

# INES FLAX

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



A11925384 SE MLS © 2026

**Price:** \$1,249,000

**MLS Number:** A11925384

**Condo / Town Home**

**16699 Collins Ave Unit 2701, Sunny Isles Beach, Florida 33160 USA**

**Beds:** 2

**Baths:** 2

**Half Baths:** 1

**Living Area:** 1,623

**Unit:** 2701

**HOA Fees:** \$1,754

**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

---

Oceanfront 2BR + Den | 12 Leases/Year (7-day minimum) | Renovated 2H 2025. Full-time residential building, adjacent to Bal Harbour. Southern exposure delivers consistent natural light and open views from Bal Harbour to Miami Beach. Building allows beach service, gym, valet. Deeded valet parking included; self-parking paid Aug 2026. Some photos have been virtually staged.

# PROPERTY LOCATION

---

Image

