

# INES FLAX

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



**Price: \$4,300,000**

**MLS Number: A11950088**

**Condo / Town Home**

**10101 Collins Ave Unit 16B + CAB, Bal Harbour, Florida 33154 USA**

**Beds: 2**

**Baths: 4**

**Half Baths: 1**

**Living Area: 3,110**

**Unit: 16B + CAB**

**HOA Fees: \$4,809**

<b>Waterfront:</b> YES	<b>Year Built:</b> 1994
<b>Community:</b> THE PALACE AT BAL HARBOUR	<b>Subdivision:</b> THE PALACE AT BAL HARBOUR
<b>Elementary School:</b> Ruth K. Broad Bay Harbor K-8	<b>Junior High:</b> Nautilus
<b>High School:</b> Miami Beach	

## ABOUT THIS PROPERTY

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Fabulous and spacious corner residence in the heart of Bal Harbour offering an exceptional lifestyle and a true must have. Over 1000 sqft of SouthEast wrap-around terrace with spectacular breathtaking panoramic views of the intracoastal, Ocean Drive and into your apartment, a grand living and dining room, a step-up living/den area, a large fully equipped eat-in kitchen, 4 bedrooms, a grand primary bedroom, a separate laundry room, a nanny's or infant room. Every room enjoys direct access to the ocean. Plus, enjoy the convenience and privacy of owning a poolside Cabana made up 160sqft with a full bathroom. Reside in a building with resort-style amenities, elevating this property to a rare and luxurious offering; such as valet service, 24hr security, pool and cabana on site, fitness center and much more. Ideally located within walking distance of the world-renowned Bal Harbour Shops, the fabulous new Bal Harbour waterfront park and new Bal Harbour Village recreation center. Discover the ultimate in luxury city living with effortless beachside elegance.

