

# INES FLAX

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A12010620 SEFMLS© 2026



**Price: \$320,000**

**MLS Number: A12010620**

**Condo / Town Home**

**18061 Biscayne Blvd Unit 601, Aventura, Florida 33160 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 1,565**

**Unit: 601**

**HOA Fees: \$1,621**

**Waterfront: YES**

**Year Built: 1971**

**Community: DEL PRADO MARINA**

**Subdivision: DEL PRADO MARINA**

**Elementary School: Palm Beach Gardens**

**Junior High: Highland Oaks**

## ABOUT THIS PROPERTY

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Spacious 2-bedroom, 2-bathroom apartment featuring a beautiful view and currently rented at \$2,225/month to a long-term tenant on a month-to-month basis. The unit offers a newer A/C system (approximately 1 year old). Please note there is no furniture inside the unit. HOA IS \$1283.82 plus monthly assessment \$338.11= \$1621.93. It can be rented twice a year after living for 12 months. Current By-laws limit leasing to 30%. When the limit is reached, a waiting list is maintained. The building has Structural reserves and capital reserves. This is a FIRPTA transaction, as the owner is an international investor. The assessment, which will be paid by the buyer, has an option to pay immediately or defer until 2040.

PROPERTY  
LOCATION

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Image

