

# INES FLAX

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

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Price: \$1,535,000

MLS Number: A11949925

Condo / Town Home

18683 Collins Ave Unit 1601, Sunny Isles Beach, Florida 33160 USA

**Beds:** 2

**Baths:** 3

**Living Area:** 1,431

**Unit:** 1601

**HOA Fees:** \$1,850

**Waterfront:** YES

**Year Built:** 2005

**Community:** M RESORT RESIDENCES CONDO

**Subdivision:** M RESORT RESIDENCES CONDO

**Elementary School:** Norman S. Edelcup K-8

**Junior High:** Highland Oaks

## ABOUT THIS PROPERTY

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This is an incredibly rare chance to own a unit in the most desirable line of the building. Exquisite split-plan residence with east-facing views of the ocean. This unit is highly sought after by guests who choose to stay at the hotel, making it a desirable investment. You have the flexibility to join the hotel program or opt for third-party rentals. Additionally, the corner layout provides separate living and dining areas, providing versatility and maximizing your rental income potential. This turn-key ready property is an incredible investment with a full kitchen, floor-to-ceiling sliding doors, two separate balconies, stainless steel appliances, granite countertops, and so much more. The building itself is packed with incredible amenities that enhance the living experience, including an outdoor pool, a state-of-the-art fitness center, a spa, a sauna, a restaurant, a bar, valet parking, concierge services, and business services. Located in the prestigious Sunny Isles Beach, the M Resort is in high demand among guests who seek exceptional service. This is your chance to own a piece of this sought-after destination and benefit from its popularity.

# PROPERTY LOCATION

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