

# INES FLAX

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AT1951112 SEFMLS© 2026



**Price:** \$3,775,000

**MLS Number:** A11951112

**Condo / Town Home**

**1160 101 St Unit 601, Bay Harbor Islands, Florida 33154 USA**

**Beds:** 5

**Baths:** 4

**Half Baths:** 1

**Living Area:** 3,969

**Unit:** 601

**HOA Fees:** \$4,405

**Year Built:** 2027

**Community:** BAY HARBOR ISLAND

**Subdivision:** BAY HARBOR ISLAND

**Elementary School:** Ruth K. Broad Bay Harbor K-8

**Junior High:** Nautilus

**High School:** Miami Beach

## ABOUT THIS PROPERTY

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Welcome to ALMA Bay Harbor Islands, an exquisite new boutique development designed by renowned architect Kol Karp. Featuring just 9 signature residences, this exclusive sanctuary offers unmatched privacy, tranquility, and beauty belonging to you alone. Residence 601 is a spacious 5 bedrooms + wellness room, with 4 full bathrooms + powder room of a total of 5,079 SF, and interior of 3,969 SF with only 1-2 residences per floor, private elevator entry, and an expansive private terrace showcasing stunning sunset and city views. Refinement in every detail with a higher standard of quality featuring Miele appliances, Italkraft Kitchens and Vanities, Toto Toilets and Graff Plumbing Fixtures. Perfectly positioned on a quiet interior street, yet just a 15-minute walk to Bal Harbour Shops, Surfside Beach, parks, world-class dining, and top-rated schools. Located within a protected low-rise neighborhood, ensuring long-term preservation. Residents enjoy a secure lobby with smart access system and exceptional rooftop amenities including a resort-style pool, wellness areas, and summer kitchens—ideal for elevated indoor-outdoor living. Private presentation available by appointment.

