avenue Unit 1502, Miami Beach, Florida 33141 USA								
Beds: 1			Baths: 1			Living Area: 532		
Unit: 1502			HOA Fees: \$916			Waterfront: YES		
Year Built: 1971								
Community: PORT ROYALE CONDO					Subdivision: PORT ROYALE CONDO			

## ABOUT THIS PROPERTY

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Prime oceanfront location! This stunning corner penthouse offers panoramic views, a spacious balcony, an updated kitchen, and impact windows. Port Royale features 24/7 security, direct beach access, a pool, and covered parking. This ideal Town Center location has dining, shopping, entertainment, Publix supermarket, and convenient mass transit just steps away. Also within walking distance are the Miami Beach Bandshell, beach volleyball (or pickleball) courts, and the North Shore Tennis Center. Embrace beach life: walk the 8-mile Beachwalk, enjoy sunrises over the ocean, connect with nature, host seaside gatherings, and enjoy the health benefits and inspiration of coastal living.

