



Best of Florida Luxury Properties

Special Advertising Feature

Imagine ending your morning workout with a smoothie at this juice bar in Olara, the residential project rising along the Intracoastal Waterway in West Palm Beach (above). Olara condominium owners will share amenities such as a pool, high-tech fitness center and paddleboats they can take for a cruise (right).

DEVELOPERS BANKING ON GROWTH DIVIDENDS

by Julie Bennett

Developers for a pair of major West Palm Beach condo projects scheduled to open in 2027 or 2028 are expecting the city's fast-paced expansion to continue.

Palm Beach and West Palm Beach now place third on a list of America's fastest-growing millionaire hubs, with the number of wealthy residents growing by 93% in the last decade. Palm Beach places third in the ranks of cities with the most expensive real estate and West Palm Beach is one of the most popular destinations for millionaires moving here from other countries.

Andrew Kurd, co-chief investment officer for New York-based Savanna, is betting the West Palm Beach economy will only get better. His firm is developing Olara, a large project on the west side of the Intracoastal Waterway just minutes from Palm Beach Island and The Breakers. When finished in late 2027 or early 2028, Olara will have two 26-story towers with 287 high-end condominiums, 176 rental units, a massive amenity complex for residents to embrace a holistic indoor-outdoor lifestyle and a waterfront restaurant by the José Andres Group. Condo prices begin at \$2 million and rise to over \$10 million. Details on the rental units, which will be

in a separate tower, will be announced closer to Olara's opening, he says.

"West Palm keeps growing," Kurd remarks. "All of our buyers are domestic to the U.S. and the majority are from the Northeast, with some from the West Coast. West Palm Beach continues to grow as a real estate hot spot, with more hotels going up and more commitments from major investment houses and corporations establishing offices here. And we will always have a population aging out of the workforce and wanting a warm destination to come to in the winter."

IN THE PALM OF THEIR HANDS

Longtime Palm Beach County resident and developer Al Adelson noticed the influx of millionaires to West Palm Beach years ago, and in 2019 built The Bristol, a 24-story tower with 68 luxury condominiums and a starting price of \$10 million. "After I did The Bristol," Adelson reveals, "I wanted to do something affordable



for more of the people, particularly families, who are moving to West Palm Beach to work in the thousands of new offices here."

Adelson joined with locals Thomas and Carlos Morrison of Sympatico Real Estate to design The Berkeley Palm Beach, a 26-story tower with 193 condominiums on the west side of Downtown West Palm Beach. "I am proud of the fact that people who bought into The Bristol and are now living there in condos worth \$30 million or more also want to be partners in this investment," he says.

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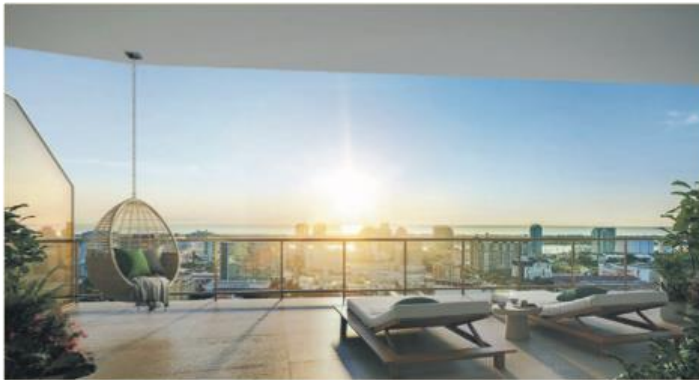
The Residences at Mandarin Oriental, Miami, developed by Swire Properties, combines world-class design with the legendary services of Mandarin Oriental Hotel Group, and offers the final opportunity to own a new development on Miami's Brickell Key. The Residences comprise two towers designed by Kohn Pedersen Fox. The South Tower, featuring 228 residences, includes interiors envisioned by Tristan Auer. The North Tower will house Mandarin Oriental's North American flagship hotel with 66 private and 28 hotel residences. Residents will benefit from world-class amenities, including the 100,000-square-foot multitiered podium by Thai landscape firm Shma, offering opportunities to relax, dine and connect. Fortune Development Sales is the exclusive sales and marketing agent for The Residences. Pricing for availability starts at \$4.9 million with an anticipated completion date of 2030.

For more information, 305-419-1090;
contact@mo-residencesmiami.com.



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THE BERKELEY PALM BEACH
All the balconies are family-sized at The Berkeley Palm Beach, the newest condominium project going up in West Palm Beach, because the building is designed for the thousands of employees moving to the area.

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The team opened preconstruction sales at their groundbreaking ceremony in mid-December 2024, "and we've already sold 19 units, or 10% of the project. We designed this for families and all units are two-to-five bedrooms with an extra flex space that can be used as a gym, an office or a kids playroom. Prices are set at \$1.9 million to \$6 million for 85% of the building. Units on the upper floors and our penthouses will sell for \$7 million to \$11 million," Adelson says.

Several other condominium projects are underway in West Palm Beach, Adelson notes, "and all of them emphasize luxury. This is the only one that recognizes that young people who live and work in Downtown West Palm need a place to raise their families."

He adds, "We will have two amenity floors, one on the top floor for adults, with their own pool and a private dining room with a chef's kitchen, and one on the seventh floor for families that includes a beautiful spa, fitness center, kids' center and resort-style swimming pool. Besides being kid-friendly, we welcome all sizes of dogs."

The building's location should also entice families. "We have easy access to I-95 and all area schools are easily reachable. We're within walking distance of the city's major shopping and entertainment districts," Adelson says. Every residence in The Berkeley will have water views of Clear Lake, a downtown reservoir for the city's water system.



THE BERKELEY PALM BEACH
The Berkeley Palm Beach will have a massive amenity deck for families on its seventh floor, but this rooftop pool and its lounges are reserved for just the resident adults.

lives and young working professionals. "When we started our planning, we had some smaller units, but we soon moved to two, three and four bedrooms for the condominiums. So far, we are catering mainly to empty nesters and retired folks. Young families do not make deposits years in advance and will show up just before we open."

As more people move to West Palm Beach for work, Olara is creating a year-round lifestyle for them, Kurd says, "Imagine waking up, working out in our spectacular gym, then hitting the juice bar or having lunch in our restaurant, walking to work and then returning to watch the sun set over one of our pools. Ideally situated on the Intracoastal Waterway, Olara will feature a private dock and boats available for our residents to use."

This vision is resonating with buyers. "So far, we have sold condos at every price range and in every part of our building. And most of our buyers will make Olara their predominant home," Kurd affirms.

Despite its focus on families, The Berkeley will contain luxury features. It is designed by the high-end architectural firm Arquitectonica and will feature concierge services, valet parking, a board room and co-working spaces, plus a rooftop social lounge. Plans do not include a full-service restaurant, "but we will have a little carry-out restaurant for sandwiches attached to the building."

Adelson says, "I am very confident that more people will be coming here and we will be able to sell out all 193 units over the next 36 months. In the last two years, we've had over a million square feet of new office space open or under construction. It is all leased and all that space needs human beings to work in it."

PICTURE PERFECT

Olara's Kurd also points to West Palm Beach's rapidly expanding office complexes and notes that Vanderbilt University in Nashville is under contract to build a new campus in the city. In late February, the Cleveland Clinic announced plans for a new hospital there as well.

Kurd expects the Olara to also attract families and young working professionals. "When we started our planning, we had some smaller units, but we soon moved to two, three and four bedrooms for the condominiums. So far, we are catering mainly to empty nesters and retired folks. Young families do not make deposits years in advance and will show up just before we open."

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VILLA MIAMI

Villa Miami presents the first residential experience by Major Food Group (MFG), the world-renowned hospitality brand behind CARBONE, Dirty French and ZZ's Club. MFG partners with acclaimed interior designer Vicky Charles of Charles & Co. to create an unparalleled fusion of residential luxury and hospitality excellence.

Designed as a collection of just 70 full- and half-floor vertical villas, the tower delivers panoramic views of Biscayne Bay and the city, coupled with an unmatched suite of amenities.

At its heart is The Copper Club, an exclusive three-floor private club encompassing all resident amenities, including private dining, lounges, a screening room, a yacht club, a rooftop helipad and wellness facilities. Enhancing the offering, Villa Miami will feature an MFG waterfront restaurant where residents receive priority seating.

For information, visit villiami.com or call 786-408-9798; info@villiami.com.



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OLARA

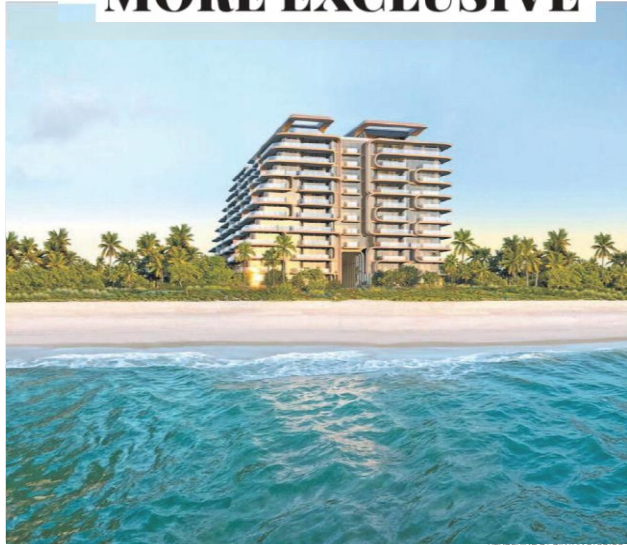
WEST PALM BEACH

Olara, a transformative 26-story waterfront development in West Palm Beach, presents 275 luxury condominiums ranging from two- to four-bedrooms plus a den, with breathtaking views of the Atlantic Ocean, Palm Beach Island and the Intracoastal Waterway. Designed by Arquitectonica with interiors by Gabellini Sheppard Associates, Olara features over 80,000 square feet of resort-style amenities, including a waterfront restaurant by the renowned José Andrés Group, a private dock with houseboats, two pools and a 13,000-square-foot fitness center and spa by The Wright Fit. Just minutes from premier shopping and dining, Olara seamlessly blends sophistication with South Florida's coastal lifestyle.

For more information, please visit www.olarawestpalmbeach.com or contact the sales office at 561-448-3015.



SEASIDE LIVING GETS EVEN MORE EXCLUSIVE



The Delmore, soon rising in Surfside, was designed by London-based Zaha Hadid Architects with luxury in mind. Each of its 37 large units will contain two kitchens, one for residents themselves and the other for the private chefs or caterers they hire for parties in their elegant new home.

by Julie Bennett

Ultra-luxury condominiums on Miami's sandy beaches are in such demand that one development company is coming all the way from Dubai to build one. The Delmore is a 12-story building planned by DAMAC International of the United Arab Emirates in Surfside. A few blocks to the south is The Perigon, a 17-story residential tower with 72 exquisite oceanfront residences on Collins Avenue developed by Mast Capital and Starwood Capital.

Future residents of the Perigon will enjoy thoughtful details like a dedicated guard house, separate elevators and entrances for service and delivery people, a garden walkway designed after the Tuileries Garden in Paris and \$2 million for-purchase guest suites for staff or visiting in-laws. Director of Sales Philip Freedman says the building, due for completion in 2027, is 75% presold. Remaining units start at \$10.54 million, with one penthouse available for \$37 million.

At the smaller Delmore, preconstruction sales launched in late January for its 37 spacious residences, with prices starting at \$15 million and going up to \$200 million for what DAMAC International's Managing Director Abbas Sajwani says will be "the most sought-after penthouse in Miami."

"Before the project was officially unveiled, we had significant interest from potential buyers," he relates. "Outreach to our sales team has and continues to come in from around the world. Everyone who sees our design is blown away by its beauty."

SIGHTS TO SEE

Zaha Hadid Architects in London designed The Delmore with external materials inspired by the nearby sandy beach. The building's north and south wings will be separated by a flow-through canyon leading from the porte-cochère to the glass-roofed double-height lobby, and out to the oceanside meditation garden. Suspended between the wings, a dozen stories high, will be a 75-foot-long swimming pool. The clear, acrylic pool and its swimmers will be visible to people walking by on Collins Avenue, Sajwani says.

A second indoor pool and other amenities, including the meditation garden with waterfalls, open-air yoga areas, a resort-style fitness center and a Pilates studio will be visible and available only to residents. The rooftop deck that will surround the suspended pool will feature lounges and a summer kitchen.

The majority of residences will have two kitchens: a

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