

# INES FLAX

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A11719303 SEFMLS© 2026



**Price:** \$599,000

**MLS Number:** A11719303

**Condo / Town Home**

**2950 NE 188th St Unit 406, Aventura, Florida 33180 USA**

**Beds:** 1

**Baths:** 2

**Living Area:** 1,214

**Unit:** 406

**HOA Fees:** \$1,450

**Waterfront:** YES

**Year Built:** 2008

**Community:** ARTECH RESIDENCES AT AVEN

**Subdivision:** ARTECH RESIDENCES AT AVEN

## ABOUT THIS PROPERTY

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Rare opportunity to live in one of Aventura's most unique waterfront residences at Artech Residences at Aventura. This designed 2-story loft-style condo offers the rare feeling of living in a private home while enjoying the convenience of condominium living. Featuring 1 bedroom + den, 2 full bathrooms, and 1,100 sqft + private balconies, this residence offers peaceful intracoastal water views, soaring double-height ceilings, ceramic flooring, and an in-unit washer/dryer. The perfect as a home office, guest room, or nursery/second bedroom. The upstairs primary suite offers privacy and comfort. The dual-level layout creates a unique townhouse feel rarely found in Aventura condos. Residents enjoy resort-style amenities including 2 tennis courts, state-of-the-art fitness center, yoga, dance & spinning studios, racquetball court, spa + dry & steam saunas, beach-style pool + semi-Olympic pool, movie theater, marina access, private bike storage, 24-hour concierge, and more. Perfectly located in the heart of Aventura: \* 5 minutes to Aventura Mall \* Minutes to Publix and The Fresh Market \* 10 minutes to Whole Foods Market, Target, and Brightline \* Conveniently located between Miami International Airport and Fort Lauderdale-Hollywood International Airport \* Close to beaches, top dining, and excellent schools For tennis lovers: this unit includes a Slinger tennis machine, making daily practice even easier.

# PROPERTY LOCATION

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Image

