

INES FLAX

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

ONE Sotheby's International Realty
119 Washington Ave Suite 300
33139

Phone: 786.218.7600 - 1000

<http://www.inesflax.com>

Email: InesFlax@aol.com



A12022388 SEFMLS© 2026



Price: \$370,000

MLS Number: A12022383

Condo / Town Home

18021 Biscayne Blvd Unit 1701/2, Aventura, Florida 33160 USA

Beds: 3

Baths: 2

Half Baths: 1

Living Area: 1,830

Unit: 1701/2

HOA Fees: \$1,681

Waterfront: YES

Year Built: 1971

Community: DEL PRADO MARINA

Subdivision: DEL PRADO MARINA

Elementary School: Aventura Waterways

Junior High: Highland Oaks

ABOUT THIS PROPERTY

Experience waterfront living and exceptional investment potential at this beautiful residence in Aventura located at 11111 Bldv. #1701/02, Aventura 33160. This spacious corner unit offers approximately 1,830 SF of living space with breath-taking unobstructed bay views that create the perfect South Florida lifestyle. The property features a versatile layout with 2 full bathrooms, plus a separate attached efficiency with its own half bath – ideal for extended family, guests, or additional income. A fantastic opportunity for investors, the property is already generating immediate cash flow. The main 2-bedroom is currently rented for \$2,700 per month, while the efficiency is rented for \$1,300 per month, producing a combined net of \$4,000. Enjoy abundant natural light, expansive water views from high above the city, and the flexibility of a multi-unit in one of South Florida's most desirable locations. Conveniently located near shopping, dining, beaches, and the world-famous Aventura Mall. Whether you are looking for a primary residence, vacation property, or income-producing investment, this is an opportunity to own a bayfront property with strong rental potential in the heart of Aventura.

PROPERTY LOCATION

Image

