

# INES FLAX

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



A11962063 SEFMLS© 2026



**Price: \$1,065,750**

**MLS Number: A11962063**

**Condo / Town Home**

**13899 Biscayne Blvd Unit 404, North Miami Beach, Florida 33181 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 1,118**

**Unit: 404**

**HOA Fees: \$1,308**

**Year Built: 2026**

**Community: NEXO RESIDENCES**

**Subdivision: NEXO RESIDENCES**

## ABOUT THIS PROPERTY

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Fully furnished, turnkey residences curated by Urban Robot, featuring impressive 15-foot ceilings with floor to ceiling short-term rentals allowed (3-day minimum) and strong rental demand. Prime North Miami Beach location just minutes from the beach and valet service. Limited remaining inventory. Delivery THIS Summer. EB-5 eligible.

PROPERTY  
LOCATION

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Image

