

# INES FLAX

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

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A11805476 SEFMLS© 2025

**Price: \$1,295,000**

**MLS Number: A11805476**

**Condo / Town Home**

**480 NE 31 St Unit 2607, Miami, Florida 33137 USA**

**Beds: 3**

**Baths: 3**

**Living Area: 1,649**

**Unit: 2607**

**HOA Fees: \$1,440**

**Waterfront: YES**

**Year Built: 2019**

**Community: GRAN PARAISO CONDO**

**Subdivision: GRAN PARAISO CONDO**

## ABOUT THIS PROPERTY

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Residence Features

- Custom re-imagined floor plan originally conceived as a three-bedroom residence and redesigned
- Nearly 900 sq ft wraparound terrace with sweeping bay, skyline, and ocean vistas—ideal for indoor-outdoor living
- Window shades and striking three-dimensional feature walls
- Private elevator entry opening to a refined, gallery-style living area
- Den is perfectly suited for a home office, library, or media lounge and is conveniently located adjacent to a full bath, a waterfront corridor, this turnkey residence offers unmatched views, thoughtful customization, and elevated livability—price negotiable. Showing Monday to Thursday from 12-2pm

# PROPERTY LOCATION

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Image

