

INES FLAX

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



A12024568 SEFMLS© 2026



Price: \$22,000,000		MLS Number: A12024568		Single Family	
857 N Shore Dr, Miami Beach, Florida 33141 USA					
Beds: 6		Baths: 7		Half Baths: 1	
Living Area: 6,109		Lot Square Feet: 12,427		HOA Fees:	
Waterfront: YES		Year Built: 2026			
Community: NORMANDY GOLF COURSE			Subdivision: NORMANDY GOLF COURSE		
Elementary School: Treasure Island			Junior High: Nautilus		
High School: Miami Beach					

ABOUT THIS PROPERTY

One of the most anticipated new construction waterfront residences completed in Miami Beach, Villa Ayana is a new 12,427 SF lot with 76 FT of waterfront and breathtaking open bay views, this private sanctuary offers a rare combination of art de vivre, the residence was designed to create a true sense of escape. Lush mature tropical landscaping, soothing calming zen ambiance throughout the property. Floor-to-ceiling glass walls seamlessly blend indoor and outdoor living spaces. Master bedrooms complemented by curated European materials and bespoke finishes throughout. Expansive terraces, a luxury pool offers access to the historic 18-hole normandy golf course originally opened in 1941 and tennis courts. Minutes from Miami Beach's fastest-evolving waterfront communities.

