

INES FLAX

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

ONE Sotheby's International Realty
119 Washington Ave Suite 1000
33139

Phone: 786.218.7600 - 1000

<https://www.inesflax.com>

Email: InesFlax@aol.com





Price: \$1,249,000

MLS Number: A11925384

Condo / Town Home

16699 Collins Ave Unit 2701, Sunny Isles Beach, Florida 33160 USA

Beds: 2

Baths: 2

Half Baths: 1

Living Area: 1,623

Unit: 2701

HOA Fees: \$1,754

Year Built: 2006

Community: LA PERLA CONDO

Subdivision: LA PERLA CONDO

Elementary School: Norman S. Edelcup K-8

Junior High: Highland Oaks

ABOUT THIS PROPERTY

Oceanfront 2BR + Den | 12 Leases/Year (7-day minimum) | Renovated 2H 2025. Full-time residential building, adjacent to updated hotel (Curio Collection by Hilton). 1,623 sq ft interior + 264 sq ft across 3 private balconies. Southern exposure, consistent natural light and open views from Bal Harbour to Miami Beach. New kitchen appliances and furniture, modern finishes, in-unit washer/dryer. Building allows 12 leases per year - rare for various rental strategies. 2026 HOA: \$1,655/month + \$99 cable/internet. Full-service building with beach service, gym, valet. Deeded valet parking included; self-parking paid through Aug 2026. Virtual photos have been virtually rendered.

PROPERTY LOCATION

Image

