

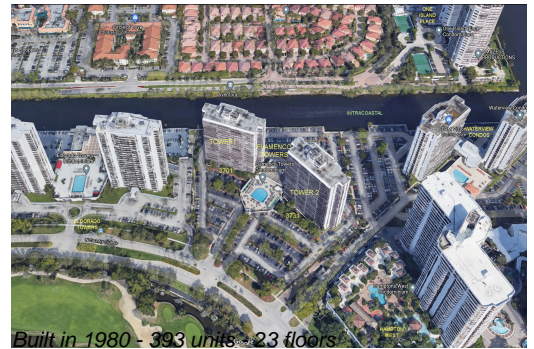
# Unit 207 - Flamenco Towers I & II

207 - 3701 N Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11763173
Status:	Active
Size:	1,465 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$315,000
List PPSF:	\$215
Valuated Price:	\$361,000
Valuated PPSF:	\$246

*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:	16
Building inventory for sale:	4%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

## Building Association Information

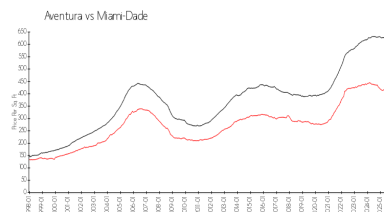
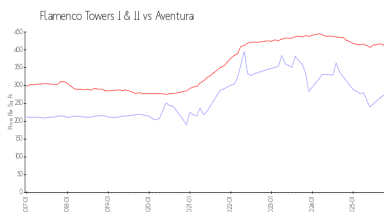
Flamenco Towers Condominium  
Address: 3701 N Country Club Dr, Aventura, FL 33180  
Phone: +1 305-931-1225

<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: \$280/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	Miami-Dade:	\$671/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