

# INES FLAX

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



W11956435 SEP MLSC 2026



**Price:** \$689,000

**MLS Number:** A11956435

**Condo / Town Home**

**2625 Collins Ave Unit 1109, Miami Beach, Florida 33140 USA**

|  |                        |  |
|--|------------------------|--|
| <b>Beds:</b> 2                           | <b>Baths:</b> 2        | <b>Living Area:</b> 1,075                  |
| <b>Unit:</b> 1109                        | <b>HOA Fees:</b> \$763 | <b>Waterfront:</b> YES                     |
| <b>Year Built:</b> 1980                  |                        |  |
| <b>Community:</b> OCEANFRONT PLAZA CONDO |                        | <b>Subdivision:</b> OCEANFRONT PLAZA CONDO |
| <b>Elementary School:</b> North Beach    |                        | <b>Junior High:</b> Nautilus               |
| <b>High School:</b> Miami Beach          |                        |  |

## ABOUT THIS PROPERTY

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This building checks all the boxes. Sitting 11 floors above the dunes, between the Atlantic Ocean and Lake Pancoas Rd, free shuttles outside the building will sweep you away for shopping, the New World Synphony, Filmore concerts sparing no expense from start to finish. This unit offers waterviews of beautiful Lake Pancoast with watercraft rentals classic lines, mono-neutral tones and products to endure time. Samsung appliances, tankless water heater and AC · white oak wood floor. Bike storage in basement level for 2 bikes; add'l unit storage 6th floor; Ammenities include 2nd on unit floor (W-D not allowed in units). WIFI included in HOA. Parking garage improvements wrapping up. 90 day re assessments. Call LA, 24 hr notice. Appts only.

