

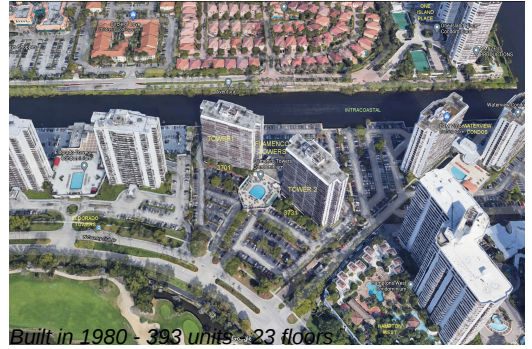
# Unit 529 - Flamenco Towers I & II

529 - 3701 N Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | F10493974                |
| Status:         | Active                   |
| Size:           | 1,092 Sq ft.             |
| Bedrooms:       | 2                        |
| Full Bathrooms: | 2                        |
| Half Bathrooms: | 0                        |
| Parking Spaces: | 1 Space,Assigned Parking |
| View:           |                          |
| List Price:     | \$339,000                |
| List PPSF:      | \$310                    |
| Valuated Price: | \$285,000                |
| Valuated PPSF:  | \$267                    |

*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

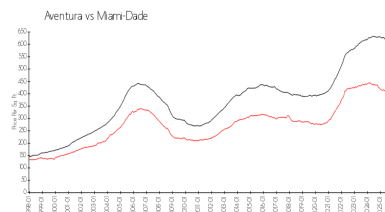
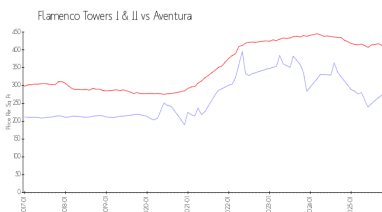
Flamenco Towers Condominium  
Address: 3701 N Country Club Dr, Aventura, FL 33180  
Phone: +1 305-931-1225

<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 |