

# INES FLAX

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**Price:** \$649,000

**MLS Number:** A12045122

**Condo / Town Home**

**220 21st St Unit 401, Miami Beach, Florida 33139 USA**

**Beds:** 1

**Baths:** 1

**Half Baths:** 1

**Living Area:** 750

**Unit:** 401

**HOA Fees:** \$0

**Year Built:** 2010

**Community:** BOULAN SOUTH BEACH CONDO

**Subdivision:** BOULAN SOUTH BEACH CONDO

**Junior High:** Nautilus

**High School:** Miami Beach

## ABOUT THIS PROPERTY

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This rarely available 844 SF corner unit offers a 1 bedroom, 1.5 bath residence located on the best line and the 4th floor for quietness and sweeping views for a luxury lifestyle. The Boulan is a boutique building also offering the flexibility to rent short-term around, making this an ideal vacation home, investment property with high returns, or full-time residence. High-end finishes include a cook top, custom Italian cabinetry & fixtures, this corner residence captures light and views from two exposures rarely seen. South Beach is a chic, design-driven Art Deco haunt offering one of the most favorable restriction-free rental programs with a minimum 30-day requirement. Located steps from the beach and across from The Setai and W Hotel, residents enjoy resort-style amenities including a rooftop pool oasis, elevated dining at The Garden nestled in the Boulan Courtyard, a hot tub, meditation garden, fitness studio, and complimentary beach service with lounge chairs, towels, and umbrella. Whether you live in it full-time, use it as a second home, or on your own terms, this top-floor corner unit offers the rare combination of privacy, views, and income potential. STAY. PLAY. REPEAT.

# PROPERTY LOCATION

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Image

