

# INES FLAX

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**Price:** \$829,000

**MLS Number:** A11957652

**Condo / Town Home**

**225 N Miami Ave Unit 3406, Miami, Florida 33128 USA**

**Beds:** 2

**Baths:** 2

**Living Area:** 878

**Unit:** 3406

**HOA Fees:** \$1,250

**Year Built:** 2026

**Community:** District 225

**Subdivision:** District 225

## ABOUT THIS PROPERTY

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District 225 is a 37-story luxury residential tower located in the heart of Downtown Miami. Residences are delivered turnkey and offer the flexibility to generate rental income through short-term vacation rentals, including Airbnb, when not in personal use. Owners may manage rentals independently or take advantage of the building's in-house rental management program, offering a hands-off option. Designed as a resort-style, full-service building, District 225 is ideal for investors and second-home owners seeking income flexibility. Amenities include a dramatic double-height, art-filled lobby; expansive pool deck with towel service, bar; social lounge; and entertainment room. Two full floors of amenities feature a state-of-the-art fitness center, yoga studio, indoor basketball court, rock-climbing wall, and racquetball court. Additional highlights include a spa with saunas, a full co-working floor with meeting rooms and kitchen, and a rooftop deck with plunge spa, summer kitchen, views of Downtown Miami and Biscayne Bay. On-site cafe with delivery service, smart-home concierge app, electric car charging, housekeeping services, and 24/7 security, parking, and concierge complete the offering.

