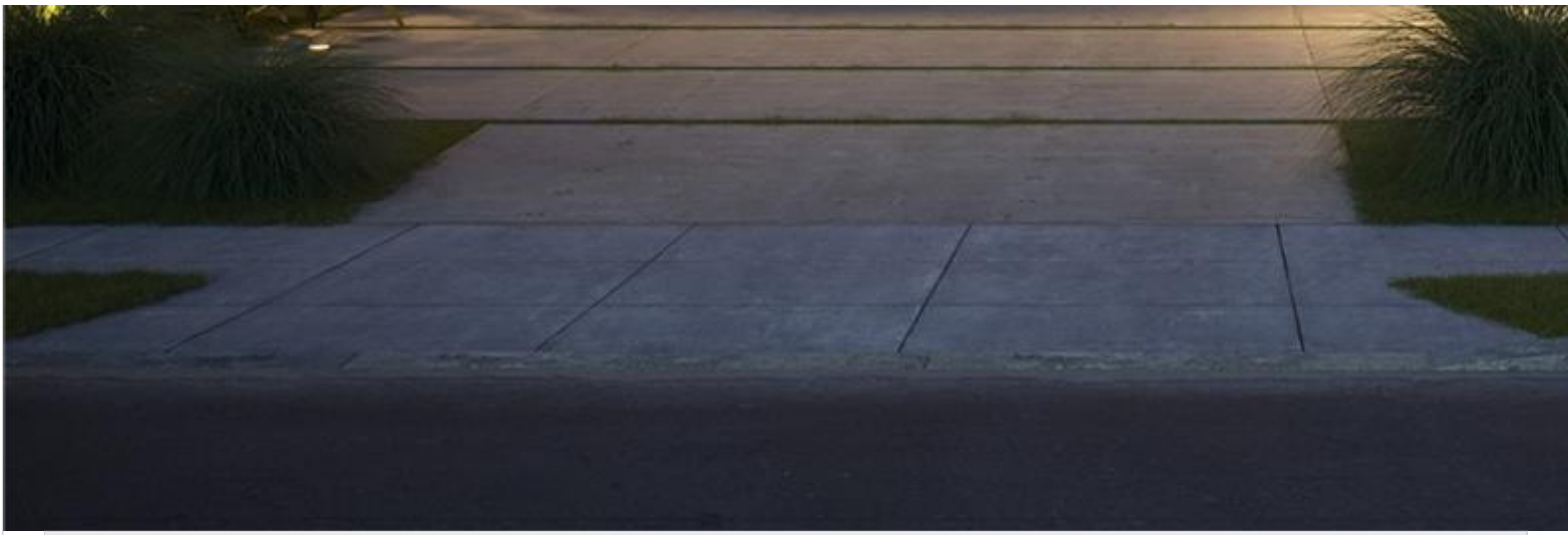


INES FLAX

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



A12641064 SEFMLS© 2026



Price: \$10,000,000		MLS Number: A12041064		Single Family	
1155 NE 89th St, Miami, Florida 33138 USA					
Beds: 5		Baths: 5		Half Baths: 1	
Lot Square Feet: 9,185		HOA Fees:		Waterfront: YES	
Year Built: 2026					
Community: AMD PL OF BELMAR			Subdivision: AMD PL OF BELMAR		
Junior High: Horace Mann			High School: Miami Edison		

ABOUT THIS PROPERTY

Introducing Casa Vanda, a waterfront Tropical Modernist residence by Sunland Group in Miami's coveted Belmar ne completed in Q4 2026, this three-level home is situated on a 9,185 SF lot with 50 feet of canal frontage, no fixed brick approximately 4,800 SF of interior living space, the residence features 5 bedrooms, 5 full bathrooms, and 1 half bath covered outdoor living area designed for a seamless indoor-outdoor experience. The MiaCucina kitchen is appointed primary suite offers a private terrace, sitting area, and spa-inspired bath. Additional highlights include a rooftop terrace and spa, outdoor kitchen, full home automation, and private 50-foot dock. Set within Belmar, a quiet hidden waterfront rare waterfront living in one of Miami's most desirable enclaves.

