

# INES FLAX

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





|                                                          |  |                       |                                  |                   |  |
|----------------------------------------------------------|--|-----------------------|----------------------------------|-------------------|--|
| Price: \$875,000                                         |  | MLS Number: A12009505 |                                  | Condo / Town Home |  |
| 301 Altara Ave Unit 822, Coral Gables, Florida 33146 USA |  |                       |                                  |                   |  |
| Beds: 2                                                  |  | Baths: 2              |                                  | Living Area: 973  |  |
| Unit: 822                                                |  | HOA Fees: \$1,186     |                                  | Year Built: 2019  |  |
| Community: MERRICK MANOR CONDO                           |  |                       | Subdivision: MERRICK MANOR CONDO |                   |  |

## ABOUT THIS PROPERTY

---

Experience urban elegance in this pristine 2-bedroom, 2-bathroom residence at the prestigious Merrick Manor. Offer perfect choice for those seeking a seamless, move-in-ready lifestyle in the heart of Coral Gables. The interior boasts views overlooking the lush, resort-style pool area. Ideally situated directly across from the world-class shopping and full-service building supports every aspect of a modern lifestyle with an exceptional amenity suite, including a sun-dr a comprehensive business center featuring high-speed workstations and a private conference room. Additional conv Miami and Miami International Airport. Secure, stylish, and centrally located, this property represents a rare opportur

