

# INES FLAX

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



Price: \$720,000

MLS Number: A11805383

Condo / Town Home - SOLD

401 Poinciana Dr Unit 1225, Sunny Isles Beach, Florida 33160 USA

**Beds:** 3

**Baths:** 2

**Half Baths:** 1

**Living Area:** 2,500

**Unit:** 1225

**HOA Fees:** \$1,654

**Waterfront:** YES

**Year Built:** 1981

**Community:** POINCIANA IS YT & RCQ CLU

**Subdivision:** POINCIANA IS YT & RCQ CLU

**Date Sold:** 05/06/2026

## ABOUT THIS PROPERTY

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Motivated seller! Best Price per sqft in Sunny Isles Spacious waterfront 2-level condo in the exclusive guard-gated P layout with office and den, 2.5 baths, walk-in closets, and attached storage. Ample resident and guest parking. Enjoy more. Minutes from Aventura Mall, top schools, parks, and fine dining. Incredible potential to transform this gem into

PROPERTY  
LOCATION

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Image

