

# INES FLAX

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



A11720255 © Miami MLS® 2025



**Price: \$1,100,000**

**MLS Number: A11720255**

**Condo / Town Home**

**16699 Collins Ave Unit 2301, Sunny Isles Beach, Florida 33160 USA**

**Beds: 3**

**Baths: 2**

**Half Baths: 1**

**Living Area: 1,623**

**Unit: 2301**

**HOA Fees: \$3,242**

**Waterfront: YES**

**Year Built: 2006**

**Community: LA PERLA CONDO**

**Subdivision: LA PERLA CONDO**

## ABOUT THIS PROPERTY

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MOTIVATED SELLER! Lowest price for 01 line. Oceanfront 2 Bed + Den/2.5 Bath with assigned parking spaceâ€“ P (building allows STRs). Enjoy resort-style amenities, including a swimming pool, fitness center, kids' playroom, saunas, shops, close to Aventura Mall, Gulfstream Park, and casinos. Zoned for top-rated Norman S. Edelcup K-8 School. D

# PROPERTY LOCATION

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