

# INES FLAX

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**Price: \$2,500,000**

**MLS Number: A11977137**

**Condo / Town Home**

**9 Island Ave Unit 2304, Miami Beach, Florida 33139 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 1,440**

**Unit: 2304**

**HOA Fees: \$1,895**

**Waterfront: YES**

**Year Built: 1981**

**Community: NINE ISLAND AVENUE CONDO**

**Subdivision: NINE ISLAND AVENUE CONDO**

**Elementary School: North Beach**

**Junior High: Nautilus**

**High School: Miami Beach**

## ABOUT THIS PROPERTY

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Rare Venetian Islands opportunity at 9 Island Avenue including 40-ft boat slip, 3 assigned parking spaces, and private storage amenities rarely available together in Miami Beach. This spacious 2-bedroom, 2-bath residence offers approximately 1,440 sq ft with panoramic Biscayne Bay views and abundant natural light through expansive windows. The split-bedroom layout provides privacy and generous living space ideal for both everyday living and entertaining. The residence includes three assigned parking spaces, private storage, and dock slip #20 accommodating a boat up to 40 feet — a rare amenity in Miami Beach. 9 Island Avenue is a full-service waterfront building featuring beautifully renovated hallways, lobby, and mezzanine levels. Residents enjoy concierge and valet service, a bayfront pool, state-of-the-art fitness center, tennis courts, marina with boat slips, a children's play area, and a spacious community room overlooking Biscayne Bay. Ideally located at the entrance to the Venetian Causeway, the building offers quick access to Sunset Harbour's restaurants and boutiques, Lincoln Road, South Beach, and Downtown Miami.

PROPERTY  
LOCATION

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Image

