

# Unit 2203 - Flamenco Towers I & II

2203 - 3701 N Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11534273
Status:	Active
Size:	1,144 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Guest Parking
View:	
List Price:	\$425,000
List PPSF:	\$372
Valuated Price:	\$427,000
Valuated PPSF:	\$373

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units:	393
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	2%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

## Building Association Information

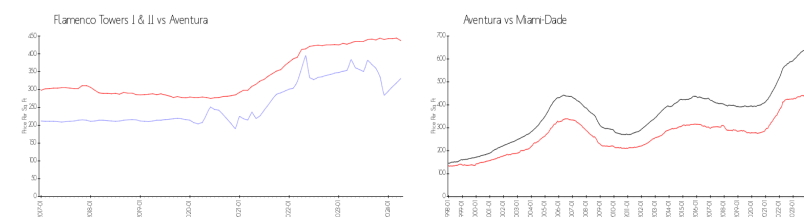
Flamenco Towers Condominium  
Address: 3701 N Country Club Dr, Aventura, FL 33180  
Phone: +1 305-931-1225

<http://flamencocondo.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1506	1,135 sq ft	Apr 2024	\$376,000	\$331
2222	1,054 sq ft	Feb 2024	\$420,000	\$398
1209	1,068 sq ft	Dec 2023	\$310,000	\$290
1501	1,092 sq ft	Nov 2023	\$400,000	\$366
1226	1,135 sq ft	Nov 2023	\$370,000	\$326
105	1,150 sq ft	Nov 2023	\$322,500	\$280

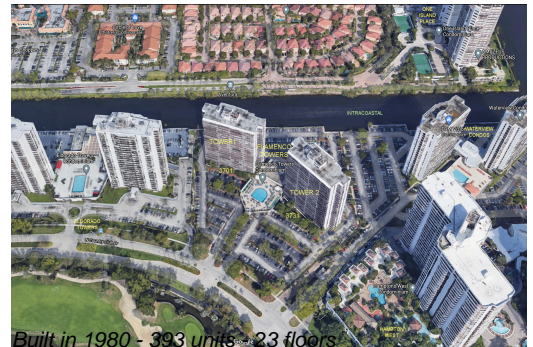
## Market Information



Flamenco Towers I & II:	\$437/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Flamenco Towers I & II	3%
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Aventura	5%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

Flamenco Towers I & II	55 days
Aventura	89 days
Miami-Dade	81 days