

# INES FLAX

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



A12042508 SEFMLS © 2026



**Price: \$899,000**

**MLS Number: A12042508**

**Condo / Town Home**

**5757 Collins Ave Unit 1604, Miami Beach, Florida 33140 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 1,510**

**Unit: 1604**

**HOA Fees: \$1,992**

**Waterfront: YES**

**Year Built: 1991**

**Community: LEXCELLENCE CONDO**

**Subdivision: LEXCELLENCE CONDO**

## ABOUT THIS PROPERTY

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Luxury building with direct ocean access in one of the most desired areas of Miami Beach. Resort style living with tw for 294.85 per month that started 5/1/2023 for 84 months.

# PROPERTY LOCATION

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Image

