

# INES FLAX

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Price: \$519,700		MLS Number: A11939167		Condo / Town Home	
1300 S Miami Ave Unit 2808, Miami, Florida 33130 USA					
Beds: 1		Baths: 1		Half Baths: 1	
Living Area: 649		Unit: 2808		HOA Fees: \$930	
Year Built: 2016					
Community: 1300 S MIAMI AVENUE CONDO			Subdivision: 1300 S MIAMI AVENUE CONDO		

## ABOUT THIS PROPERTY

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Experience elevated living at DUA Brickell in this thoughtfully designed and maintained 1-bedroom, 1.5-bath residence. Features a spacious walk-in closet, in-unit washer and dryer, porcelain tile flooring throughout, and a modern kitchen with premium Bosch appliances. Floor-to-ceiling sliding glass doors provide abundant natural light and showcase bay and balcony. Balcony features a bump-out extension, offered in only a limited number of units. One assigned parking space included. DUA Brickell offers resort-style amenities, including a state-of-the-art fitness center, DUA Spa by K'Alma, on-site dining with Ahu Mar, a 10th-floor 200 ft heated pool with cabanas and outdoor bar plus an exclusive 54th-floor Skydeck with pool. Ideally located in the heart of Brickell, just steps from world-class dining, shopping, and entertainment. \*\*\*Tenants through July 31, 2026. Rent has been prepaid through the end of the lease term; any unearned prepaid rent and security deposit be transferred to the buyer at closing. Furniture is included in the sale. Ideal for buyers planning a future primary or secondary residence in one of Brickell's most sought-after buildings. See broker remarks for additional information.\*\*\*

