

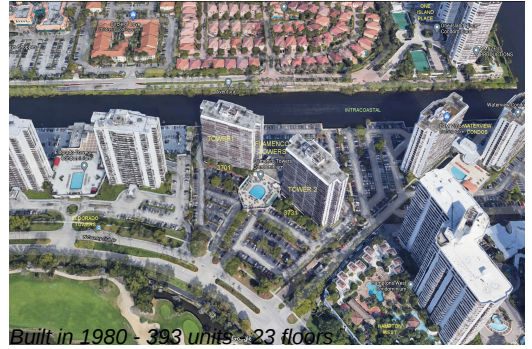
Unit 1009 - Flamenco Towers I & II

1009 - 3701 N Country Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	TB8441826
Status:	ACTIVE
Size:	1,068 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest, Under Building
View:	Water
List Price:	\$349,000
List PPSF:	\$327
Valuated Price:	\$284,000
Valuated PPSF:	\$266

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:	15
Building inventory for sale:	3%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	0

Building Association Information

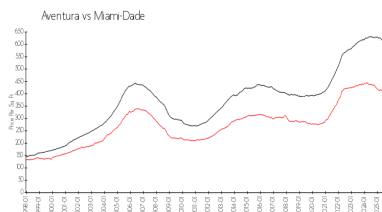
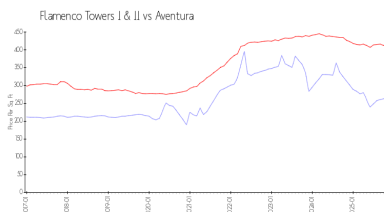
Flamenco Towers Condominium
Address: 3701 N Country Club Dr, Aventura, FL 33180
Phone: +1 305-931-1225

<https://flamencocondo.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1206	1,135 sq ft	Sep 2025	\$360,000	\$317
1407	1,465 sq ft	Sep 2025	\$530,000	\$362
925	1,150 sq ft	Aug 2025	\$290,000	\$252
2209	1,068 sq ft	Aug 2025	\$299,000	\$280
521	1,092 sq ft	Jun 2025	\$230,000	\$211
428	1,153 sq ft	Jun 2025	\$280,000	\$243

Market Information



Flamenco Towers I & II: \$266/sq. ft.	Aventura: \$411/sq. ft.
Aventura: \$411/sq. ft.	Miami-Dade: \$668/sq. ft.

Inventory for Sale

Flamenco Towers I & II	4%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Flamenco Towers I & II	96 days
Aventura	98 days
Miami-Dade	77 days