

# INES FLAX

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



A11922440 SEFMLS © 2026



Price: \$399,000		MLS Number: A11922440		Condo / Town Home	
401 69th St Unit 713, Miami Beach, Florida 33141 USA					
Beds: 2		Baths: 2		Living Area: 1,287	
Unit: 713		HOA Fees: \$1,391		Year Built: 1970	
Community: 401 BLU OF NORTH BEACH CO			Subdivision: 401 BLU OF NORTH BEACH CO		
Elementary School: Biscayne			Junior High: Nautilus		
High School: Miami Beach					

## ABOUT THIS PROPERTY

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Here is your opportunity to own in the vibrant heart of North Beach's rapidly evolving Town Center! With an impressive selection of delightful dining options, Publix, shopping, entertainment, and your pristine beach entrance—all just steps away! The property offers additional retail, residential, and dining spaces under construction next door, promising to enhance this building's value. Enjoy breathtaking sunsets from this spacious corner 2/2 boasting 1,287 sq. ft of living space. This meticulously maintained unit features elegant crown moldings, hurricane impact windows, and large walk-in closets. 401 Blu is a fully renovated high-rise investment. Amenities include 24/7 front desk, gym, covered secured parking for 2 cars, and a beautiful roof top pool. Call today for viewing today!

