



Special Advertising Feature

Best of Florida Luxury Properties

PHOTO COURTESY OF CABOT CITRUS FARMS

Seeking a new home or way of life? Relaxation is on the horizon



RENDERING BY BINYAN STUDIO

LIVE THE DREAM



COURTESY OF FONTAINEBLEAU DEVELOPMENT

Elegant retreats like this one in 1 Homes Jupiter Island will be within driving distance of Palm Beach's action and culture, but in a more serene location. Prices range from \$11 million to over \$27 million.

The natural beauty of Cabot Citrus Farms will soon include four golf courses and a selection of fabulous, sun-drenched homes (top).

When finished, The Delmore in Surfside will feature Florida's most spectacular swimming pool — clear acrylic — with swimmers suspended from the building's top floors (middle).

INSIDE

Shining New Landmark

A beloved hotel will soon be replaced with a new version — and you can live there.

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An Immersive Experience

Two condo buildings, designed by health and wellness pioneers, can actually be good for you.

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Not Just for Oldsters

A beach community for retirees is now so vibrant their kids are moving there, too.

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BINYAN STUDIOS

One of Miami's most exclusive neighborhoods is just offshore, and condos are selling quickly. Half the spacious homes in The Residences at Six Fisher Island, due to open next year, are already taken.



COURTESY OF RITZ-CARLTON RESIDENCES, PALM BEACH GARDENS

The resort lifestyle and gorgeous views of The Ritz-Carlton Residences, Palm Beach Gardens, are so enticing, early buyers are convincing their friends to join them.

The Wall Street Journal news organization was not involved in the creation of this content.

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RENDERING COURTESY OF FONTAINEBLEAU DEVELOPMENT

The beauty of Florida's exclusive Jupiter Island blends with the décor of a primary bedroom in 1 Homes Jupiter Island, a luxury residential building being created by Fontainebleau Development and Starwood Capital.

SMALL CONDO PROJECTS BIG WITH BUYERS

by Julie Bennett

Far from the glitzy condominium towers in Miami and West Palm Beach, smaller projects like 1 Homes Jupiter Island, The Ritz-Carlton Residences, Naples, and Salato Residences in Pompano Beach are rapidly attracting buyers.

One of those buyers surprised everyone, including herself. A woman who lives in Cincinnati reveals, "My mom moved to Pompano Beach 30 years ago, and my family and I often go down and visit her there. I always thought of Pompano Beach as a nice, quiet place

for old people and never thought I'd ever want a place there myself."

"But a couple of years ago, Pompano began to change. A whole new area around the pier was so neat and new buildings were going up. When visiting mom last year, I was out walking, saw a sales office and was intrigued, so I picked up some information to take back to Ohio."

"My husband was interested. Then someone he knew professionally bought a unit in the same building and we went down and bought one, too."

SALT OF THE EARTH

The building is Salato, a 10-story condominium with 40 units facing the ocean, being developed by U.S. Development LLC of Jersey City, New Jersey. Tinka Ellington, the director of luxury sales for Salato Residences, says, "We opened pre-sales under

Douglas Elliman Real Estate in December 2023 and have sold 20 of our 40 units, including two of our six penthouses. All our units have three bedrooms and three-and-a-half baths and are priced from \$2.3 million to \$4.9 million. Construction is ahead of schedule, and we plan to welcome our owners in the spring of 2026."

The name, she adds, means "salty" in Italian. "Salato is on a street named Briny, so we decided to continue the theme. We will have an 80-foot swim-

ming pool overlooking the ocean, a spa and a fitness center, and have reserved space for a restaurant that will be open to the public." "I think the market is really ripe for luxury boutique buildings," Ellington observes. "A lot of our buyers are locals coming out of single-family homes who want to live on the beach. And a large number are from New York, New Jersey and Connecticut. We are also seeing people from the Midwest and California, and that didn't happen in this part of Florida until a year or two ago."

"We are also getting a lot of local doctors in this building because we are one of the few luxury condominiums that also offers self-parking. All the others have only valet parking, and if a doctor is on call, he does not want to wait for his car."

MORE FOR YOUR MONEY

Buyers who are retired or plan to use Salato as a vacation home are interested in the building's 28 hobby rooms adjacent to the first- and second-floor amenity areas. "These are fully finished rooms that we are selling for \$50,000

to \$150,000, depending on their size.

Future residents are buying them for storage or a man cave. Our doctors plan to use them for telehealth appointments and a couple of buyers will use them as remote offices," Ellington says.

The reluctant buyer from Ohio says they bought one, too. "This will be our first vacation home in Florida and we don't know what we or our adult children may want to leave there, so we purchased a hobby room for extra storage

space." She is more sure of Salato's other attributes. "I like that the building is smaller and we won't be surrounded by hundreds of other units and that all the units are the same size, because all the residents will be sharing the same vibe."

"I like that there is a concierge service that will take our chairs to the beach and a little bar on the pool deck where we can meet other owners and build a sense of community. I love our view of the ocean and having an oversized terrace that's so big it's like having another room. My mom's in an older building and her balcony is so small, you can hardly fit two chairs on it."

"Of course," she admits, "my mother

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RENDERING COURTESY OF THE RITZ-CARLTON RESIDENCES, NAPLES
The inside and outside merge seamlessly in the condominiums of The Ritz-Carlton Residences, Naples. It is no surprise that its 128 homes, the first in the hotel chain's Estate Collection, are selling quickly.

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is thrilled that we are buying here. She can see the cranes for our building from her windows. I'm just afraid she will like our condo better than hers."

WE'RE NUMBER 1

Sixty miles to the north, another luxury boutique building is planned near the beach in the tiny town of Tequesta. 1 Homes Jupiter Island will have only 26 estate residences, and is being created by Fontainebleau Development and Starwood Capital Group.

The project will have 10 stories, reports Jim Cohen, president of residential for Fontainebleau Development, and construction will begin this summer. Prices for the three- to five-bedroom homes will range from \$11 million to over \$27 million.

"Our residences are an ideal fit for individuals seeking a luxurious, private, secure and convenient living space in close proximity to the area's business and cultural hubs, as well as airports for private jets and the Palm Beach International Airport," Cohen says. "Every residence offers access to a beautiful oceanfront pool, along with high-end amenities like a state-of-the-art fitness center, private cabanas, hydrotherapy spas and direct beach access."



RENDERING BY ARX CREATIVE
This spacious living area and oceanview terrace could be part of a luxury resort anywhere in the world. But it is one of the 40 condominiums under construction in Salato, Pompano Beach, and will be within walking distance of that town's lively nightlife.

"Beyond the views, 1 Homes Jupiter Island offers the perfect blend of world-class amenities, location and the distinctive influence of Starwood's iconic 1 Hotels brand. This is Starwood's first unveiling of a luxurious, boutique private residential project, and we are so proud to partner with

them on this development. Jupiter Island is a short distance from Palm Beach and is a timeless sanctuary, as well as a premier destination for boating and golf, making it a coveted haven," Cohen adds.

A NEW LEGACY FOR NAPLES

A boutique, resort-like campus on Florida's west coast also has the stamp of a famous hotel brand. The Ritz-Carlton Residences, Naples, will not have an on-site hotel and will be the only residential complex managed by the hotel brand in that vacation city.

The project will have 128 spacious

condos in two towers and three mid-rise residential buildings surrounded by swimming pools, parks with walking trails and a 22-slip marina. "You're not going to find a project in the area that offers residences with this much space, coupled with such attention to detail — already outfitted with high-end designer finishes, appliances and materials," says Claudine Léger-Wetzel, vice president of sales and marketing, in a press release for the developer STOCK Development.

STOCK, the press release adds, recently commissioned a group of top interior designers to design and fully furnish a collection of units that are available for purchase. These fully furnished units include penthouses and condominiums in the project's 12-story towers or lower resort-style buildings.

But time is running out to own one, with or without the furniture. STOCK announced that 75% of their units are under contract, including three of the six penthouses. A select number of four- and five-bedroom condominiums are still available at prices starting at \$5.2 million. "Reaching these latest milestones at The Ritz-Carlton Residences, Naples, is a huge honor," says Brian Stock, CEO of STOCK Development, in a press release. "It speaks to the hard work of our sales team and the appeal of what we've created at The Residences. The amenity-rich waterfront lifestyle we're offering is going to be transformative — a new legacy for Naples."



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