



CITY & SHORE

MAGAZINE

THE SEASON
23 GREAT REASONS TO BE HERE IN 2023

JANUARY 2023



The Ritz-Carlton Residences, Palm Beach, Marina Tower Entertainment Wine Lounge.

House Hunt

New-Construction Condos Abound in South Florida

By Robyn A. Friedman

Looking for a new home in South Florida? You've chosen the right place. Whether you're searching in Palm Beach or Pompano, Bonifay Beach or Boca Raton, Delray Beach or Deerfield, you'll find a wealth of condominiums sure to suit any taste.

"South Florida is experiencing extremely strong demand for housing," says Brad Hunter, a housing industry consultant in West Palm Beach. "A lot of it has to do with people in the northeastern states who are coming to enjoy a lower tax environment along with the sunny climate and everything else that comes with being in Florida."

Hunter said the condominium market is particularly strong here because of the limited supply of single-family homes. Here is a sampling of the new-construction projects coming soon.

Fort Lauderdale

EDITION Residences Fort Lauderdale
551 Bayshore Drive
754-732-8901
fortlauderdale.editionresidences.com

Sales have launched at EDITION Residences Fort Lauderdale, a project consisting of two 11-story towers with cascading facades that's under development by Location Ventures and Akaviv International's EDITION Hotels. The 65 spacious residences will include two-bedroom and four-bedroom floor plans ranging from 1,710 to 4,660 square feet, along with nine villas and four penthouses. Prices start at \$3 million.



EDITION Residences Fort Lauderdale

The Residences at Pier Sixty-Six



The Residences at Pier Sixty-Six

2310 SE 17th St.
754-231-3066
piersixtyresidences.com
Tavistock Development Co. has launched sales for The Residences at Pier Sixty-Six, where phase one of the project includes 62 luxury condominiums consisting of two- to four-bedroom units starting at \$3 million. Construction began in late 2021, and completion is expected in early 2023. Buyer options in the first phase include an 11-story condominium building with 31 residences, each of which will have a private pool, and two four-story buildings with a combined 31 units.



888 Brickell Avenue

Miami

888 Brickell Avenue
888 Brickell Ave
888miami.com

Breaking ground in the first quarter of 2023, 888 Brickell Avenue will feature 239 one- to four-bedroom residences created and furnished by Studio Sotheby's and furnished by Studio Sotheby's in a design capable of transforming the units into hotel rooms and suites. Prices range from \$1.6 million to \$11 million. Penthouse prices have not yet been announced.

Cipriani Residences Miami
420 S. Miami Ave.
786-460-7240
ciprianiresidencesmiami.com

Cipriani Residences Miami is the hospitality brand's first ground-up residences in the United States. The project includes an 80-story tower with 397 one- to four-bedroom units featuring Italian cabinetry, Wolf and Sub-Zero appliances and expansive terraces. Amenities include a signature Cipriani bar and resident dining area, two swimming pools, a fitness center, playroom, library, spa and wellness center. Prices start at \$1.6 million, and completion is expected in 2025.



Cipriani Residences Miami

Miami

Diesel Wynwood
148 NW 28th St.
Dieselwynwood.com

This eight-story building will feature 159 units, sized from micro-studios through three bedrooms. Amenities include a pool deck and lounge, a gym, a sensory room for relaxation, a spa with aromatherapy stations and a wine cellar. Expected completion is in 2024. Pricing ranges from \$500,000 to \$7 million.



The St. Regis Residences, Miami

1809 Brickell Ave.
786-977-8744, miamisrr.com

Under development by Related Group and Integra Investments, The St. Regis will have a total of 342 residences, including penthouses and sky villas, ranging from one to seven bedrooms. The amenities will include fine dining, a business center with conference rooms, a sport simulator, a holistic wellness center, a resort-style pool deck and a 31st floor Sky Lounge with a bar, St. Regis Cognac Room, a traditional tearoom and billiards. Completion is expected at the end of 2025. Prices start at \$1.5 million.

Miami Beach

42 Pine

340 W. 42nd St.
786-761-1149, 42pine.com

This boutique condominium will offer 50 one- to three-bedroom units, including eight penthouses. Unit features will include gourmet kitchens with Italian cabinets and Wolf and Sub-Zero appliances, spa-inspired bathrooms and hardwood flooring. Amenities will include a pool and cabanas, a fitness center, media lounge and playroom. Completion is expected by the fourth quarter of 2023, and pricing ranges from \$700,000 to \$4 million.



The Perigon



The Perigon

5333 Collins Ave.
305-390-5333,
theperigonmiami.com

This 72-unit condominium will be composed of a series of "towers," rotated to orient and enhance views from all residences toward the Atlantic Ocean. The amenities will include an oceanfront restaurant and bar, a conservatory with a daily breakfast bar, an oceanfront pool and cabanas, a fitness center, playroom, private salon, screening room and wine room. The two- to four-bedroom units will start at \$4 million. Completion is expected in 2025.

North Miami

ONE Park Tower by Turnberry

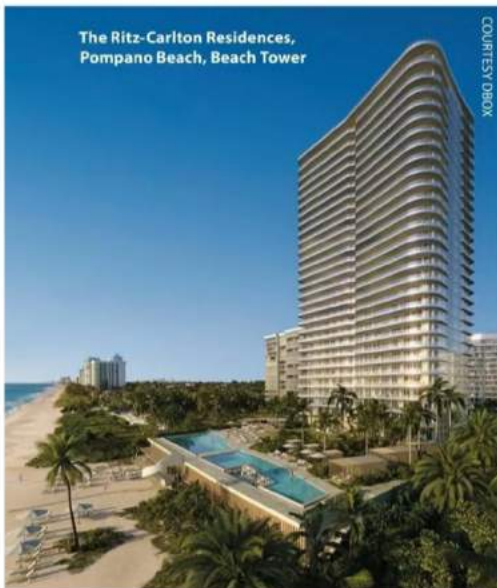
2411 Laguna Circle
786-766-7671,
turnberryoneparktower.com

A 32-story building, ONE Park Tower will feature 303 residences, including one-through three-bedroom units and penthouses. Slated for completion in 2025, the project will include a swimmable lagoon the size of 21 Olympic-sized pools, a beach concierge, multiple dining venues, biking and running trails, pickleball courts and a state-of-the-art wellness center. Prices start in the \$700,000s.



COURTESY TURNBERRY DEVELOPMENT/PROSSO DEVELOPMENT

ONE Park Tower by Turnberry



The Ritz-Carlton Residences, Pompano Beach, Beach Tower

COURTESY DBOX



The Ritz-Carlton Residences, Pompano Beach, Marina Tower

COURTESY DBOX

Pompano Beach

The Ritz-Carlton Residences, Pompano Beach

1380 S. Ocean Blvd.
954-282-7440,
theresidencespompanobeach.com

The Ritz-Carlton Residences will include two towers – a 32-story Beach Tower on the sand and a 14-story Marina Tower just across the street. Each will feature spacious units with ocean and Intracoastal views, Italian-designed kitchens and top-of-the-line appliances. Amenities will include a yacht club with private resident marina, an oceanfront beach club, sports courts, on-premises dining and indoor/outdoor social areas. Prices range from \$1 million to \$14 million, and completion is expected by 2025.

Sunny Isles Beach

Bentley Residences

18401 Collins Ave.
305-236-8539,
bentleyresidencesmiami.com

Bentley Motors and Dezer Development are collaborating on Bentley Residences, scheduled for completion in 2026. There will be a total of 216 units in a 61-story building, each with a balcony swimming pool, and extensive amenities, including the Dezervator automated elevator system for vehicles. Prices start at \$4.2 million.



COURTESY BENTLEY RESIDENCES

Bentley Residences



COURTESY DBOX

The St. Regis Residences, Sunny Isles Beach

18801 Collins Ave.
305-704-4700,
srresidencesunnyislesbeach.com

Consisting of two residential towers situated on 435 linear feet of oceanfront property, The St. Regis Residences will feature two- to five-bedroom units ranging from 2,000 to 5,600 square feet, along with Sky Villas and Penthouses from 6,600 to over 10,000 square feet. Amenities will include a beach club, wellness center, athletic club, pool deck with dining, bar and lounge, the Ellipse Club, with a cognac room, lounge, billiards tables and a wine vault and bar and a Residents Club with bar and lounge. Groundbreaking is planned for mid-2023, with completion expected in mid-2026. Prices start at \$4.5 million.

The St. Regis Residences, Sunny Isles Beach

West Palm Beach

Alba Palm Beach

4714 N. Flagler Drive
561-944-3087,
albapalmbeach.com

Alba Palm Beach features just 55 units in a 22-story building. The two- to four-bedroom residences will range from 1,778 to more than 4,500 square feet and will feature semi-private elevators, Italkraft kitchens with Sub-Zero and Wolf appliances and summer kitchens on terraces. Amenities will include a private dock and boat slips, pools, a fitness center, wellness studio, private dining room with wine lockers, a business center and multi-sport simulator room. The expected completion data is the first quarter of 2025. Prices start just under \$3 million.



COURTESY OF COMPANIES

Alba Palm Beach



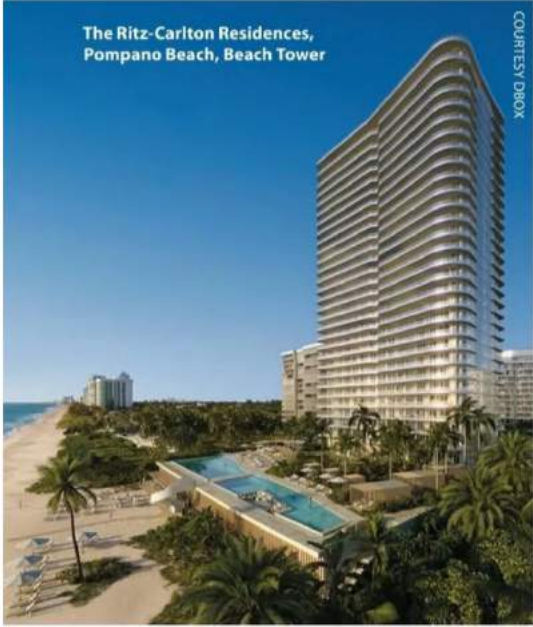
Olara Residences

COURTESY OF BIRMAN STUDIOS

Olara Residences

1919 N. Flagler Drive
Olarawestpalmbeach.com

Olara will feature 275 condominiums in a 26-story building. Units will range from two bedrooms to four bedrooms plus a den that will range from 1,500 to over 5,000 square feet. The project is scheduled to break ground in early 2023 and be completed in early 2027. It will include a second tower of rental units, as well as retail and a private marina. Prices start at \$2 million.



Pompano Beach

The Ritz-Carlton Residences, Pompano Beach

1380 S. Ocean Blvd.
954-282-7440,
theresidencespompanobeach.com

The Ritz-Carlton Residences will include two towers – a 32-story Beach Tower on the sand and a 14-story Marina Tower just across the street. Each will feature spacious units with ocean and Intracoastal views, Italian-designed kitchens and top-of-the-line appliances. Amenities will include a yacht club with private resident marina, an oceanfront beach club, sports courts, on-premises dining and indoor/outdoor social areas. Prices range from \$1 million to \$14 million, and completion is expected by 2025.