

# INES FLAX

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



A12024568 SEFMLS © 2026



**Price: \$22,000,000**

**MLS Number: A12024568**

**Single Family**

**857 N Shore Dr, Miami Beach, Florida 33141 USA**

**Beds: 6**

**Baths: 7**

**Half Baths: 1**

**Living Area: 6,109**

**Lot Square Feet: 12,427**

**HOA Fees:**

**Waterfront: YES**

**Year Built: 2026**

**Community: NORMANDY GOLF COURSE**

**Subdivision: NORMANDY GOLF COURSE**

**Elementary School: Treasure Island**

**Junior High: Nautilus**

**High School: Miami Beach**

## ABOUT THIS PROPERTY

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One of the most anticipated new construction waterfront residences completed in Miami Beach, Villa Ayana is a new 12,427 SF lot with 76 FT of waterfront and breathtaking open bay views, this private sanctuary offers a rare combination of art de vivre, the residence was designed to create a true sense of escape. Lush mature tropical landscaping, soothing calming zen ambiance throughout the property. Floor-to-ceiling glass walls seamlessly blend indoor and outdoor living spaces, master bedrooms and bathrooms complemented by curated European materials and bespoke finishes throughout. Expansive terraces, a luxury pool and spa offers access to the historic 18-hole normandy golf course originally opened in 1941 and tennis courts. Minutes from Miami Beach's fastest-evolving waterfront communities.

# PROPERTY LOCATION

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Image

