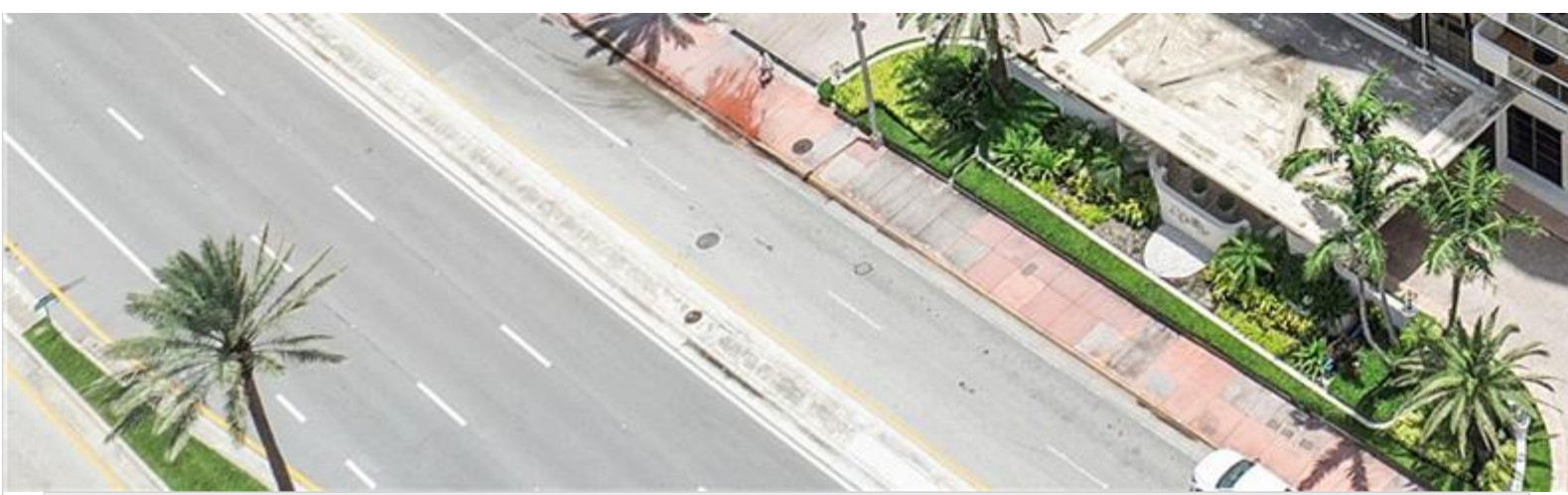


INES FLAX

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



A11794452 © Miami MLS © 2025



Price: \$822,000		MLS Number: A11724452		Condo / Town Home	
5757 Collins Ave Unit 403, Miami Beach, Florida 33140 USA					
Beds: 2		Baths: 2		Living Area: 1,360	
Unit: 403		HOA Fees: \$1,449		Waterfront: YES	
Year Built: 1991					
Community: LEXCELLENCE CONDO			Subdivision: LEXCELLENCE CONDO		

ABOUT THIS PROPERTY

Discover your dream coastal lifestyle in this beautiful 2 bedrooms, 2 bathrooms corner unit at L'Excellence, an ocean bedroom with a large walk-in closet and amazing ocean and pool views from your private balconies. Nestled on Millionaire's Row, this property offers a prime location with easy access to the beach and shopping. Enjoy luxurious amenities, including direct beach access, concierge services, 24-hour security, valet parking, EV charging stations, and a state-of-the-art fitness center. The unit features high-end finishes, hardwood floors, and a gourmet kitchen with stainless steel appliances. Don't miss this opportunity to own a piece of paradise in Miami Beach.

