

# INES FLAX

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





Price: \$7,195,000		MLS Number: A11928011		Condo / Town Home	
10295 Collins Ave Unit 1704, Bal Harbour, Florida 33154 USA					
Beds: 3		Baths: 3		Half Baths: 1	
Living Area: 3,120		Unit: 1704		HOA Fees: \$17,182	
Waterfront: YES		Year Built: 2007			
Community: 10295 COLLINS AVE RESDNTA			Subdivision: 10295 COLLINS AVE RESDNTA		
Elementary School: Ruth K. Broad Bay Harbor K-8			Junior High: Nautilus		
High School: Miami Beach					

## ABOUT THIS PROPERTY

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Beautifully designed by award-winning Fanny Haim & Associates, this oceanfront residence spans over 3,000 SF and offers a unique layout, offering true sunrise-to-sunset living from three generous balconies with panoramic north, south, east, and west views. The residence features luxurious finishes throughout from Italian marble floors to custom wall treatments and refined, spa-inspired bathroom fixtures, premium appliances and sophisticated finishes. The primary suite features terrace access, dual walk-in closets, and a private entrance. This residence is part of a boutique-style Ritz offering a separate owners' entrance and a distinctly private, residential atmosphere. Amenities include restaurants, concierge, valet, and direct beach access all just moments from the Bal Harbour Shops.

