

# INES FLAX

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& MOST TRUSTED NAME IN SOUTH FLORIDA REAL ESTATE.

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Phone: - Fax:

<https://www.inesflax.com>

Email: [InesFlax@aol.com](mailto:InesFlax@aol.com)



A12009143 SEFMLS © 2026



**Price: \$1,430,000**

**MLS Number: A12009143**

**Condo / Town Home**

**16699 Collins Ave Unit 3802, Sunny Isles Beach, Florida 33160 USA**

**Beds: 2**

**Baths: 2**

**Half Baths: 1**

**Living Area: 1,602**

**Unit: 3802**

**HOA Fees: \$2,384**

**Waterfront: YES**

**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

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EXPERIENCE PALATIAL SKY-HIGH LIVING FROM THE COVETED 38TH FLOOR SOUTHEAST CORNER AT LA PERLA. Towering high above the Sunny Isles coastline, this premier '02' line trophy residence delivers an unparalleled 180-degree visual symphony of unobstructed turquoise ocean vistas, sweeping Intracoastal waterways, and the glittering Miami skyline. A generous 1,602 square feet, this bright, sun-drenched 2-bedroom, 2.5-bathroom sanctuary features a sprawling wrap-around terrace designed for effortless indoor-outdoor entertaining. Floor-to-ceiling high-impact glass walls flood the open-concept living spaces with flawless natural light, framing dramatic sunrises over the Atlantic Ocean. The expansive primary suite serves as a private oasis, complete with direct terrace access, custom walk-in closets, and an en suite marble bath. **THE ULTIMATE INVESTOR & VACATION ASSET:** Offering rare asset flexibility, La Perla boasts an ultra-lenient, investor-friendly rental policy allowing up to 12 rentals per year (30-day minimums). Cash in on premium seasonal rental yields when away, or utilize it as a high-flexibility coastal retreat. Live the five-star resort lifestyle with exclusive beach service (chairs, umbrellas, and towels), a panoramic oceanfront pool, a state-of-the-art fitness center, 24-hour valet, and premium concierge security. Perfectly situated steps from world-class dining, upscale shopping at Bal Harbour & Aventura, and positioned directly on the sand. Schedule your tour today

PROPERTY  
LOCATION

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Image

