

INES FLAX

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



A11810984 SEFMLS© 2025

Price: \$1,215,000		MLS Number: A11810984		Condo / Town Home	
9 Island Ave Unit 505, Miami Beach, Florida 33139 USA					
Beds: 2		Baths: 2		Living Area: 1,440	
Unit: 505		HOA Fees: \$2,030		Waterfront: YES	
Year Built: 1981					
Community: NINE ISLAND AVENUE CONDO			Subdivision: NINE ISLAND AVENUE CONDO		

ABOUT THIS PROPERTY

BEST PRICED DIRECT BISCAYNE BAY VIEW IN BUILDING | RARE "05" LINE " First time offered in 16 years. T panoramic views of Biscayne Bay and the Downtown Miami skyline. Lines 01-07 represent the building's exclusive d natural light. The thoughtful split floor plan ensures privacy, with the primary suite featuring an indulgent ensuite bath main living area. Both bedrooms, living room, and kitchen access the wraparound balcony"your private perch for s Beach's premier luxury waterfront residences, featuring a resort-style pool currently undergoing comprehensive renc management. Prime Sunset Harbour location steps from dining, shopping, and Lincoln Road. At \$844 per square for occupancy for 16 years ensures quality maintenance. 1,2,8,18,37 photos are virtually staged.

