

# INES FLAX

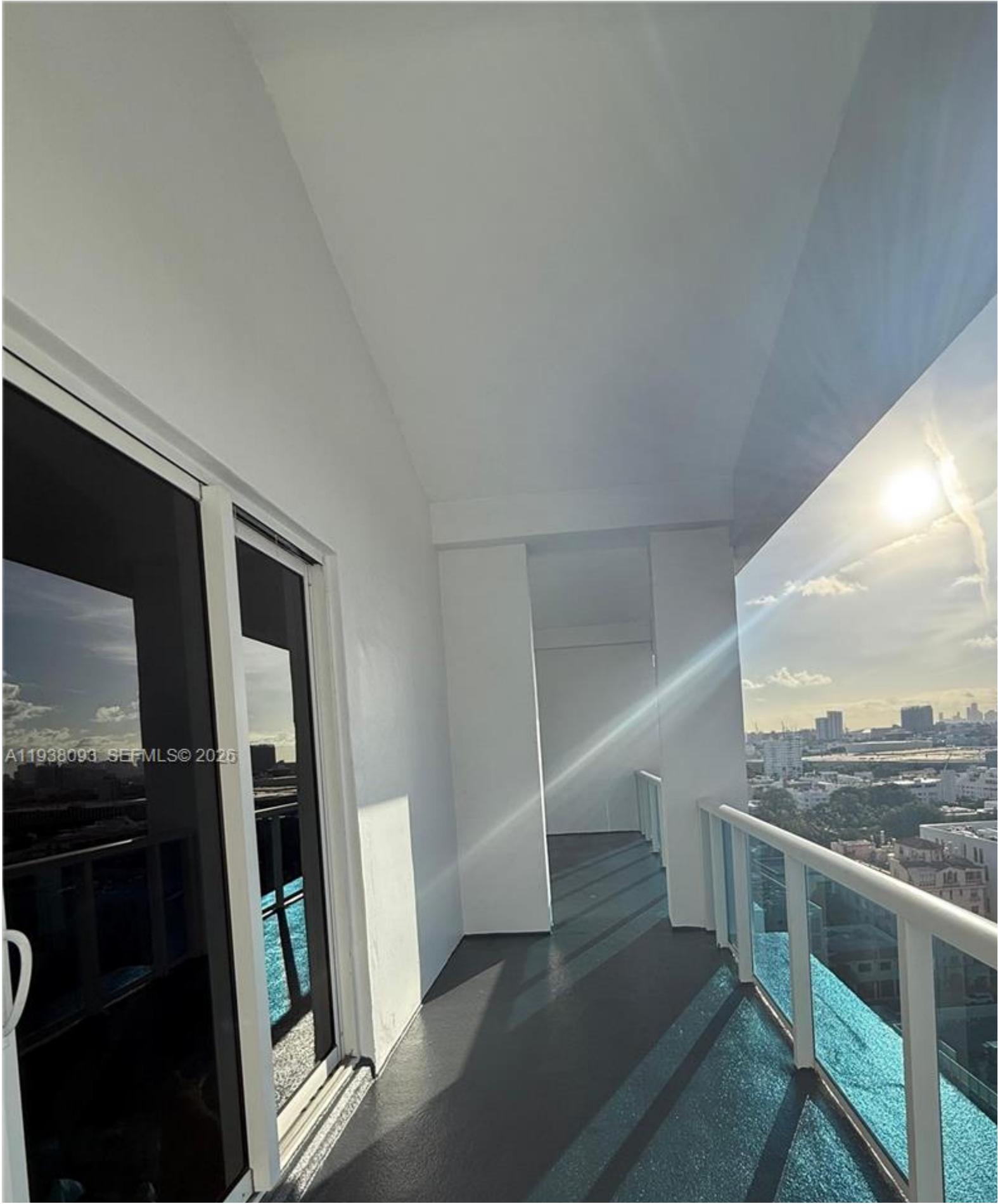
YOUR PREMIER OCEANFRONT SPECIALIST  
& MOST TRUSTED NAME IN SOUTH FLORIDA REAL ESTATE.

ONE Sotheby's Internatio

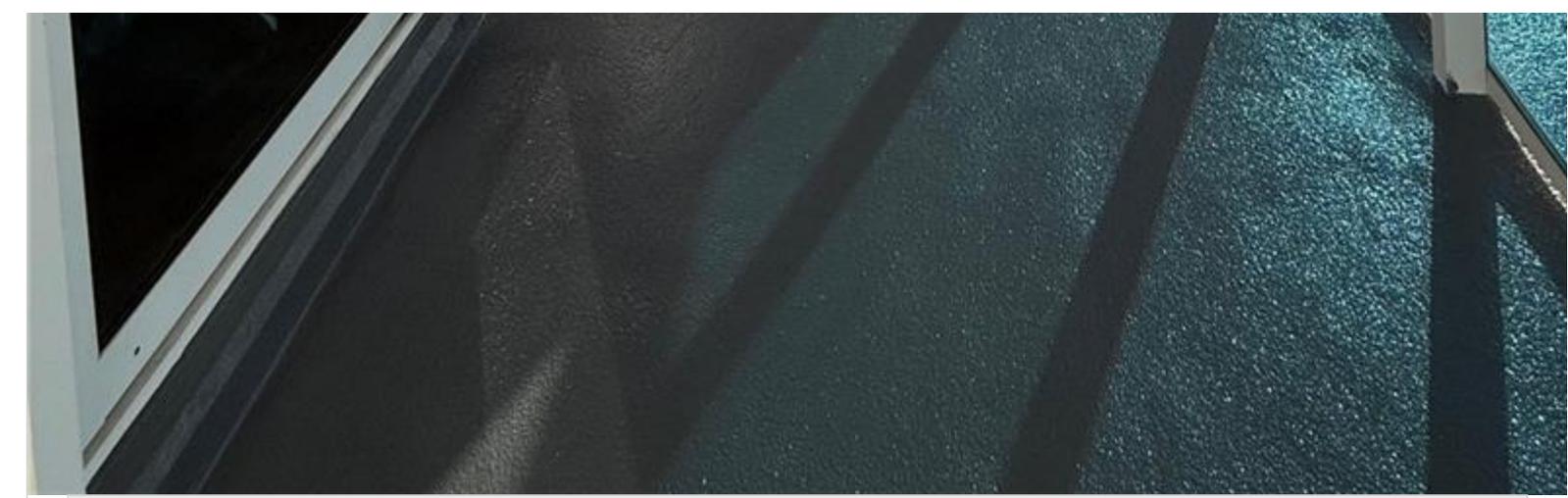
,  
Phone: - Fax:

<http://www.inesflax.com>

Email:



A11938093 SEFMLS© 2025



**Price: \$2,000,000**

**MLS Number: A11938093**

**Condo / Town Home**

**2301 Collins Ave Unit PH-22, Miami Beach, Florida 33139 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 1,230**

**Unit: PH-22**

**HOA Fees: \$2,531**

**Waterfront: YES**

**Year Built: 1926**

**Community: RONEY PALACE CONDO**

**Subdivision: RONEY PALACE CONDO**

**Elementary School: North Beach**

**Junior High: Nautilus**

**High School: Miami Beach**

## ABOUT THIS PROPERTY

---

Penthouse 22 offers fully-staffed amenities that include: 3 oceanfront resort-type swimming pools & expansive lounge linear FT of beachfront, world-class gym/spa, 24-hour security, & valet parking for all residents. The Roney Palace is with the exclusive 5 stars 1 Hotel South Beach. PH22 with 10-ft ceilings and an the balcony is nearly three times larger balconies in the building, offering panoramic bay and Miami skyline views. The newly renovated lobby, valet parking, elevators. Rental policy min 30 days, 12x year. MAINT. FEE INCLUDES A/C, Cable TV, Common Area, Hot Water, Internet/WiFi, On-Site Manager, Pest Control, Sewer, Trash Removal, valet parking, and 24-hr security. Recertification

PROPERTY  
LOCATION

---

Image

