

# INES FLAX

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



A12004074 SEFMLS © 2026



**Price:** \$85,000,000

**MLS Number:** A12004074

**Single Family**

**1649 W 22nd St, Miami Beach, Florida 33140 USA**

**Beds:** 8

**Baths:** 9

**Half Baths:** 5

**Living Area:** 10,385

**Lot Square Feet:** 21,497

**HOA Fees:** \$5,000

**Waterfront:** YES

**Year Built:** 2026

**Lot Dimensions:** 21497

**Community:** SUNSET ISLANDS-ISLAND NO

**Subdivision:** SUNSET ISLANDS-ISLAND NO

**Elementary School:** North Beach

**Junior High:** Nautilus

**High School:** Miami Beach

## ABOUT THIS PROPERTY

---

Extraordinary "Villa Tramonto" on gated Sunset Island 4 with sublime sunset views and coveted west exposure this summer! Arclinea designed chef kitchen, with Italkraft cabinets, Wolf, Subzero and Gaggenau appliances, full separate sitting room and two primary bathroom and two primary closets. Creston smart home with voice command housing rare 10+ cars in climate-controlled gallery, gym, storage. Livable square footage is 16,000 sq feet. Walk to v Sunset Padel. Expansive terraces, resort-style double deck infinity pool with elegant water wall, steam room and sa with 360 degree with of Miami Beach. Stunning custom furniture and furnishings being installed by Artefacto. Complete dream home.

# PROPERTY LOCATION

---

Image

