

# INES FLAX

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

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|--|-------------------|---------------------------------|--------------------|
| Price: \$1,295,000                               |                   | MLS Number: A11805476           | Condo / Town Home  |
| 480 NE 31 St Unit 2607, Miami, Florida 33137 USA |                   |                                 |                    |
| Beds: 3  | Baths: 3          |                                 | Living Area: 1,649 |
| Unit: 2607                                       | HOA Fees: \$1,840 |                                 | Waterfront: YES    |
| Year Built: 2019                                 |                   |                                 |                    |
| Community: GRAN PARAISO CONDO                    |                   | Subdivision: GRAN PARAISO CONDO |                    |

## ABOUT THIS PROPERTY

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Residence Features

- Custom re-imagined floor plan originally conceived as a three-bedroom residence and redesigned
- Nearly 900 sq ft wraparound terrace with sweeping bay, skyline, and ocean vistas—ideal for indoor-outdoor living
- Floor-to-ceiling windows with motorized window shades and striking three-dimensional feature walls
- Private elevator entry opening to a refined, gallery-style living and dining area
- The master bedroom is perfectly suited for a home office, library, or media lounge and is conveniently located adjacent to a full bath, closet, and terrace

On the waterfront corridor, this turnkey residence offers unmatched views, thoughtful customization, and elevated livability—price is negotiable.

