

# 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

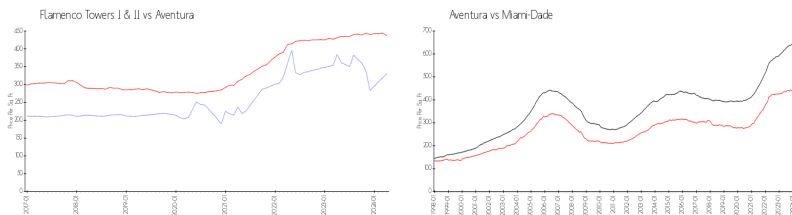
Flamenco Towers Condominium  
 Address: 3701 N Country Club Dr, Aventura, FL 33180  
 Phone: +1 305-931-1225

<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: \$331/sq. ft.  
 Aventura: \$437/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Flamenco Towers I & II: 3%



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