

SPRING 2025

Elliman



917 North Crescent Drive, in Beverly Hills' Golden Triangle, is a modern French mansion boasting 15,000 square feet of glorious living space. To find out more, turn to page 48.



THE ART OF LIVING

More than merely the spaces in which we spend most of our time, our homes are reflections of the lives we lead and the people who share them. They are the places we go for comfort and sanctuary with family and friends. And while they need not be lavish or opulent—we all have our own ideas of what luxury means to us—you will find both in abundance at 917 North Crescent Drive, the Beverly Hills home featured in our cover story (page 48).

Just as our home reflects our personal lifestyle, so, too, can our time and how we choose to spend it—a truth highlighted poignantly by the profile of the Swiss watch industry legend Jean-Claude Biver (page 42). Formerly the CEO of TAG Heuer, Biver emerged from retirement in 2023 to launch an eponymous *haute horlogerie* brand with his son Pierre. The watches of Maison Biver are a celebration of masterful craftsmanship, mechanical complexity, and, yes, the unfathomable mystery and majesty of time itself.

Indeed, the passions, pursuits, and people we spotlight in the pages ahead each offer their own response to the definition of exceptional living. From high-end safaris in Africa that blend luxury, adventure, and conservation (page 20) to the singular experiences curated by the travel and lifestyle concierge Jaclyn Sienna India (page 34), we rejoice in the privilege of exploring the wide and wondrous world around us.

We celebrate beauty and artistry in all its forms, whether in the work of emerging artists (page 36), in the two-wheeled creations of luxury bicycle manufacturers (page 10), or in the enduring glamour and eminent collectability of classic mahogany runabout watercraft (page 26). We bring it all home with reports on ways to host a more inclusive (i.e., low- and zero-proof) cocktail hour (page 14) and a new design trend that transforms a humble bookshelf into the very picture of a life well-lived (page 6).

Finally, our portfolio of properties offers a selective guide to noteworthy restaurants, boutiques, spas, cultural hotspots, and other must-sees and -dos in our markets—including a new section dedicated to the Bahamas—where our exceptional agents are poised to offer expert assistance.

All in all, the essence of what a luxury lifestyle means is constantly evolving—forever open to new and exciting interpretations. And that is what keeps us coming back for more.

The next move is yours.

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Published for Douglas Elliman by

HEADLINE
Studio

One World Trade Center
New York, NY 10007

For content marketing inquiries:
headline-studio.com

Headline Studio is a division of Advance Local
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Cover photograph by Jim Bartsch

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01



Passions

BOOKSHELF WEALTH

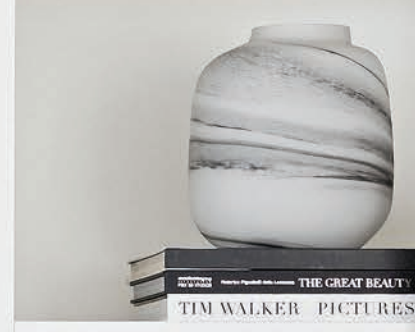
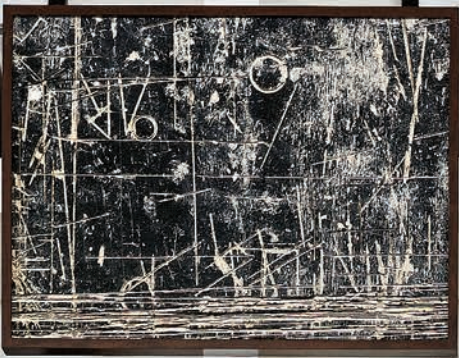
A DESIGN TREND TRANSFORMS A SHELF INTO AN OPEN BOOK ON A LIFE WELL-LIVED.

By Natalie Chomet

Right: Art is often hung in front of bookcases to draw the eye to favorite works.







From right: Built-in bookshelves emphasize a room's architectural details; volumes with red spines mix with sculptural objects, creating a dramatic display on a black bookcase. Facing page: A collection of vases and black-and-white photographs take pride of place.



Roger Davies/OTTO (top left), Lisa Romerein/OTTO (top right), Facing page: Björn Wallander/OTTO. Previous spread: Laura Resen/OTTO

Bookshelf wealth as a design trend has been steadily seeping into the zeitgeist, bubbling up on TikTok, trickling into decorating magazines, and ultimately spilling into the interiors of the homes we covet most. It signals a shift from the painstakingly polished to an artful illusion of disarrangement. Thoughtfully curated to look effortless, bookshelf wealth offers a way to display more than just your literary tastes. It allows you to celebrate your favorite art and collectibles, your travels, your intellectual pursuits, and the treasures you hold dear. Here's how to achieve the aesthetic.

Start with beautiful bookcases.

Your bookshelf is more than your canvas. It's the foundation of bookshelf wealth. A bookcase that harmonizes with your space in both scale and style will set you up for success. The more seamlessly it can be integrated into the room, the better the effect. Floor-to-ceiling built-in shelving is ideal, though not essential.

Mix colors, heights, and textures.

At its core, bookshelf wealth is about surrounding yourself with what you love. So, to assemble your collection, start with your favorite books. Organize them in whatever way works best for you—alphabetically, chronologically, by genre, or by color if you enjoy a monochrome or color block look. The look is casually elegant, so feel free to lay volumes on their sides or let them lean if they're too tall for a particular shelf. Punctuate the rows of books with paintings, framed

photographs, sculpture, bookends, and other collected objects that have special meaning to you or that reflect your passions.

Curate carefully.

Shelves should look artful and thoughtfully arranged, but never cluttered. Don't be afraid to prune your collection (it's essential for many homeowners) or to set some items aside to store and use later if you want to refresh your display. Position paintings, vases, and objets d'art strategically to divide your stacks with pops of color or texture and to add visual interest.

Use negative space.

Your shelves should have breathing room. The empty sections matter as much as the objects themselves.

Emphasize architectural details.

Decorative molding, cornices, wood paneling, and the like add drama and sophistication that ramps up the visual impact of your bookshelves. Arrange lighting and displays to emphasize these mood-enhancing elements. For example, if your shelves have attractive beadboard backing, leave parts of it visible. Picture lights, too, can draw the eye to specific design elements.

Make the room inviting.

The overall effect should blend sophistication with a sense of welcome. Cozy seating and good lighting are musts to tempt yourself—as well as friends and family—to admire your collection and perhaps to settle in with a good book.

Passions

Dream Machines

WITH CYCLING SOARING IN POPULARITY, LUXURY MANUFACTURERS HAVE CREATED TWO-WHEELED WORKS OF ART FOR THOSE WHO WANT TO RIDE IN STYLE.

By Stephen Madden





Before they introduced the world to manned, motorized flight, the Wright brothers were mechanics who worked on bicycles, which Pulitzer Prize winner William Saroyan famously described as “the noblest invention of mankind.” Photographs of the Wrights’ first successful plane skimming the dunes of North Carolina’s Outer Banks reveal a mash-up of bike parts like chains and sprockets mixed with wings, propellers, and struts, almost as if a bike had sprouted wings and taken flight.

Were the Wrights alive today, they wouldn’t recognize many of the sky-going vessels we take for granted. By contrast, until recently, Orville and Wilbur’s beloved bicycles had changed very little from the days when the pair were wrenching away in Dayton, Ohio. The fundamentals were still two spoked wheels, handlebars, a seat, pedals, a chain, and mechanical brakes. But, in the past 20 years, technical advances have revolutionized

This 24-karat-gold-covered mountain bike from Hugh Power and The House of Solid Gold has 500 black diamonds and 600 yellow sapphires on the logo, an alligator-skin seat, and a gold water bottle wrapped in stingray hide. Estimated value: \$1 million





Left: The prototype Colnago C68, a collaboration between the cycling brand and Japanese designer Motoki Yoshio, sold at Sotheby's in 2024 for a sealed bid of \$25,000–\$30,000. Right: The four-speed Hermès Odyssee Terre bicycle (\$23,900), made of lightweight wood and aluminum, was inspired by Japanese compact bikes.



the bicycle. Yes, pedals are still there, but many models are now equipped with a battery as a backup when cyclists' legs get tired. Brakes are made almost exclusively of discs and driven by hydraulics, much like the brakes on a car, a motorcycle, or an airplane, for that matter. The steel tubes of the Wright era are giving way to more exotic materials like carbon fiber. Electronic push-button shifting has replaced mechanical gear-shifting on top-of-the-line bikes. All this has driven the price of high-end road bikes, the kind professional cyclists ride in races like the Tour de France, up to nearly \$20,000. (Plenty of weekend warriors are willing to drop such sums in pursuit of glory on their suburban club rides too.)

And then there are the true extravagances—collectible special editions and collaborations, one-of-a-kind models, and other objects of desire. A mountain bike made of gold. A triathlon bike made of precious metals and graphics from a luxury designer, sure to turn heads faster than the timer's clock. A Tour de France–winning road bike gilded by one of the world's greatest artists, making it as suitable for the climb up Alpe d'Huez as for the wall of a Soho gallery.

Not all luxury bikes are made to be ridden, of course. Some are conversation pieces, some are works of art, and some are exquisite treasures that even the most avid cyclist wouldn't dream of exposing to the elements. (We're looking at you, million-dollar gold mountain bike.)

On the other hand, many luxe bikes are akin to Maseratis and Lotuses—fabulously expensive, beautiful to behold, and made to be ridden. In fact, like high-performance sports cars, they *demand* to be taken out for a spin. After all, a thing of beauty is a joy forever—particularly when it brings fun, functionality, and (dare we say it) envy from every cyclist you pass on your rides.

The Inclusive BAR

TODAY, HOSTING A STYLISH COCKTAIL HOUR
REQUIRES A WELL-STOCKED BAR WITH
TRADITIONAL, LOW-PROOF, AND ZERO-PROOF
OPTIONS—NOT TO MENTION THE
KNOW-HOW TO MAKE A FABULOUS
DRINK USING EACH.

Select & Soda
2 oz. Select Aperitivo
4 oz. club soda
*Combine ingredients in a rocks glass.
Add ice. Stir gently.
Garnish with an orange wedge.*

By **Jeanne O'Brien Coffey** / PHOTOGRAPHS BY JOE LINGEMAN





Passions



Cucumber Gimlet

2 oz. vodka or gin

Suggested brands:

Full proof:

Black Cow vodka or

Rutte Celery gin

Mid-strength:

Sommarøy vodka or gin

Zero proof:

Ritual Zero Proof gin

½ oz. cucumber, sliced thinly

1 oz. lime juice

¾ oz. simple syrup

Muddle, shake, and fine strain all ingredients into a coupe glass. Garnish with cucumber wheels.

With the rise of the wellness movement, Americans are broadening their perception of what a cocktail can be. Low- and no-alcohol spirits now share space with traditional liquors and liqueurs on the home bar, challenging old notions about how to make a delicious drink and expanding our collective cocktail repertoire.

You might call it thoughtful drinking. “Lifestyles are changing, driven by the desire for balance and an emphasis on mindfulness,” explains Brynn Smith, bar director at L.A.’s chic Bar Next Door. “People want to celebrate with the cocktails they know and love but do so on their own terms.” To wit, data suggests the number of Americans imbibing less has steadily risen in recent years. Happily, flavorful artisanal low-proof and no-proof alternatives have increased concurrently, mimicking the warm oak and caramel flavors of bourbon, the crisp bite and bright botanical notes of gin, and so on.

Hence, replacing traditional gin with a mid-strength spirit, like Sommarøy gin or vodka, is an easy way to lower the alcohol volume without sacrificing taste or mouthfeel, says Smith. “This spring, I see mid-strength spirits going fully mainstream,” she predicts.

Aperitif cocktails and spritzes are equally fashionable. These visually appealing libations with low alcohol content range from the classic Negroni and the oh-so-in Hugo spritz to inventive offerings with complex flavor profiles that range from robust to refreshing.

With people becoming more adventurous in their low- and zero-proof choices, it creates a fantastic opportunity for new drinks that are inspired by—or share the essence of—both current and classic cocktails but alter the alcohol content, says Alec Kass, beverage director for Carver Road Hospitality, which operates high-end bars and restaurants in Boston, New York, and Las Vegas.

We’ve included three recipes we’re enjoying this spring, along with notes on how to make two of them in traditional, low-proof, and zero-proof versions. Cheers!

Essentials Checklist

TOOLS

Measuring tools
(jiggers, measuring cups,
or shot glasses)

Muddler

Long bar spoon

Shaker

Ice bucket

Bottle opener

Rocks or old-fashioned
glasses

Coupe glasses

Martini glasses

Highball glasses

Large wineglasses
(12–24 oz. capacity)

Champagne flutes

SPIRITS

Gin

Full Strength

Rutte Celery or
Monkey 47

Mid-Strength

Sommarøy

Zero Proof

Ritual or
Damrak Virgin 0.0

Vodka

Full Strength

Black Cow

Mid-Strength

Sommarøy

Zero Proof

Ritual

Tequila

Full Strength

Loco Blanco

Mid-Strength

Punta Santos

Zero Proof

ISH Mexican Agave Spirit

Rum

Full Strength

Privateer New England
White Rum

Zero Proof

ISH Caribbean Spiced
Spirit

Whiskey

Full Strength

Widow Jane Aged 10 years

Zero Proof

Spiritless Kentucky 74

Coffee liqueur

Kahlua

Aperitivo

Full Strength

Select

Zero Proof

Wilfred's Bittersweet

Vermouth

(dry and sweet)

Orange liqueur

Cointreau or

Grand Marnier

Bitters

GARNISHES/MIXERS

Tonic water

Q or Fever Tree

Club soda

Simple syrup

Limes

Lemons

Cucumbers

Luxardo cherries

Espresso friendly brew
(or cold brew concentrate)

Coffee beans



Jasmine Green Tea Strawberry Tom Collins

1 strawberry
¾ oz. lemon juice
½ oz. simple syrup
3–4 oz. strong brewed
green tea (Let the tea
bag sit for 4 hours in
a mug of hot water,
allowing it to cool.)
Club soda

2 oz. gin

Suggested brands:

Full proof:

Rutte Celery gin

Mid-strength:

Sommarøy gin

Zero proof:

Ritual Zero Proof gin or
other spirit alternative

Muddle strawberry with
lemon juice in a cocktail
shaker. Add the simple
syrup and gin. Shake,
then fine strain into a
Collins glass full of ice.

Top with green tea and a
splash of club soda for a

fresh, bubbly finish.
(Alternate method: Skip
the club soda and use a
soda machine to carbon-
ate the green tea.)

Garnish with a lemon
slice and a strawberry.

02



Pursuits

Pursuits

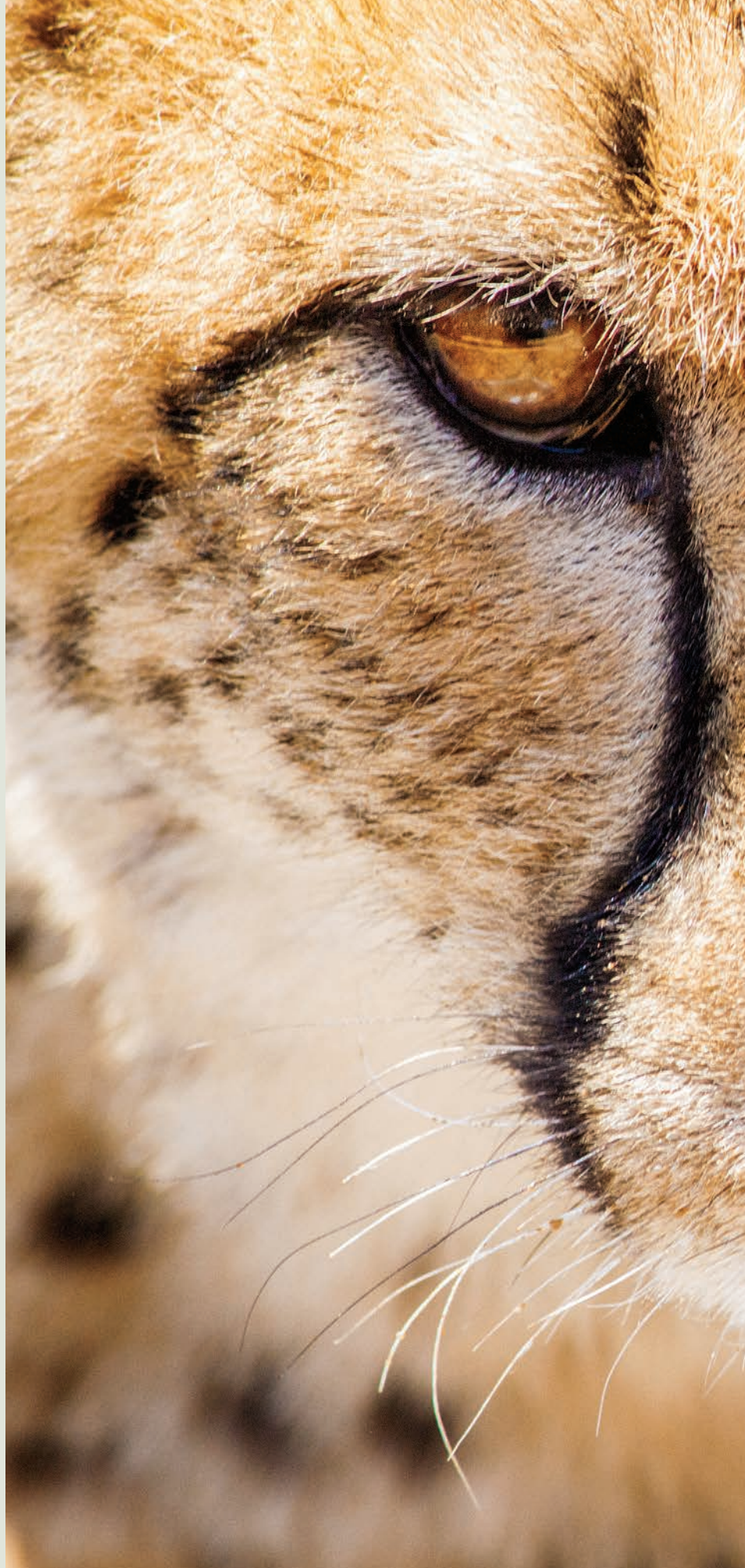
THE
SOPHISTICATE'S

SAFARI

HIGH-END JOURNEYS
TO AFRICA BLEND
LUXURY, ADVENTURE,
AND CONSERVATION INTO
AN UNFORGETTABLE
EXPERIENCE.

By Alexis Stein

Spring / 2025





Pursuits

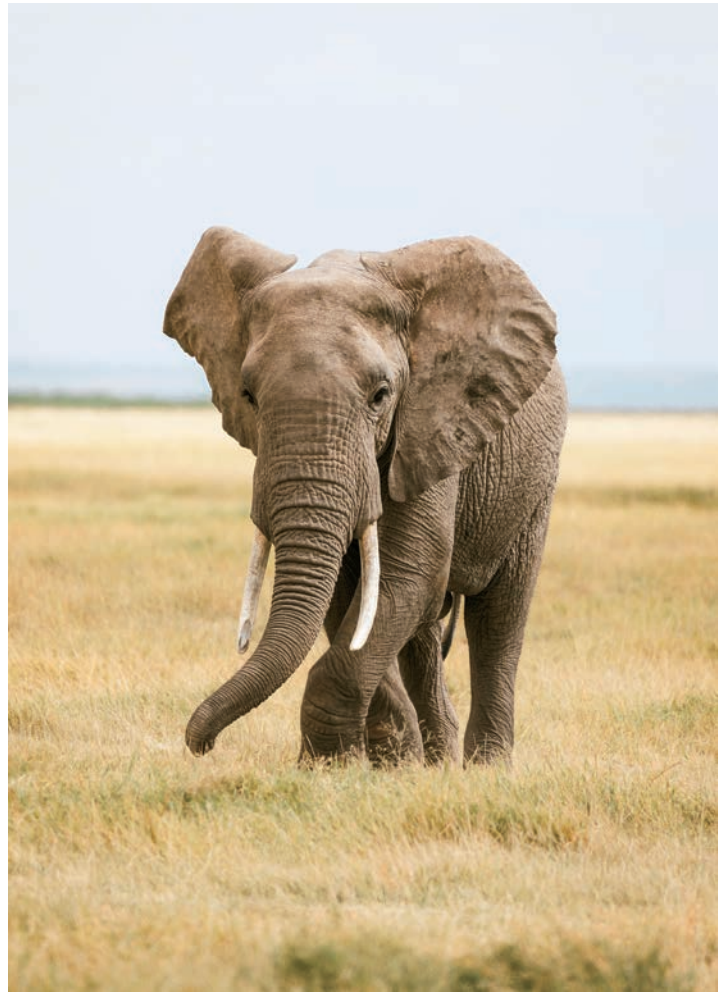
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Luxury travel and African safaris have long been synonymous. For me, however, the true joy of the experience is less about opulent lodges with lavish suites, private lap pools, and Michelin-star chefs than it is about the opportunity to forge a profound connection to the land and its wildlife. The world's best safari lodges set the stage for travel adventures that are more than simply elegant and exotic—they are deeply meaningful. Many are at the forefront of conservation, investing in local communities and protecting the wildlife and ecosystems that make their surroundings so precious and worth visiting. When I go on safari, knowing that I'm directly contributing to conservation efforts makes each experience richer and more special.

What drew me to Africa? It was something innate, something that has stirred my soul since my first safari. Feeling the pulse of this ancient land, seeing its vastness and mystery up close, is a gift. It awakens a unique energy, one that envelops you and lingers long after you've left.

When I reflect on my many safaris—35 and counting—the magic of the Makgadikgadi Pan stands out. Walking out onto the Botswanan salt pan, knowing there are no towns or cities for many miles, redefines luxury for me. Here, the word takes on new significance. It is the luxury of seemingly boundless space and a sky free of light pollution, the luxury of profound quiet that sets the stage for deep, restorative sleep. As the sun





Clockwise from top left:
The lounge and bar at Singita Lebombo Lodge, perched on scenic riverside cliffs in South Africa; an African elephant out for a stroll; a tub with a view for days at Singita Milele in Tanzania; a suite with a private lap pool at Singita Ebony Lodge in Sabi Sand, South Africa.







sets, I listen intently, sundowner in hand, while my guide describes her most heart-pounding encounters with the majestic beasts of the bush.

I recall a beautiful night on the Kenyan savanna, beneath a canopy of stars, the distant roar of lions serenading me. Nestled in bed, I marvel that the lodge at Segera, my home for the night, is also home to the largest collection of African art in the world.

In my mind's eye, I travel back to Tanzania to admire the grace of a black rhino, one of the most endangered species on the planet. The majesty of this animal entralls me. And knowing that my visit to the conservation-minded Singita Lodge will help protect these beautiful creatures and preserve their habitat brings me unparalleled happiness.

Moments like these highlight the magic of the African safari, a magic that cannot be fully explained. It must be experienced. It is the early-morning bird calls, the feel of a cool breeze as you drive through the savanna, the remarkable discoveries made in the middle of nowhere. On safari, I've found that creature comforts and nature can coexist in perfect harmony. I return from each adventure with a newfound appreciation for the beauty and fragility of our world and a deeper understanding of what luxury truly means.

For more about Alexis Stein, luxury travel designer, go to alexis-stein.com



Above: The private pool at The Farmhouse, one of five private houses at Segera luxury safari lodge in Kenya. Left: The infinity pool at Singita Milele, high on a hill overlooking the Serengeti, offers an ideal vantage point for wildlife viewing. Facing page: A lioness perches in a tree.

Pursuits

Show Boats

MAHOGANY RUNABOUTS HAVE LONG EXEMPLIFIED A DEVOTION TO LIVING THE GOOD LIFE ON THE WATER.



By Shaun Tolson



Pursuits

W

With the First World War in their rearview mirrors, Americans approached the 1920s with an unbridled urge to live the good life. The country's most affluent citizens slid behind the wheels of Auburns, Cords, and Duesenbergs when they were on the road. When at their lakeside and oceanfront retreats, they boarded equally swift, sleek, and chic mahogany runabouts.

Thanks to boatbuilders Chris-Craft, Gar Wood, and Hacker Boat Company, waterways such as Lake George in the East and Lake Tahoe in the West teemed with high-powered motorboats as beautiful in design as they were thrilling in performance. Chris-Craft founder Chris Smith built his runabouts using the same principles he applied to the championship-winning speedboats he had constructed in the early 1900s for wealthy clients including Henry Ford and William Randolph Hearst. Flaunting sumptuous, highly polished wooden bodies and capable V-12 engines, runabouts epitomized luxury leisure during the '20s, '30s, and early '40s. Frank Sinatra, Elvis Presley, and Katharine Hepburn were just a few of the glitterati who owned Chris-Craft's iconic mahogany-hulled runabouts. (The company stopped making wooden boats in the early 1970s.)

Hacker Boat Company—known today as Hacker-Craft—pioneered the wooden runabout industry, introducing cutting-edge design and sweeping aesthetics. Founded in a town just south of Lake George in 1908, the company still operates there, building mahogany speedsters as it did more than a century ago along with an optional fiberglass sheathing for its hulls, which allows for custom paint schemes and simpler maintenance.

"We still build in a very traditional way using traditional methods," explains Hacker-Craft COO Erin Badcock, "but we offer more modern

Below: Chrome sidelights, a wraparound windshield, and a compass in the dashboard are both elegant and practical. Facing page: Picking up speed in a Riva Anniversario. Previous spread: The gleaming bow of a vintage Aquariva





Pursuits



conveniences and employ modern technologies, such as epoxied hulls.” (Epoxy protects wood hulls from rot and other water damage. Hacker-Craft also creates a UV guard by sealing the wood with varnish.) “You still get the smell of the varnish and the mahogany and the leather—and the boats still offer the timeless feel and panache of a classic Hacker-Craft runabout,” Badcock continues. “But we’re building them to accommodate the 21st-century boater.” As proof, the company recently introduced a series of electric-powered, zero-emission mahogany runabouts. In fact, buyers can now request an electric motor for any of the company’s runabout models.

Swiss prestige brand Jakob Boesch also makes its coveted runabouts with classic mahogany hulls that are sealed with layers of epoxy for durability, then topped with varnish for tradition—and that offer quiet, emission-free electric engines.

One of the most iconic names in mahogany runabouts is Italian boatbuilder Carlo Riva, whose brand epitomized a joyous optimism in the aftermath of the Second World War. For two decades, *la dolce vita* was perfectly illustrated by the sight of a Riva Aquarama sailing the azure waters of the French and Italian Rivieras. The boats became synonymous with wealth and fame—European royal families and Hollywood A-listers were among the company’s discerning customers.

Investing in an Icon

A century ago, the most desirable runabouts carried a price tag as high as \$10,000 (the equivalent of about \$180,000 in 2024). That was more than twice the cost of an average three-bedroom home in the U.S. Today, a new Hacker-Craft runabout starts around \$375,000. Across the pond, Riva is tight-lipped on the starting price for its contem-

porary Aquariva Super (a 33-footer that features carved mahogany decks inlaid with maple), but pre-owned examples carry price tags exceeding \$700,000.

Classic, vintage mahogany runabouts are still very much in demand. Pristine, beautifully restored examples only occasionally come up for auction, and when they do, they command premiums. In 2013, a 28-foot Gar Wood Triple Cockpit Runabout, circa 1932, sold for almost \$400,000. This past year, a 27-foot Chris-Craft, circa 1941 (one of only three examples built that year), sold for \$234,000 at auction. Vintage Riva Aquaramas, on the other hand, don’t typically grace public auctions. They’re more likely to sell privately and for sums that allegedly approach seven figures.

History would suggest that such an investment is money well spent. After all, a beautifully built mahogany runabout never goes out of style.



An Aquariva by Riva.
Facing page: The cockpit
of a vintage Chris-Craft
wooden runabout

03



People

YOUR EVERY WISH

LUXURY TRAVEL AND LIFESTYLE CONCIERGE JACLYN SIENNA INDIA BRINGS DREAMS TO LIFE.

By David Graver

PHOTOGRAPH BY TYMEL YOUNG

A private candlelit dinner at Versailles? Cocktails at the Egyptian pyramids? Jaclyn Sienna India makes those wishes—and countless others—a reality for her billionaire clients.

Membership in her ultra-luxury travel and lifestyle agency, Sienna Charles, is limited to those with a net worth of \$100 million or more. Her ever-expanding clientele includes politicians, celebrities, titans of industry, and other public figures. (George W. Bush and Mariah Carey are among them.)

India and her team have built a reputation as elite fixers—individuals who can open any door for their clients. Her capabilities are underscored by obsessive attention to detail, a deep understanding of the tastes and lifestyles of the extremely rich, and a passion for service and travel that she developed over more than two decades in both fields.

To stay abreast of emerging trends and offerings in the world of luxury travel requires extensive travel on India's part. "I've been to 90 countries," she says matter-of-factly. "I'm on the road every week checking out new destinations." Fortunately, she is a keen traveler. Among her favorite destinations are Nepal, Tanzania, Ethiopia, and Mongolia.

Much of her globe-trotting research is fueled by a desire to see through marketing language. "The first half of my career was driven by a sense of wanderlust and excitement," she says. "Now I challenge myself to find authenticity. Everybody is selling luxury. Every hotel is \$1,500 a night. But what really lives up to the marketing promise? That's what we are seeking. It may not be on a media list. It may not be what everybody else is raving about—but it's what impresses us." Her findings are noted in a covetable little black book that catalogues her exclusive network, including more than 2,000 of her personal contacts in the hospitality industry, from luxury yachts to the world's best hotels and restaurants.

Earning the trust of the one percent is no small feat, but Sienna Charles's

clients rely heavily on the company's expertise and skill in making the impossible possible. Most utilize the team between 110 and 140 times per year.

"When you are worth \$100 million or more, you've built out your bubble," India says. "Let's say you have three to five homes. You have your plane. You have your staff. You want your travel experiences to match your bubble—the same level of service, the same expectation. Our clients work with one accountant, one lawyer, one broker. They have experts that they return to." Sienna Charles provides the same level of one-source expertise in travel and lifestyle experiences. "We understand who you are, what makes you tick, and what your vision is. We execute from there."

The most challenging requests are those that money alone can't solve, says India: for example, time-sensitive experiences with limited availability. "Our clients often come up with last-minute requests, like getting Super Bowl tickets the night before," she says. No availability? No problem. India can leverage her connections to secure tickets on the 50-yard line. Therein lies the power of the little black book. It is only through personal relationships cultivated over decades that she achieves this. "That is the unrivaled value we bring to our members," she says.

While India's expertise is generally reserved for her clients, she shares a bit of insight with *Elle* readers. "The whole world has become beholden to FOMO. It's, who's in the Taylor Swift tent? Who is in Saint-Tropez? Who is in Aspen? If you are worth a billion dollars, you've reached a pinnacle of success. You shouldn't feel the need to belong. There's a whole world out there. Find different places."

What are those places? The secret destinations everyone will soon whisper about and that may well form the future of our collective travel dreams? You can be sure India will know before the rest of us—and, by extension, so will her clients.





Fresh Paint

THESE EMERGING ARTISTS ARE BRIGHTENING THE FUTURE OF THE ART WORLD. **By David Graver**

For more than 45,000 years, humans have turned to art as a means of communication, experimentation, personal expression, and cultural commentary. Each era has produced perception-changing works—and generations of artists have learned from and defied the lessons of those who came before.

At the forefront of every movement and milestone have been a few exceptional emerging talents who, by connecting with the zeitgeist, become household names. The contemporary creatives featured here have that potential. Each blends captivating style with substantive storytelling to create eye-catching pieces that require careful consideration. These artists may well be the creative icons of tomorrow.

Bathers (Phthalo Green, Magenta, Cyan & Red), 2024 by Margaux Ogden



Margaux Ogden

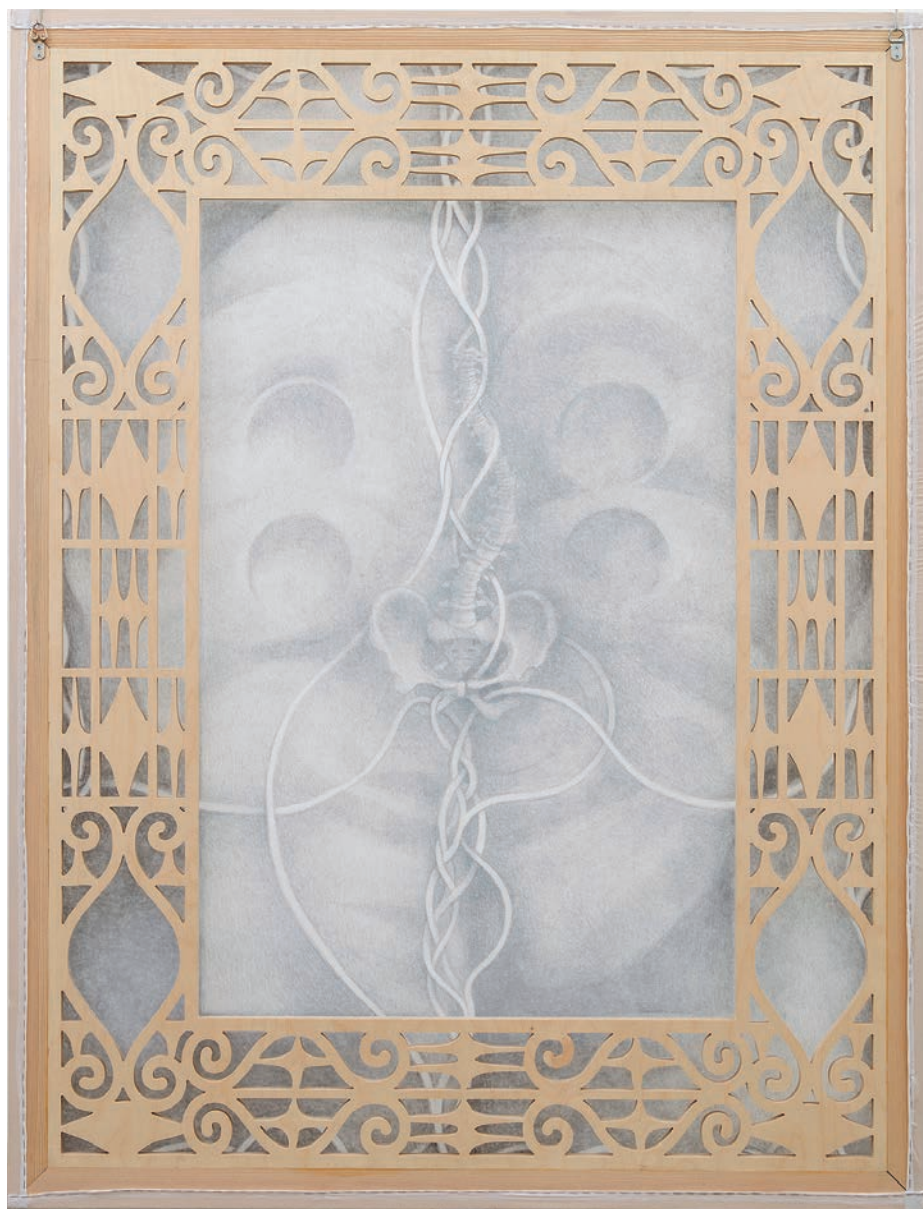
In fall 2024, Brooklyn-based artist Margaux Ogden opened a milestone show at the powerhouse gallery White Cube. A demonstration of her charismatic use of color and her excavation of referential form and striking composition, the solo exhibition brought her a new level of visibility and acclaim.

“This body of work started as a series of drawings I did as an Abbey Fellow at the British School at Rome,” Ogden tells *Elliman*. “I was inspired by the ruins, shapes, architecture, and degradation/ changing structures, shadows, and floor mosaics at the Baths of Caracalla. After spending a lot of time drawing there, I started working on a series of watercolors, which became the genesis for this group of paintings I’ve been working on since.” For each piece, Ogden homed in on a structural inspiration and transformed it into an architectural piece of her own imagining with the use of spatial logic.

“Through repetition, I’m allowed a great deal of freedom and decision-making while painting,” she says of her approach, which uses watered-down acrylics on a primed canvas. “The work is about obsession, iterations, repetition, pattern, evolution, degradation, and the human touch.”

As for her enveloping use of color, Ogden says, it’s “a way of pushing back against the historical male seriousness of abstraction. The bright, almost psychedelic, colors started as a kind of rebellion. Color, especially bright colors, are often associated with the unserious or the feminine, and I guess it is one way for me to embrace those interpretations. It’s an intuitive part of the process and also improvised to some degree depending on what the painting is telling me it needs.”

People



Emperor's Clothes (Blue Painting), 2023
by Cindy Ji Hye Kim

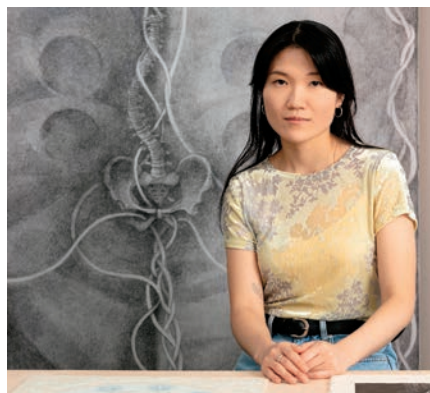
Cindy Ji Hye Kim

There's an inherent poetry to the works created by Korean-born, New York-based conceptual artist Cindy Ji Hye Kim. From her South Bronx studio, Kim crafts narrative pieces that invoke ethereal figures and fleeting scenes, as well as ornate references to an artist's easel. Often in gray scale, these enchanting explorations marry the living world with depictions of the afterlife.

"Much of my practice is informed by my early training in Dessin, a monochromatic drawing technique taught in Korea for creating works in the academic style of Western art. Dessin is an ingrained muscle memory, and my conscious effort to shed my trained hand is an important narrative component in my work," Kim tells *Elliman*. "Like a tongue trying to speak a new language, I see drawing as a confrontation of the past and forging of the present. I approach the materials and subject matter in my work through this lens."

Mirroring the influence of Dessin, Kim's paintings are composed of grisaille, with graphite and charcoal as her main pigments. "Grisaille is a classical underpainting method executed in grayscale palette, used as a blueprint for a painting that will later be glazed over with color," she explains. "I see grisaille as the skeleton hidden underneath the flesh of color, like the unconscious beneath the conscious ego. The underpainting dictates much of what's going on in the picture without being dominant, or even visible."

Kim will participate in two solo exhibitions this year: one with her L.A. gallery, François Ghebaly, and another with her NYC gallery, Casey Kaplan.





L'Oeuf, 2024 by Andy Dixon



Andy Dixon

A sense of humor informs the work of British Columbia–born, California–based artist Andy Dixon. The painter, who began his artistic pursuits as a punk rock musician in Vancouver, recontextualizes pieces of iconography from Old Masters and other historic works, structuring colorful tableaux and joyful still lifes. Dixon made his New York City debut at The Hole gallery with his solo show *Joy* in October 2023 and followed it up with a much talked about solo booth at 2024's The Armory Show, the acclaimed NYC art fair owned by international powerhouse Frieze.

"I've been creating art as far back as I can remember. I've always loved drawing and painting and was into comics and artwork for metal bands when I was 7 or 8," Dixon says. "I got into making music when I was a teenager, but

I never stopped making visual stuff to coincide with the music—like album covers and T-shirts." About 12 years ago, he left music to paint professionally.

Dixon begins a new work with one compelling piece of visual inspiration. "A figure in a baroque painting, an orange from a classical still life, a cloud from a Renaissance still life, or something I've taken a photo of on my phone—anything that jumps out and moves me," he says. The artist weaves unexpected samples into the composition while translating them into his own color palette. "There's something about color combos that brings me complete joy. The palette I use is very late '80s/early '90s California–inspired."

He wants people to experience his art by embracing the cleverness that underscores each composition. While the comedy is there, so is a unique understanding of beauty—and it's with this blend that Dixon finds success.

People



Ariadne II, 2022 by Asher Liftin



Asher Liftin

Layers—both figurative and literal—define the work of New York City–born fine artist Asher Liftin. Each piece is an invitation to linger, to weigh meaning, to bridge an intellectual position with an emotional response. Last year, Liftin returned to NYC after years studying and creating in New Haven, Connecticut. His return followed the breakthrough solo exhibition *Error Signals*, a series of pointillist paintings in transparent inks, at Nino Mier Gallery in Soho.

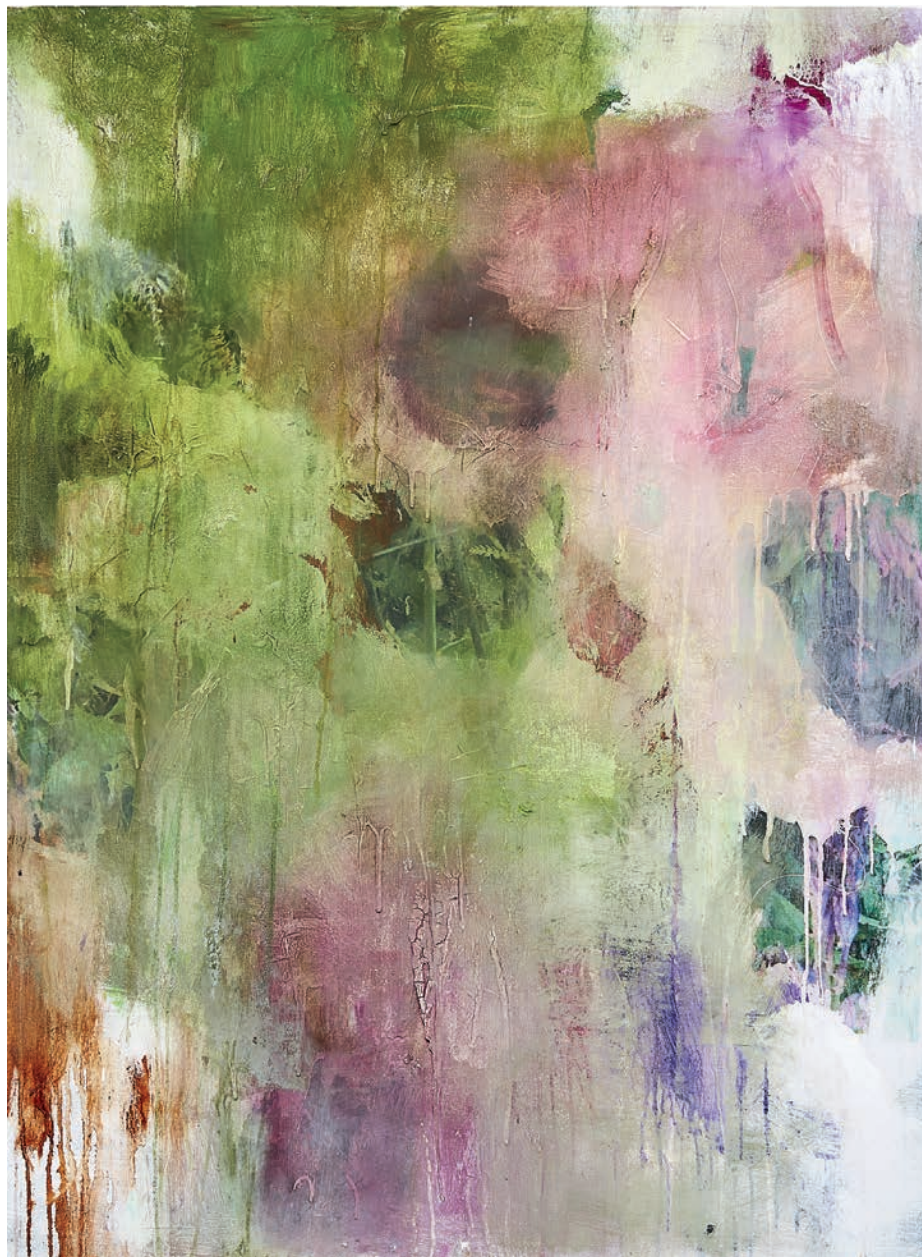
Liftin's process affirms his relationship to layers—a system in which he pauses the immediacy of iPhone photography with tinkering and manipulation, and ultimately an approach inspired by the work of Dutch old masters. "Each work starts with me recording something that I find inspiring. This captures it as information," Liftin says. "Then there are gestures that I can only do

on a computer, where I treat an image as a set of information that can be edited all at once—from blurring to stretching and distorting in a liquefied way.

"The final step is me painting it—but the in-between step of having it go through these processes and distortions renders the final thing distant," he explains. "When I feel like an idea will work, there's something about the image, or the idea that I have for approaching it, that creates slippage. The more something slips, the more it differentiates itself from a photograph. It takes away from the feeling of creating an illusory space or painting a photograph, and it becomes a surface itself. As these mediating forces come out to play, they create something that surprises me and escapes my control."

At press time, Liftin was scheduled to open his newest solo exhibition at Nino Mier in Brussels.

What's Still Is True, 2024
by Will Maxen



Adam Reich (painting); Jordan Benton (portrait)

Will Maxen

All eyes were on painter Will Maxen in early 2024 as he adorned the walls of cabana suite 212 at The Hollywood Roosevelt Hotel for L.A.'s buzzing Felix Art Fair. His powerful, visually poetic exhibition *I'll Be with You as You Go*, presented by L.A.'s Residency Art Gallery, portrayed personal moments painted from snapshots of his family. Months later, during December 2024's Miami Art Week, Maxen participated in a riveting group exhibition with Fridman Gallery at Untitled Art Fair along the beach. He will follow this with a solo show at Fridman's NYC space in March 2025.

"I've always been interested in making things," Maxen says. "My twin brother and I would make webs in our room with masking tape. When I got older, I started making 'installations' by attaching an empty can or toy high on a wall or hanging it from the ceiling."

Though Maxen has pursued certain concepts since his early days, his art has evolved with time and knowledge. "The work I made to apply to grad school was in response to the racial climate of 2020," he says. "It was very reactionary. Now my inspiration comes more from my personal experiences. It all goes back to the central idea of how one interacts within a given space." Inspiration strikes from myriad sources—a conversation or memory, another work, or even a quote.

"I work a lot from photographs, so I try to keep my choices similar to the photo," says Maxen, now based in Baton Rouge, where he teaches at LSU School of Art. "I also use colors directly from the tube, then mix the paint on the canvas, relying on the surface to hold the colors and see their relationships play out as they get mixed or as they drip into each other. I want the color to be simple. I use burnt sienna for all the figures because of its beautiful warm golden brown. To me it's become almost race-less and more about light."



JEAN-CLAUDE
BIVER'S

PERFECT TIMING

THE SWISS WATCH INDUSTRY LEGEND HAS EMERGED FROM RETIREMENT TO BUILD A NEW LUXURY BRAND WITH HIS SON—AN EPHONYMOUS LINE OF POSTMODERN MECHANICAL WATCHES OR, AS HE CALLS THEM, PIECES OF ETERNITY.

By Victoria Gomelsky / PHOTOGRAPHS BY SEBASTIEN AGNETTI



People



JC Biver introduced its first watch, the Carillon Tourbillon Minute Repeater, in spring 2023 in a limited edition of 50 pieces. A year later, the brand paid tribute to the art of guilloché dial-making with the final 10 pieces of the initial series, seen here in a black obsidian dial in a rose gold case (630,000 Swiss francs) and a white mother-of-pearl dial in a titanium case (560,000 Swiss francs).

The history of the Swiss watch industry is awash in mythical figures, from the 18th-century watchmaker Abraham-Louis Breguet to the 20th-century industrialist Nicolas Hayek. The contemporary equivalent of these icons is Jean-Claude Biver. A living legend famed for his visionary leadership and inventive marketing, Biver helped the industry rise from the ashes of the 1970s quartz crisis, when a flood of battery-powered timepieces from Japan nearly decimated the Swiss mechanical trade.

Today the 75-year-old Biver is channeling more than half a century of expertise into JC Biver, the small company he cofounded two years ago with his youngest son, Pierre. They produce a limited collection of exquisite watches, all handcrafted by masters and all with price points from just over \$91,000 to well over \$750,000, with a few pieces over \$1 million. Biver sees the brand as part of his legacy and the timepieces as works of art that will transcend his lifetime. “A mechanical watch is a piece of eternity,” as he explains it. “In 100 years, it will still work.”

Defying the Odds

To understand Biver’s impact on the high-end watch world, one must travel back to 1974, when a young Jean-Claude chanced upon an apprenticeship at the Swiss brand Audemars Piguet shortly after his university days. “The big boss, Georges Golay, told me, ‘You must accept that for one year, you will have no traveling, no reports, no secretary. You will just have to sit and understand and know each watchmaker,’” Biver told *Elliman* on a recent phone call from his part-time home in Saint-Tropez, on the French Riviera. “‘Slowly, their art and passion will come over you. You will feel it.’ And that’s what I did.”

After five years in sales for Audemars, Biver accepted a job at Omega, which had gone all in on quartz. During his two years with the brand, he realized something essential: “I was nostalgic for the ticktock of mechanical watches,” he says. The experience set the stage well for his next move.

In 1981, the Luxembourgian native paid 22,000 Swiss francs (about \$16,000 at the time) for rights to the name Blancpain. Founded in the early 18th century, Blancpain was the oldest watchmaker

in Switzerland but had fallen on hard times with the rise of quartz watches. Biver and his business partner, Jacques Piguet, reintroduced the brand with a tagline that defied the skeptics: “Since 1735 there has never been a quartz Blancpain watch. And there never will be.”

It was a bold gambit at a time when the future of the mechanical watch industry seemed uncertain, but it worked. Biver reestablished Blancpain as a prestige brand and sold it to the Swatch Group for 60 million Swiss francs (about \$43 million) in 1992. In his more nostalgic moments, he regrets the decision. “It was my first brand, my first adventure, the first time I did something that made me independent,” he says. “Why did I sell? Stupidity.”

A more generous reading of Biver’s personal history would emphasize what he was able to achieve in the aftermath of the sale. In 1993, he rejoined Omega, which at the time was struggling to define itself in the post-quartz-crisis landscape. Two years later, he hired supermodel Cindy Crawford to be the face of its Constellation collection, kick-starting the industry’s tradition of hiring celebrity ambassadors.

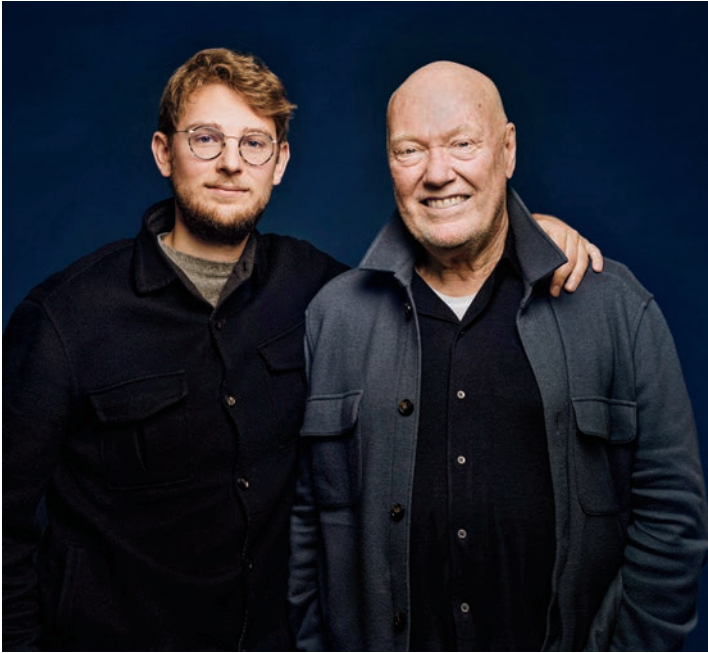
Biver found similar success at Hublot and TAG Heuer, where his talent for ingenious marketing and brand turnarounds brought him to the attention of a Harvard Business School professor who lionized his accomplishments in a 2014 case study exploring how industries reinvent themselves. That same year, LVMH CEO Bernard Arnault appointed Biver to serve as president of the group’s watchmaking division.

The Comeback

In 2018 Biver retired from watchmaking, but he soon found himself drawn back to his passion for mechanical timepieces. In 2022 he and Pierre cofounded JC Biver, where they are free to explore creative approaches Jean-Claude couldn’t use in earlier phases of his career. The firm’s workshops are located in the Bivers’ 19th-century Swiss farmhouse in the village of Givrins near Lake Geneva.

JC Biver watches appeal to a highly selective clientele who “understands that luxury is about ‘mastering the invisibility,’” Biver says, referring to the meticulous work that goes into every component of the company’s timepieces—not just the aesthetics but also the functionality that is not obvious at a glance.

“Our designs are postmodern,” Biver explains. “We have elements and attitudes that belong to the past but also designs and materials that belong to the future. The combination is what gives tension to the product—it’s a mixture of yesterday and tomorrow.”



Clockwise from left: Biver with his youngest son and business partner, Pierre; JC Biver's headquarters are housed in a three-story farmhouse built in the 1890s in Givrins, Switzerland; one of the company's master watchmakers works on a timepiece. The company calls these experienced craftspeople the "miracle hands" of Maison Biver.



04



Portfolio





A Real Knockout

ENDLESS AMENITIES AND COMPLETE PRIVACY
OFFER A CHANCE TO LIVE LIKE A WORLD
CHAMPION...IN A WORLD CHAMPION'S RESIDENCE.

By **Andrea Bennett**
PHOTOGRAPHS BY JIM BARTSCH

Portfolio



This gleaming white French Modern mansion is undoubtedly one of the best-situated homes in Beverly Hills' coveted Golden Triangle. It sits next to the Beverly Hills Hotel, so if you're craving the Polo Lounge's famous McCarthy salad, for instance, just call room service. The unexpected perk comes with being the iconic hotel's next-door neighbor. It's just one of many sublime perks the owner of 917 North Crescent Drive will enjoy.

Apart from its unparalleled location, the home is extraordinary on its own terms. Sequestered behind towering hedges, walls, and an iron gate, the estate blends discreetly into the fabric of this fabled neighborhood, with its early-20th-century legacy estates, Mediterranean villas, and mansard-roofed Hollywood Regency-style manors.

Stepping through the front door, you'll find yourself in an extravagantly high-ceilinged entrance hall. A vast formal living room is framed by 10 sets of French doors that open onto a massive pool deck tiled in black and white mar-

ble stripes. "Everything in this house is big," says Matthew Altman, who along with brother Joshua runs the Altman Brothers Team for Douglas Elliman and is the listing agent for the house. "Floyd is a legend in boxing, and he likes to live big," Altman says.

He is, of course, referring to current owner Floyd "Money" Mayweather Jr., who retired from boxing with an undefeated record and 15 major world championships. In recent years, Mayweather has become known for his impressive real estate holdings, including a waterfront mansion on Miami's Palm Island and a Las Vegas estate, for which the Altmans also have the listing. At press time, he had just acquired a 1,000-unit portfolio of 60 mostly affordable rental apartment buildings in New York City for \$402 million. Mayweather bought the Beverly Hills house after briefly coming out of retirement in 2017 for a knockout defeat of UFC star Conor McGregor.

The first floor of the 15,000-square-foot estate boasts an ebony-hued



Above: The paneled library on the first floor has built-in bookcases and a mirrored fireplace. Left: The wet bar is equipped with a display wine cellar. Facing page, clockwise from top left: Tall palms lend Floridian charm to the exterior; marble floors, coffered ceilings, and a chandelier add drama to the entrance hall; a freestanding tub offers a view from one of the home's nine bathrooms. Previous spread: A black-and-white striped marble deck surrounds the hot tub and lap pool. Ample seating around a firepit completes the picture.

library with coffered ceilings, a creamy white living room with a mirrored fireplace, a marble wet bar with a glass display wine cellar, and huge entertaining spaces. Altman's favorite space is the living room. "It's oversized and massive, and it's right off the kitchen," he says. "You can happily spend all your time there."

Up the curved staircase, the French door-lined primary bedroom suite with airy dual marble baths opens onto an expansive terrace overlooking the pool and separate pool house. What you don't see from this room is, in Altman's opinion, the most exciting feature of the house. "There's a whole separate structure under the pool, with a 50-seat movie theater, bedroom, sauna, and gym," he says. "It's a second house." Some of the home's recent improvements are distinctive Mayweather additions, like the theater's dedicated candy room to satisfy the boxer's famous sweet tooth.

Even if you're not a legendary boxer with 26 consecutive world title fight wins, you can live the sweet life here. With endless amenities and complete privacy—just steps away from the historic Beverly Hills Hotel—917 North Crescent Drive is the very epitome of Beverly Hills living.





Above: French doors make the most of the sunny California setting. Left: The candy room is one of the mansion's unique features. Facing page, from top: A fireplace and terrace add romance to a bedroom, one of six in the home; floor-to-ceiling windows line the formal dining room.

Listing ID: 24-440371
917 North Crescent Drive
Beverly Hills, CA
\$48,000,000
Joshua Altman
Licensed Real Estate Salesperson
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NYC

One of the things we love best about living in NYC is the abundance of unique personal services, custom or bespoke products, and one-of-a-kind experiences.

A view of the Brooklyn Bridge from DUMBO, with Jane's Carousel visible in the foreground and the lights of Lower Manhattan in the background



Fabien/Adobe Stock

CUSTOM SHOPPING

Bespoke, made-to-order, and made-to-measure are all on display at **The Armoury**. With NYC locations in Tribeca and on the Upper East Side, discerning menswear shoppers can source almost anything they need, from suits to jeans and even watch collabs. Not sure where to start? Attend one of their trunk shows, where you can meet the artisans, see swatches, and talk to them about

how to make your sartorial dreams come true.

New York has no shortage of excellent personal shoppers. When we crave a wardrobe refresh or a head-to-toe look for a special event, we book a one-on-one session with one of the stellar stylists at **Saks** or **Bergdorf Goodman**. And if we're pressed for time or struggling to find the perfect present for those hard-to-please friends and family mem-

bers, we take advantage of personal shopping services at **Tiffany & Co.**'s flagship The Landmark.

MAKING SCENTS

For an only-in-NYC customizable experience, we head to **Bios Apothecary** in Greenpoint. The shop allows you to create your own signature fragrance from its "scent library" of 134 natural botanical ingredients sourced from more than 40 countries. The experts here will also

craft a bespoke skincare regimen for you, drawing from more than 300 natural ingredients to make one-of-a-kind face serums, creams, toners, masks, and more.

Bespoke fragrances are also available at **Olfactory NYC**. Book an appointment to design your own custom fragrance from a Scent Bar with guidance from one of the "scentologists" on staff. The business allows you

to name your cologne, perfume, and/or body products and label them in the color of your choice.

PRIVATE DINING

For a special night, one of the most enjoyable ways to dine at the city's best restaurants is to book the small private dining rooms at stars like **L'Artusi** in the West Village, which offers private dining in the cellar for up to 14 surrounded by thousands of bottles from the restaurant's wine

menu, or the Michelin-recognized **Essential by Christophe**, where up to 20 friends can dine in a private room with a view of the kitchen.

Pro tip: If you haven't been able to score a table at the city's most coveted dining spot, **Tatiana by Kwame Onwuachi**, try booking their private dining room, which seats up to 14. You'll surely be offering up the most popular dinner invitation of the season!

Manhattan / Townhouse



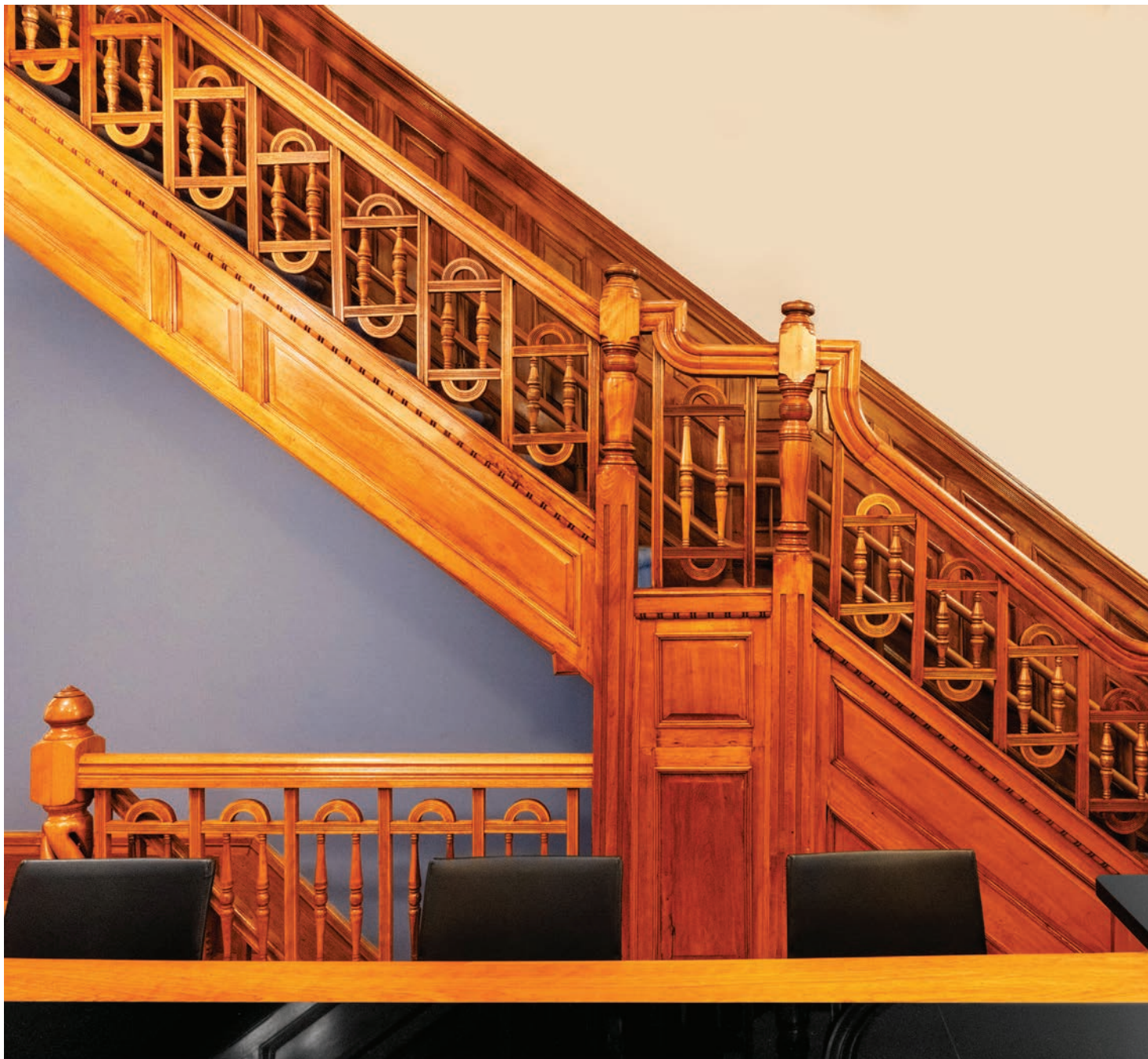
An Inspiring Opportunity for Live/Work or Development

245 West 18th Street / \$12,495,000

On one of New York City's most desirable streets, 245 West 18th Street represents a truly rare opportunity to convert an existing 45.5-foot-wide building with a sprawling footprint, approx. 5,834sf of existing interior space and approx. 18,235sf of unused air rights into a one-of-a-kind mansion, high-end rentals, a luxury condominium and more. **Web #22749474**

Raphael De Niro and the De Niro Team, Licensed Associate Real Estate Broker, O: 212.460.0655 / deniroteam@elliman.com

Spring / 2025

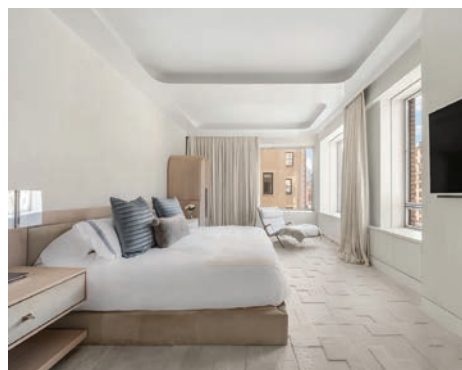


Turn-of-the-Century Townhouse
166 West 88th Street / \$4,995,000

Single-family, zoned as a 2-family, offers 4+ bedrooms, 4 bathrooms, a solarium and balcony, a south-facing garden, an abundance of original details, 2 zones of central air and the parlour floor kitchen opens to both living and dining rooms.
Web #23217944

Ann Cutbill Lenane, Licensed Associate Real Estate Broker, O: 212.362.9600 / M: 212.769.9862 / alenane@elliman.com

Manhattan / Eastside



Prime Park Avenue Duplex 730 Park Avenue, 10C/11C / \$24,990,000

Beautifully renovated Park Avenue duplex with a gracious floorplan allowing for the most elegant living. This massive 18-room home offers 6 bedrooms plus a staff suite, 8 full bathrooms, 3 half bathrooms, 21-foot-high ceilings, 4 bright city exposures and an exquisite triple-mint full renovation. **Web #23166074**

Lauren Muss, Licensed Associate Real Estate Broker, O: 212.350.8000 / M: 917.509.7777 / lmuss@elliman.com

Manhattan / Eastside



Designer Renovation: 301 East 80th Street, 6A / \$5,250,000

Beautifully upgraded, brand-new condominium at Beckford Tower featuring 1,998sf with 2 bedrooms, 2.5 bathrooms, grand living with separate bar area, formal dining room, modern kitchen, laundry room and 10-foot ceilings. Top-notch amenities!
Web #23123775



Rarely Available: 149 East 73rd Street, 2A / \$3,995,000

Sun-flooded, 9-room corner apartment with approx. 3,300sf, 4 bedrooms, 3.5 bathrooms, an expansive living room, formal dining room, library, eat-in kitchen and staff room/home office with en suite bathroom in coveted white-glove, pre-war building. **Web #12345678**

Lauren Muss, Licensed Associate Real Estate Broker, O: 212.350.8000 / M: 917.509.7777 / lmuss@elliman.com

Manhattan / Eastside



Glamorous Park Avenue Condo
823 Park Avenue, 4 / \$14,490,000

Experience the epitome of luxury living in this fabulous full-floor, 5-bedroom, 4.5-bathroom, pre-war Park Avenue condo designed by the renowned decorator Sara Story. This stunning 4,100sf residence is bathed in sunlight and truly move-in ready. **Web #23067476**

Anna DeLuca, Licensed Associate Real Estate Broker, O: 212.308.5239 / M: 917.697.7500 / anna.deluca@elliman.com

Spring / 2025

Manhattan / Eastside



Grand Proportions: 515 Park Avenue, 19th Floor / \$10,000,000

Renovated high-floor condominium residence spanning 3,257sf across a full floor and offering 4 bedrooms, 4.5 bathrooms, a formal dining room and eat-in kitchen in one of Park Avenue's most sought-after white-glove condominiums. **Web #23102018**

Lauren Muss, Licensed Associate Real Estate Broker, O: 212.350.8000 / M: 917.509.7777 / lmuss@elliman.com



The Pierre: 795 Fifth Avenue, Unit 3510 / \$1,795,000

Andrea Wohl Lucas, Licensed Associate Real Estate Broker,
O: 212.891.7015 / M: 917.626.4884 / andrea.lucas@elliman.com

Arleen Winick, Licensed Associate Real Estate Broker
O: 212.891.7230 / M: 917.873.3504 / awinick@elliman.com

Once-in-a-lifetime opportunity to create your dream pied-à-terre at The Pierre on the 35th floor with exquisite New York City views. Large 1 bedroom, 1 bathroom. Also a 2/3-bedroom on the 36th floor asking \$3.2 million. Ownership includes all hotel services, spa and fitness center. **Web #23184111**

Manhattan / Westside



Side Park and City Views: 101 Central Park West, #11A / \$6,495,000

Loft-like, mint 3-bedroom residence with staff or guest room, dreamy open kitchen, wood-burning fireplace, big picture windows, washer/dryer and through-wall AC. 101 is a prestigious pre-war co-op with white-glove service and a state-of-the-art gym. **Web #22948702**



Mint Pre-War Condominium: 350 West 71st Street, #2B / \$3,199,000

Stunning duplex, 3/4-bedrooms, 3.5 marble bathrooms, open kitchen with top appliances, vented hood, washer/dryer, soaring ceilings, doorman, gym, kids' playroom, roof deck and bike and storage rooms located on a quiet cul-de-sac. **Web #22980358**



Grand Scale Pre-War: 210 West 90th Street, #11D / \$4,500,000

Mint condition, 3/4-bedroom, 3 full bathrooms with soaring ceilings, fireplace, huge formal dining and living rooms and a windowed eat-in kitchen. Astor Court has a gym, roof deck, kids' playroom, central garden and doorman. **Web #23225958**



Perfect Penthouse: 33 Riverside Drive, #PHF / \$4,500,000

This magical 3-bedroom (plus staff/guest room) has a 1,000sf wrap terrace and panoramic river and city views through big picture windows. There are 10-foot ceilings, 3.5 bathrooms, a dining room, through-wall AC, a washer/dryer and a full-time doorman. **Web #23020591**

Ann Cutbill Lenane, Licensed Associate Real Estate Broker, O: 212.362.9600 / M: 212.769.9862 / alenane@elliman.com

Manhattan / Downtown



Townhouse Feel

15 Renwick Street, TH3 / \$5,995,000

Extremely rare 3,516sf triplex featuring 20-foot, double-height ceilings and a beautifully landscaped 732sf garden. Offering 4 bedrooms and 4 bathrooms, TH3 offers all the conveniences of a full-service condo with the privacy of a townhouse. Web #23068625

Lauren Muss, Licensed Associate Real Estate Broker, O: 212.350.8000 / M: 917.509.7777 / lmuss@elliman.com
Jessica Chestler, Licensed Real Estate Salesperson, O: 212.274.7949 / M: 212.274.7946 / jessica.chestler@elliman.com
Ben Jacobs, Licensed Associate Real Estate Broker, O: 212.274.7949 / M: 917.887.3922 / ben.jacobs@elliman.com

Manhattan / Downtown



Tribeca's Ultimate Penthouse: 111 Murray Street, PH2 / \$39,950,000

The stunning penthouse spans 7,488sf with floor-to-ceiling windows offering panoramic views of the New York Harbor, both rivers, the full Manhattan skyline and beyond. This full-floor home with 5 bedrooms and 6.5 bathrooms was impeccably designed to deliver an extraordinary experience for discerning buyers seeking a full-service building with impressive amenities. **Web #23141262**



Skyline Views, Soho Luxury: 565 Broome Street, S10C / \$4,200,000

This 2-bedroom, 2.5-bathroom home offers 1,681sf of light-filled space with dramatic floor-to-ceiling windows showcasing Hudson River and skyline views. Enjoy luxurious details, a chef's kitchen, spa-like primary suite and world-class building amenities. **Web #22989211**

Raphael De Niro and the De Niro Team, Licensed Associate Real Estate Broker, O: 212.460.0655 / deniroteam@elliman.com

Manhattan / Downtown



Soho Penthouse w/ Private Pool: 62 Wooster Street, PH / \$29,995,000

A 40-foot private pool and landscaped terrace make this 6,900sf penthouse an exceptional retreat. The designer penthouse features soaring ceilings and a thoughtfully crafted layout that seamlessly blends public and private spaces. Enjoy 6 bedrooms, 6.5 bathrooms and breathtaking views. **Web #23150056**



Expansive Flatiron Retreat: 240 Park Avenue South, 14B / \$3,495,000

This 3-bedroom, 3.5-bathroom condo spans 2,139sf with lofty 10-foot ceilings and Gramercy Park views. High-end finishes, smart home tech, a chef's kitchen and luxury amenities in one of Manhattan's most coveted locations. **Web #23044551**

Raphael De Niro and the De Niro Team, Licensed Associate Real Estate Broker, O: 212.460.0655 / deniroteam@elliman.com

Brooklyn



Full-Floor Condo in Historic Townhouse: 252 Gates Avenue, 2 / \$1,225,000

2-bedroom, 2-bathroom private floor of a historic townhouse in tree-lined Bedford Stuyvesant. Original details include a wood burning fireplace and beautiful staircase. Extremely low monthlies make this a wonderful investment. **Web #23236713**



Williamsburg Penthouse Loft: 199 Humboldt Street, 4A / \$950,000

A stunning 1-bedroom penthouse with triple-height ceilings, 2 outdoor spaces and a mezzanine for office or guest use. Sun-drenched interiors, modern finishes, rooftop city views and a prime location make this a standout East Williamsburg home. **Web #23178985**

Jon Capobianco, Licensed Associate Real Estate Broker,
O: 212.460.0655 / M: 917.992.2207 / jon.capobianco@elliman.com
Quinn Ferree, Licensed Real Estate Salesperson,
O: 212.380.6302 / M: 617.851.4297 / quinn.ferree@elliman.com

Queens

**Exclusive Waterfront
Neighborhood
of Malba:**
5 Boulevard /
\$4,695,000

This exquisite, 9-room, custom contemporary home was completely redesigned in 2013. Step inside to a grand entry with a cathedral ceiling and floor-to-ceiling windows that flow into the formal living room. A gourmet chef's kitchen features pendant lighting, double sinks and high-end appliances. Web #3569142

**Maria Carr, Licensed
Real Estate
Sales Person,
O: 917.567.6732
M: 718.819.4025
maria.carr@elliman.
com**



Top-Floor Pre-War 2BD 2BA: 69-10 Yellowstone Blvd, Unit 610 / \$635,000

Forest Hills pre-war co-op building in the heart of the desirable Presidential District. House-sized, top-floor, 2-bedroom, 2-bathroom with large terrace. Gorgeous hardwood floors throughout and sunny southern exposure. A beautiful home! Web #2310559

**Alan Mann, Licensed Associate Real Estate Broker,
O: 917.386.6164 / M: 917.951.7871 / alan.mann@elliman.com**



Versailles Cooperative: 76-10 34th Avenue, 5K / \$375,000

This renovated 1-bedroom offers modern comfort with historic charm. Web #23173793

**Rick Rosa, Licensed Associate Real Estate Broker,
O: 917.386.6164 / M: 646.299.2096 / rick.rosa@elliman.com
Shahriar Zim, Licensed Real Estate Sales Person,
O: 917.386.6164 / M: 347.806.0353 / shahriar.zim@elliman.com**

New Jersey



A Stunning Estate: 15 Evergreen Lane, Colts Neck, NJ / \$4,985,000

This stunning estate on 20+ acres features 6 en suite bedrooms, a chef's kitchen, custom walnut office, billiards room, pool and greenhouse. Enjoy multiple patios with serene pond views. A blend of refined living and equestrian charm near NYC. **Web #22428058**

Suzanne Veninata, Salesperson, O: 732.387.3807 / M: 646.279.2373 / suzanne.veninata@elliman.com



Unmatched Views, Unrivaled Luxury: 3 Island View Way, Sea Bright, NJ
\$4,495,000

Introducing The Aurora, a stunning coastal retreat in Sea Bright, NJ. This new, approx. 7,000sf home features 6 bedrooms, luxury finishes, breathtaking ocean views and a rooftop swim spa. **Web #22424540**

Thomas Verdiglione, Salesperson,
O: 732.387.3807 / M: 732.425.7477 / thomas.verdiglione@elliman.com

Anthony Romano, Salesperson,
O: 732.387.3807 / anthony.romano@elliman.com



Thomas Verdiglione, Salesperson,
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Kathryn Ward Grabowy, Broker Salesperson,
O: 732.387.3807 / M: 732.259.5505 / kathryn.grabowy@elliman.com



Welcome to Villa Paradiso: 18 Clay Court, Middletown, NJ / \$16,999,900

A luxurious Mediterranean estate in Locust, NJ spanning over approx. 17,000sf. Features include 6 bedrooms, gourmet kitchen, a movie theater, a 20,000-gallon aquarium and a resort-style pool perfect for refined living. **Web #22424156**



Thomas Verdiglione, Salesperson,
O: 732.387.3807 / M: 732.425.7477 / thomas.verdiglione@elliman.com
Colton Bryan, Salesperson,
O: 732.387.3807 / M: 732.668.8765 / colton.bryan@elliman.com

An Extraordinary Residence: 86 Montrose Road, Colts Neck, NJ / \$13,500,000

Abbey Farm offers an exceptional 28-acre estate with approx. 18,000sf of luxurious living space. Featuring 2 custom kitchens, 6 bedrooms with en suite baths, radiant heating and beautifully landscaped grounds. **Web #22424557**



THE GREENWICH

BY RAFAEL VIÑOLY

AN ELEVATED PERSPECTIVE ON DOWNTOWN LIVING

Designed by Rafael Viñoly, Interiors by MAWD.
Studio to Three-Bedroom Residences in Manhattan Priced From \$1,125,000.

Over 27,000 Square Feet of Indoor and Outdoor Amenities.

On-Site Model Residences Now Open.



646.846.8420
TheGreenwichNYC.com
@TheGreenwichNYC

Exclusive Sales and Marketing: Douglas Elliman Development Marketing



The complete offering terms are in an offering plan available from Sponsor. Sponsor: 125 Greenwich Owner LLC c/o: Fortress Investment Group LLC 1345 Avenue of the Americas, 45th Floor New York, NY 10105. File no. CD15-0336. Equal housing opportunity. The artist representations and interior decorations, finishes, appliances and furnishings are provided for illustrative purposes only. All dimensions and ceiling heights are approximate. Equal housing opportunity.



53 WEST 53



SINGULAR SPACES IN THE SKY

Experience a New York icon designed by Jean Nouvel. Rising above the Museum of Modern Art, the visionary sculptural form reveals custom finishes and detailing by Thierry Despont inside, with enveloping amenities, an attentive staff, and a world-class on-premise restaurant by award-winning Altamarea Group.

**ONE- TO FOUR-BEDROOM CONDOMINIUM RESIDENCES
PRICED FROM \$3,000,000**

646.569.9041 | INFO@53WEST53.COM
53WEST53.COM | [@53W53](https://www.instagram.com/53W53)

DEVELOPED BY PONTIAC LAND GROUP & HINES



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RESIDENCES - NEW YORK

THE GREATEST OF THEM ALL.
ALL YOURS.



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NEW YORK

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LEGENDARY LIVING

LIVE on Fifth Avenue and in Beverly Hills in your own private Mandarin Oriental residence with legendary Mandarin Oriental services. **DINE** in the comfort of your own private Mandarin Oriental residence with culinary experiences by Michelin-starred Chef Daniel Boulud. **INDULGE** in the serenity of your own private Mandarin Oriental rooftop with a pool, spa, steam room, sauna and fitness center.

IMMEDIATE OCCUPANCY

A CHOICE SELECTION OF PRIVATE SUITES TO THREE BEDROOMS
REMAIN FOR SALE FROM \$1.85M

TURNKEY PRIVATE RESIDENCES

685 FIFTH AVENUE, NEW YORK, NY 10022

212.913.0685 INFO@MO-RESIDENCESFIFTHAVENUE.COM



MANDARIN ORIENTAL
RESIDENCES
FIFTH AVENUE

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 Douglas Elliman
Development Marketing

SHVO



THOMAS JUUL-HANSEN, LLC



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ONE11 RESIDENCES

AT THOMPSON CENTRAL PARK

EXPERIENCE YOUR OWN PERSONAL PLAYGROUND



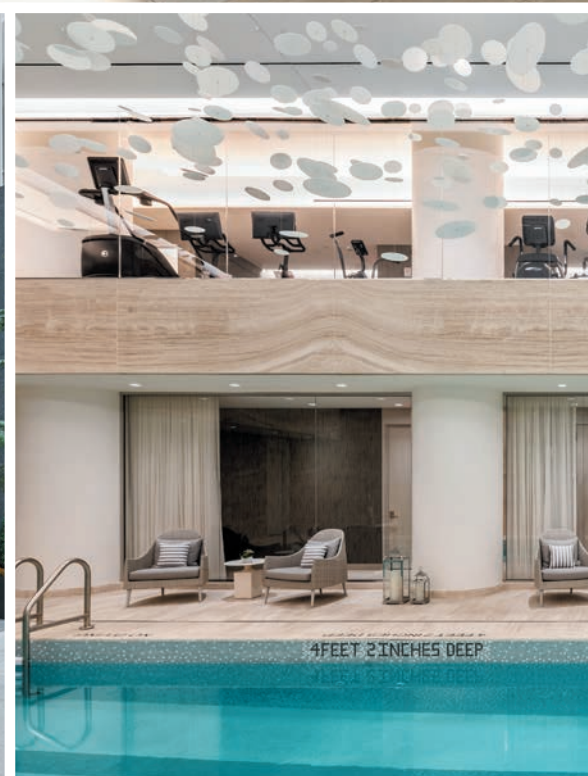
Arrive in comfort with Thompson concierge. **Savor** a delicious burger at the iconic burger joint. **Sip** a handcrafted cocktail at Parker's. **Relax** in private at the Upper Stories Lounge. **Catch** a show at nearby Carnegie Hall. **Enjoy** a stroll through historic Central Park. **Unwind** in your stylish home designed by Thomas Juul-Hansen.

Thomas Juul-Hansen custom-designed Turnkey Furniture Collection available for purchase

One & two bedroom residences from \$1.275M
Penthouses from \$3.5M

IMMEDIATE OCCUPANCY

INFO@ONE11RESIDENCES.COM | 212.561.5600 | ONE11RESIDENCES.COM





THE CENTRALE

138 EAST 50TH STREET

At 71 stories, The Centrale takes its place alongside midtown Manhattan's most iconic buildings, encompassing a collection of 124 classic yet undeniably modern residences envisioned by Champalimaud with striking architecture by Pelli Clarke & Partners. Many residences feature panoramic vistas of the surrounding Manhattan skyline as well as shimmering river and Central Park views. Situated in the heart of midtown Manhattan, The Centrale is moments away from some of New York's most iconic and sought-after landmarks, restaurants and boutiques at the center of it all.

- On-site personalized design consultation and bespoke tailored furnishings by Giorgetti
- Full-time attended lobby
- Concierge
- Porte cochere spanning 50th to 49th Streets
- 75-ft Centrale pool with custom celestial sculpture by Pascale Girardin
- Spacious corner great room with 36-ft ceilings and soaring windows
- Beautifully landscaped club terrace adjacent to the great room
- Warm and intimate club lounge with a fireplace and ceramic art wall
- Business conference room with a grand eight-person Carrara marble table
- State-of-the-art fitness center overlooking The Centrale pool
- Yoga studio and treatment rooms
- Parking garage

Immediate Occupancy

One- to three-bedrooms priced from \$2,475,000

Three- to four-bedroom full-floor tower residences priced from \$6,795,000

Bertrand Buchin
bbuchin@elliman.com

Joan Swift
joan.swift@elliman.com

Glenn Davis
glenn.davis@elliman.com

On-site sales gallery and model residences
138 East 50th Street
New York, NY 10022
By appointment only

212.308.5050
thecentralenyc.com

The complete offering terms are in an offering plan available from sponsor 50 Lex Development, LLC. File No. CD17-0203. Property Address: 138 East 50th St., New York, NY 10022. Equal Housing Opportunity.



INTRODUCING THE PENTHOUSE COLLECTION

SPRAWLING HALF-FLOOR RESIDENCES STARTING 661 FEET UP IN THE NOMAD SKYLINE

TOUR THE PENTHOUSE COLLECTION MODEL RESIDENCE AND MADISON CLUB AMENITIES
STYLED AND DESIGNED BY AD100 FIRM GACHOT STUDIOS



**\$650,000,000 AND 95% SOLD
IMMEDIATE OCCUPANCY***

**MADISON
HOUSE**

15 E 30TH — NEW YORK

PH60A | 5BR/5.5 BA | 5,151 SF | 222 EXT SF | \$25,000,000

58A | 4BR/4.5 BA | 3,391 SF | \$11,995,000

58B | 3BR/3.5 BA | 2,955 SF | \$10,900,000

SCHEDULE YOUR PRIVATE VIEWING: JUSTIN TUINSTRAN | 917.535.3113

SALES OFFICE | 646.907.6961 | INFO@MADISONHOUSENYC.COM | MADISONHOUSENYC.COM | @MADISONHOUSENYC

Developed by JD Carlisle and Fosun International Limited | Exclusive Marketing and Sales agent: Douglas Elliman Development Marketing. *The complete offering terms are in an offering plan available from the Sponsor. File No. CD18-0326. All dimensions are approximate and subject to normal construction variances and tolerances. Square footage exceeds the usable floor area. Sponsor reserves the right to make changes in accordance with the terms of the Offering Plan. Plans and dimensions may contain minor variations from floor to floor. Equal Housing Opportunity.



Artist's rendering


THE SURREY
RESIDENCES

AMENITIES

- 24-hr attended lobby and concierge
- Casa Tua private members' club with two private dining rooms
- Corinthia services
- State-of-the-art fitness center with outdoor terrace
- Full access to the hotel
- Serviced and landscaped roof terrace

Lauren Muss
lmuss@elliman.com

Michelle Griffith
michelle.griffith@elliman.com

thesurreyresidences.com
@thesurreyresidences

AT HOME IN AN ICON

For nearly 100 years, The Surrey has been a discreet and cherished enclave for those who shape culture. Today, it is an icon reborn, having undergone an extensive transformation in partnership with world leaders in hospitality and design.

Exclusive Marketing and Sales Agent: Douglas Elliman Development Marketing. The complete offering terms are in an offering plan available from Sponsor. File No. CD24-0002. Sponsor: Surrey Propco, LLC, 2500 Enterprise Drive, Allen Park, MI 48101. Equal Housing Opportunity.



Artist's rendering



Artist's rendering



ALLURING MODERNITY FOR DESIGN CONNOISSEURS

Rarely has an opportunity so exceeded its promise. On 74th Street—a legacy block on Manhattan’s Upper East Side—a fresh response to the neighborhood’s age-old sophistication has arrived. Meet the chic new “it” building—meet THE 74. With architecture by Pelli Clarke & Partners and interiors by AD100’s Rafael de Cárdenas, THE 74 offers 41 individual residences ranging from two bedrooms to five bedrooms, as well as duplex, full-floor and penthouse opportunities.

The complete offering terms are in an offering plan available from Sponsor. File No. CD23-0034. Sponsor: El Ad East 74 LLC, having an address c/o El Ad US Holding, Inc., 575 Madison Avenue, 22nd Floor, New York, New York 10022. Development managed by Elad Group. The artist renderings, sketches, graphic materials, photographs, finishes, fixtures and appliances are provided for concept only. Any floor plans on this site are based on Construction drawings; all dimensions and depictions of columns and shaft widths and locations are approximate and subject to normal variations and tolerances. Minor inaccuracies in square footage and inaccuracies in layout and room dimensions shown on any floor plan will not excuse a purchaser from completing the purchase of a unit without abatement in prices or recourse against Sponsor. Square footage exceeds the usable floor area. Refer to the offering plan for dimensions and conditions. Any furniture or landscaping shown is for concept only and are not coordinated with the building systems. Sponsor reserves the right to make changes with the offering plan. Equal Housing Opportunity.

AMENITIES

- Library lounge and private garden
- 17th-floor lounge with private dining room and catering kitchen
- State-of-the-art gym with a Pilates studio
- Children’s playground

**RESIDENCES FROM
\$2,995,000 TO \$9,950,000+**

Barbara Russo
Director of Sales
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Danielle Englebardt
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Elena Sarkissian
esarkissian@elliman.com

Jessica Chestler
jessica.chestler@elliman.com

Ben Jacobs
ben.jacobs@elliman.com

Sales Gallery
1277 Third Avenue
New York, NY 10021

212.246.7400
the74ny.com
[@the74ny](https://www.instagram.com/the74ny)



YOUR PRIVATE SANCTUARY IN THE HEART OF THE UPPER WEST SIDE

Located in the heart of the Upper West Side, 212 West 72nd Street offers a distinctive collection of two- to five-bedroom condominium residences, reimagined in a fresh contemporary approach by award-winning architecture and design firm CetraRuddy. With interiors that feature a thoughtful interpretation of modern living with open living and dining rooms showcasing classic Upper West Side views through floor-to-ceiling windows, 212 West 72nd Street offers flexible spaces that adapt easily to today's lifestyle.

212 West 72nd Street now features the first-ever shoppable turnkey model residence, curated by frenchCALIFORNIA.

AMENITIES

- Attended lobby with concierge
- Landscaped roof terrace with outdoor kitchen and barbecue grill
- Landscaped 3rd-floor terrace with multiple seating areas
- Fitness center by The Wright Fit with adjacent outdoor training area
- Children's playroom
- Private storage
- Cold storage
- Bicycle storage

IMMEDIATE OCCUPANCY

OVER 65% SOLD

**TWO- TO FIVE-BEDROOM
RESIDENCES PRICED FROM
\$2,075,000**

Ammanda Espinal
ammanda.espinal@elliman.com

Maya Kadouri
maya.kadouri@elliman.com

Sales Gallery
By appointment only
212 West 72nd Street
New York, NY 10023

212.721.1200
212west72.com
[@212west72](https://www.instagram.com/212west72)

The complete terms are in an offering plan available from the Sponsor, which is subject to change by a duly filed amendment. File No. CD19-0069. 212 West 72nd Street, New York, NY 10023. 200 West 72nd Street Owner, LLC c/o Centurion Property Investors, LLC, 595 Madison Avenue, New York, NY 10022. Equal Housing Opportunity.



MONOGRAM NEW YORK

Artist's rendering

LUXURY IS A LIVING THING

Welcome to **Monogram New York** at 135 East 47th Street. In the center of midtown Manhattan, the striking art-deco-inspired architecture and exquisitely designed residences by Neri&Hu marry classic New York City glamour and a modern vision to perfection.

At Monogram New York, a curated suite of private club-like amenities and services by Anthology Hotels and LIVunLtd creates memorable personalized lifestyle experiences with elevated thoughtfulness and elegance.

THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM THE SPONSOR, LEX 47th PROPERTY OWNER LLC, C/O 777 3rd Ave, unit 2801, New York, New York 10017 FILE NO. CD21-0269. All artist's renderings are for representational purposes only and subject to variances. Finishes depicted in artist's renderings are not necessarily indicative of what will be specified in the offering plan and not all items included in artist's renderings are included in unit purchase. Sponsor reserves the right to make changes in accordance with the terms of the Offering Plan. Equal Housing Opportunity.

AMENITIES

- 24-hour attended lobby with setback canopied entrance
- Full-time on-site concierge and staffing
- Rooftop enclave including terraces, reading room with fireplace, an intimate bar, and private dining room with catering kitchen
- Fitness center with training areas and treatment rooms
- In-house spa services
- Private storage
- Bicycle storage

IMMEDIATE OCCUPANCY

**STUDIOS TO TWO-BEDROOMS
FROM \$850,000**

**TURNKEY FURNITURE
PACKAGES AVAILABLE**

Ariel Tirosh and Team
atirosh@elliman.com

Alicia Dong and Team
alicia.dong@elliman.com

Jordan Shea
jordan.shea@elliman.com

212.918.1288
monogramnewyork.com
@monogramnewyork



Artist's rendering

GRAMERCY PARK

200 E 20TH

NEW YORK

AMENITIES

- Attended lobby
- Residents' lounge
- Fitness center
- Children's playroom
- Landscaped secret garden and rooftop terrace with outdoor kitchen

IMMEDIATE OCCUPANCY

FULL- AND HALF-FLOOR PENTHOUSES WITH TERRACES PRICED FROM \$4,195,000

ONE- TO THREE-BEDROOM RESIDENCES PRICED FROM \$1,580,000

Elena Sarkissian
Director of Sales
esarkissian@elliman.com

Jane Powers
jane.powers@elliman.com

Ariel Tirosch
atirosch@elliman.com

Sales Gallery
By appointment only
200 East 20th Street
New York, NY 10003

212.253.0002
200e20th.com

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Artist's rendering

EXQUISITE CONDOMINIUM RESIDENCES LOCATED IN NEW YORK'S ICONIC GRAMERCY PARK NEIGHBORHOOD

A collection of 52 residences with over 4,000 square feet of indoor and outdoor amenity spaces redefines luxury living. Ranging from one to three bedrooms, including exclusive half- and full-floor penthouses with private landscaped outdoor spaces, these homes evoke modern design and timeless sophistication. Positioned at the corner of 20th Street and Third Avenue, the building is surrounded by lush parks and fabled landmarks. Each thoughtfully designed home features floor-to-ceiling windows and carefully curated finishes. Amenities include an attended lobby and lounge, a cutting-edge fitness center, a children's playroom, a secret garden and a rooftop terrace. This is Gramercy Park living at its finest—an intimate oasis, seamlessly weaving urban vibrancy with luxurious tranquility.



Artist's rendering

609

SECOND AVE.

NEW DAWN, NEW YOU

Located in the heart of midtown Manhattan's East Side and crafted by acclaimed architects ODA and Fischer + Makooi Architects, 609 Second Avenue blurs the lines between indoor and outdoor living with cascading, curved balconies, and generously sized windows. Each light-filled home features a fusion of modernity and natural materials that are complemented by generous layouts.

A diverse collection of wellness amenities perfectly reflects the natural aesthetic of the residences and unlocks your ultimate second self.

AMENITIES

- 24-hr attended lobby
- Zen courtyard with lounge seating
- Landscaped roof terrace with entertainment kitchen and multiple seating areas
- Basketball court
- Fitness center
- Residents' lounge
- Private storage
- Bicycle storage

ANTICIPATED OCCUPANCY FALL 2024

STUDIOS, ONE- AND TWO-BEDROOMS, AND PENTHOUSES PRICED FROM \$889,000

Ariel Tirosh
atirosh@elliman.com

On-site Model Residences

On-site sales gallery featuring a built-in basketball court

212.601.2609
609secondave.com

The complete offering terms are in an offering plan from Sponsor, FLAT LG LLC, ELEM 340 LLC, RC FLATBUSH LLC, 1481 47th Street, Brooklyn, NY 11219, under New York State Department of Law File No. CD23-0304. The artist representations and interior decorations, finishes, appliances, and furnishings are provided for illustrative purposes only. Sponsor reserves the right to make changes in accordance with the terms of the Offering Plan. Equal Housing Opportunity.

Manhattan



277 5TH AVE

NoMad

IMMEDIATE OCCUPANCY ON FIFTH AVENUE

In the heart of Nomad, where the energy of downtown meets the elegance of uptown, 277 Fifth Ave unites sky and earth. Designed by internationally acclaimed architect Rafael Viñoly, with luxuriously appointed interiors by Jeffrey Beers International, this 55-story tower offers 130 extraordinary one- to four-bedroom residences showcasing unbeatable views of the Manhattan skyline, including the Empire State Building, the Flatiron Building, the Chrysler Building, One World Trade and beyond. The building features a multilayered glazed curtain wall façade composed of high-performance reinforced cast concrete panels that were custom fabricated in Finland in a bespoke indigo color.

Spanning over 7,000 square feet, the thoughtfully curated amenity suite boasts a furnished terrace, full-service staff, curated library lounge, windowed state-of-the-art fitness center with a yoga studio and spa/steam rooms, a private dining room with catering kitchen, game lounge, children's playroom, and a media and entertaining library.

With a distinguished Fifth Avenue address in the sought-after Nomad neighborhood and just moments away from Madison Square Park, 277 Fifth Ave provides access to Manhattan's most celebrated restaurants, parks, shops and hotels. 277 Fifth Ave is New York living at its finest.

TWO- TO FOUR-BEDROOM RESIDENCES FROM \$4,995,000

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Charles Hawkins
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917.763.8614

Fredrik Eklund
feklund@elliman.com
212.598.3199

John Gomes
jgomes@elliman.com
212.598.3199

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108 LEONARD

A REMARKABLE WAY TO LIVE

108 Leonard, Tribeca's most iconic building, pays homage to the most coveted elements of a McKim, Mead & White architectural masterpiece. Here, ornamental majesty and historic provenance are paired anew with fresh modern forms and contemporary design priorities. 108 Leonard offers distinctive two- to five-bedroom residences accentuated by ceiling heights soaring upwards of 16 feet, dramatic architectural windows of epic proportions, and classic enfilade arrangements. Award-winning hospitality design firm Jeffrey Beers International has meticulously restored the renowned Italian Renaissance Revival landmark. Beers has masterfully instilled a distinctly contemporary yet timeless point of view within.

Countless hidden retreats make 108 Leonard an owner's private escape in Tribeca. Featuring three luxurious attended lobbies, each with its own private elevator bank, 108 Leonard offers both the intimate experience of a boutique building and the breadth of over 20,000 square feet of wellness-driven amenities.

Development managed by Elad Group. Sponsor: C3GB. All square footages are approximate. The complete offering terms are in an offering plan available from Sponsor. File no. CD16-0364. Sponsor: Civic Center Community Group Broadway LLC (C3GB) having an address c/o El Ad US Holding, Inc., 575 Madison Avenue, 22nd Floor, New York, New York 10022. Equal Housing Opportunity. Photo by Evan Joseph.

AMENITIES

- More than 20,000 sf of indoor and outdoor amenities
- Over-2,200-sf fitness center
- 75-ft lap pool with steam room, sauna and hot tub
- Entertaining lounge
- Chef's demonstration kitchen with adjacent catering kitchen
- Private dining room and wine cellar
- Media room and billiards room
- Children's playroom
- Landscaped rooftop garden with outdoor lounge, meditation lounge, entertaining and dining suites, and outdoor kitchen

OVER 85% SOLD

IMMEDIATE OCCUPANCY

TWO- TO FIVE-BEDROOM RESIDENCES PRICED FROM \$3,590,000 TO OVER \$24,000,000

Elena Sarkissian
Sales Director
esarkissian@elliman.com

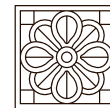
Jane Powers
jane.powers@elliman.com

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Christopher Salierno
csalierno@elliman.com

On-Site Model Residences

212.775.1080
108leonard.com
@108_leonard



GRAMERCY SQUARE

THE MODERN OASIS

Enconced in its own private parklike oasis, Gramercy Square offers effortless luxury in Manhattan's coveted Gramercy Park neighborhood. Embracing rarefied urban attributes of sky and light, space and volume, four architecturally distinct buildings each present a unique design perspective as conceived by renowned architectural firm Woods Bagot. One- to four-bedroom condominium residences as well as a collection of signature garden homes and penthouses are connected by an astounding 38,000 square feet of wellness-driven amenities. To nourish the mind, body and spirit, undulating gardens by MPFP and the private Gramercy Club provide a new level of comfort and convenience in this storied New York City enclave.

AMENITIES

- 24-hr attended lobbies
- Private on-site parking available
- Treelined arrival driveway
- The Gramercy Club
 - 75-ft skylit lap pool
 - State-of-the-art fitness and training studios
 - Sauna, spa tub and steam room
 - Golf simulator
 - Screening room
 - Children's room
- Gardens
 - Central courtyard with parlor solarium
 - Undulating gardens
 - Private rooftop enclaves
 - Outdoor kitchens and living rooms

STUDIOS TO FOUR-BEDROOMS PRICED FROM \$1,360,000

IMMEDIATE OCCUPANCY

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Matthew Mackay
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Jason Walker
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Michelle Griffith
michelle.griffith@elliman.com

Sales Gallery and On-Site Model Residences
215 East 19th Street
New York, NY 10003

212.260.2020
gramercysquare.com

Developed by Clipper Equity and Chetrit Group

The complete offering terms are in an offering plan available from the sponsor. File No. CD14-0390. Sponsor: CabGram Developer, LLC, 4611 12th Avenue, Suite 1L, Brooklyn, New York 11219. Equal Housing Opportunity.



200 EAST 59

YOUR STORY IN THE SKY

Designed by award-winning architecture firm CetraRuddy, 200 East 59 is a luxury residential condominium that pushes the boundaries of classic modernism. Rising 35 stories high, this masterful modern building features a newly designed double-height lobby and an exquisite collection of model residences with views spanning Central Park to the East River. All 67 luminous residences showcase floor-to-ceiling glass walls and column-free interiors, and are wrapped in expansive private terraces that extend living and entertainment spaces into the sky. For those seeking the ultimate in elegance and convenience, 200 East 59's location—at the nexus of the Upper East Side and Midtown—places residents where Manhattan's most prestigious residential neighborhood and its premier business district come together.

Sponsor: MIPA 59/Third Owner, LLC, c/o Centurion Property Investors, LLC, 595 Madison Avenue, New York, New York 10022. This is for informational purposes only. The complete offering terms are in an Offering Plan available from the Sponsor. File No. CD16-0082. All dimensions are approximate and subject to normal construction variances and tolerances. Sponsor reserves the right to make changes in accordance with the terms of the offering plan. Plans and dimensions may contain minor variations from floor to floor. Equal Housing Opportunity.

RESIDENCE FEATURES AND AMENITIES

- Expansive terraces in all residences
- Column-free interiors
- Floor-to-ceiling glass walls
- Residence ceiling heights 10 ft (penthouses 14 ft)
- Custom Italian white glass kitchens
- Full-service, 24-hr building
- Double-height lounge and media room with a marble fireplace
- Landscaped terrace featuring dining spaces and sun lounge
- Private dining room with catering kitchen
- Double-height fitness center
- Bicycle storage

IMMEDIATE OCCUPANCY

MODEL RESIDENCES BY CETRARUDDY

ONE- AND TWO-BEDROOM RESIDENCES PRICED FROM \$1,745,000

PENTHOUSES PRICED FROM \$17,990,000

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Pierre Cadourcy
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Doug Brown
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212.545.5000
200east59.com
info@200east59.com
[@200east59](https://www.instagram.com/200east59)



A DISTINGUISHED NEW ADDRESS BETWEEN PARK AND LEXINGTON AVENUES

Quintessential New York style has been elevated to stratospheric levels at this 20-story distinguished development just off Park Avenue on the coveted Upper East Side. Architect and designer Antonio Ventimiglia has melded timeless European-inspired elegance into interiors that instantly create familiarity and nurture your lifestyle. The full-floor residences mean views to the north and south, capturing the city's most spectacular vistas from homes that boast cavernous rooms, eat-in kitchens and spacious outdoor terraces.

AMENITIES

- Attended lobby
- Fitness center
- In-house spa with infrared and traditional saunas
- Library
- Children's playroom
- Music room
- Residents' lounge
- Outdoor landscaped terrace

IMMEDIATE OCCUPANCY

**TWO- TO FOUR-BEDROOMS
FROM \$2,495,000**

John Gomes
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Fredrik Eklund
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Adam Widener
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Kevin Stefanak
kevin.stefanak@elliman.com

Mollie Claire Lawrence
mollieclaire.lawrence@elliman.com

On-Site Model Residences

126e86.com



Sponsor reserves the right to make changes in accordance with the Offering Plan. All artist's renderings are for representational purposes only and subject to variances. The complete offering terms are in an offering plan available from the Sponsor. File No. CD22-0220. Sponsor: 126 East 86 Street Development LLC. Sponsor Address: 227 Sea Breeze Avenue, 4th Fl., Suite C-403, Brooklyn, NY 11224. Equal Housing Opportunity.



212W93

Traditional and modern, indoors and outdoors, tranquility and community—212W93 offers an inspired union of ideas and influences to provide every detail desired in a home. Mindful and artful, the architecture by ODA New York and interiors by GRADE New York blend elegance with rich materiality to create environments whose harmony with nature brings equilibrium to everyday life. Signature bevels that frame the exterior windows and appear in the interiors as custom millwork add to the sense of balance and thoughtfulness throughout the space. 212W93 is a discreet boutique building with 20 residences. Nearly every home has a unique layout and several occupy a full floor, with keyed entry directly from the elevator. Conceived as a vertical collection of individual homes, the residences deliver an all-encompassing quality and high-performing functionality for a seamless living experience.

AMENITIES

- 24-hr attended lobby with generous ceilings over 12 ft, featuring a bronze wall sculpture
- Landscaped rooftop terrace with gas grill
- Fitness studio outfitted with Technogym equipment and The Mirror
- Children's playroom
- Pet spa station
- Bicycle storage
- Cold storage
- Dedicated storage available for purchase

THREE- AND FOUR-BEDROOM HOMES PRICED FROM \$2,875,000

Glenn Davis
glenn.davis@elliman.com

David Alex Andrejko
alex.andrejko@elliman.com

Amin Fartab
amin.fartab@elliman.com

On-Site Model Residences
212 West 93rd Street
New York, NY 10025

212.995.9393
212w93.com

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Artist's rendering

2505 BROADWAY

UPPER WEST SIDE

BORN OF THE UPPER WEST SIDE

A COLLECTION of 41 one- to four-bedroom condominium residences that blend traditional and modern living with well-considered living spaces. At the intersection of Broadway and 93rd, 2505 Broadway has been beautifully designed from the inside out by renowned ODA Architects with a modern take on the traditional architecture of the Upper West Side. The façade, private terraces, entrance foyers and detailed flourishes embrace the hallmarks of pre-war buildings, while diverse floor plans—including the penthouse and duplexes with private terraces—are tailored to today's residents and lifestyle.

The complete offering terms are in an offering plan available from Sponsor. File No. CD19-0288, Sponsor: UWS Property Owner, LLC, c/o Adam America Real Estate, 850 Third Avenue, New York, NY 10025. Plans, specifications, and materials may vary due to construction, field conditions, requirements, and availabilities. Sponsor reserves the right to make changes in accordance with the offering plan. Units will not be offered furnished. All images are artist's renderings. Images, renderings, representations and interior decorations, finishes, appliances and furnishings are provided for illustrative purposes only and have been compiled from sources deemed reliable. Though information is believed to be correct, it is presented subject to errors, omissions, changes and withdrawal without notice. Prospective purchasers are advised to review the complete terms of the offering plan for further detail as to the type, quality, and quantity of materials, appliances, equipment, and fixtures to be included in the units, amenity areas and common area of the condominium. Equal Housing Opportunity.

AMENITIES

- 24-hr concierge
- Rooftop terrace with outdoor kitchens
- State-of-the-art fitness center
- Lounge
- Pet spa
- Kids' playroom
- Multipurpose sports court and screening room

FOUR-BEDROOM GARDEN DUPLEXES PRICED FROM \$4,995,000

PENTHOUSE A PRICED AT \$15,000,000

NOW OVER 90% SOLD

IMMEDIATE OCCUPANCY

Ariel Tirosch
atirosch@elliman.com

Nora Bensen-Crawford
nora.bensen@elliman.com

On-site model residence

Now open and amenities completed

347.899.6502
sales@2505broadway.com
2505broadway.com



THE BELNORD

AMENITIES

- Private gated porte cochere and residential driveway, offering front-door drop-off and pickup
- Private landscaped courtyard and garden
- 24-hr attended lobby with cold storage
- Six elevator lobbies
- State-of-the-art fitness center
- Pilates/yoga room
- Aerobics/stretching room
- Gracious residents' lounge
- Private dining room with a chef's kitchen
- Double-height sports court
- Children's lounge
- Teens' lounge with pool table and adjacent kitchen

IMMEDIATE OCCUPANCY

NOW OVER 90% SOLD

LIMITED FIVE-BEDROOM RESIDENCES REMAIN

Maya Kadouri
maya.kadouri@elliman.com

On-Site Sales Gallery
In-person and virtual showings available by appointment

225 West 86th Street
New York, NY 10024

212.875.0225
info@thebelnord.com
thebelnord.com



Private Landscaped Courtyard by Edmund Hollander



Manhattan

A BELOVED UPPER WEST SIDE LANDMARK

Equidistant between Central Park and Riverside Park, The Belnord epitomizes timeless glamour, luxury and elegance in each of its sprawling residences, many of which include bay windows and discreet service entrances. The Belnord Club's unrivaled 30,000-square-foot-plus array of indoor and outdoor amenities creates a full-service lifestyle in the heart of New York City's Upper West Side.

The landscaped courtyard and garden designed by Hollander Design serves as an oasis for residents. A unique double-height sports court, a state-of-the-art fitness center, a separate yoga studio, and three separate lounge and entertainment spaces furnished by Rafael de Cárdenas make The Belnord a serene respite in the city.

The complete offering terms are in an offering plan available from Sponsor. File No. CD16-0128. This is not an offering. Sponsor: Belnord Partners LLC, c/o 7121 Fairway Drive, Suite 410, Palm Beach Gardens, FL 33418. This advertising material is not an offer to sell nor a solicitation or an offer to buy to residents of any jurisdiction in which registration requirements have not been fulfilled. Equal Housing Opportunity.



The Astor

UPPER WEST SIDE

AMENITIES

- Fitness center
- Children's playroom
- 24-hr concierge
- Bike parking
- Private storage units

IMMEDIATE OCCUPANCY

**THREE- TO FIVE-BEDROOM
RESIDENCES PRICED FROM
\$3,995,000**

Michael Kafka
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Kyle Egan
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Katherine Gauthier
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Will Rivera
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On-Site Sales Gallery and
Model Residences
235 West 75th Street
New York, NY 10023

212.505.7235
theastor.com



PRE-WAR, MEET MODERN LIFE

A rare opportunity in one of New York City's most celebrated landmarked condominiums. The Astor's careful renovation retains its pre-war footprint with three- to five-bedroom homes designed by Pembroke & Ives, featuring rich architectural detailing and spacious floor plans with high ceilings and large closets. Each home offers its own distinct layout with herringbone flooring, kitchens with custom millwork, windowed primary bathrooms and exquisite wood burning fireplaces in select homes. Residences have been thoroughly modernized to include features such as double-pane bay windows and three-paneled doors as well as top-of-the-line appliances, fixtures and finishes. Three brand-new modern penthouses are being constructed atop each of the three towers. These luxurious penthouses all come with private outdoor space, gas fireplaces and tasteful interiors also designed by Pembroke & Ives.

The complete offering terms are in an offering plan available from the Sponsor, 235 West 75th Street Sponsor LLC, with an address at CIM Group, 4700 Wilshire Blvd., Los Angeles, CA 90010. File No CD13-0262. The artist representations and interior decorations are provided for illustrative purposes only. Sponsor makes no representations or warranties except as may be set forth in the Offering Plan. Sponsor reserves the right to substitute construction and design details specified herein with similar of substantially equal or better quality. Sponsor reserves the right to make changes in accordance with the terms of the Offering Plan.



TO NEW BEGINNINGS

Immaculately restored, one-of-a-kind residences in the heart of the desirable Upper West Side. With exceptional beauty from the outside in, The Chatsworth offers grand homes with thoughtfully planned classic layouts, exquisite finishes, and special touches throughout each residence and shared amenity spaces alike. Offering exceptional lifestyle amenities and services, The Chatsworth is the ideal location for residents who want it all, under one roof.

Built in 1904, The Chatsworth encompasses pre-war charm and characteristics, enhanced with completely modernized building systems, complemented by the sophisticated design aesthetic of Pembroke & Ives. Primely situated on West 72nd Street, presiding over Riverside Park and steps away from the Hudson River, its location is perfect for UWS faithfuls as well as international tastemakers. The Chatsworth is a rare and unique opportunity to live and own in a historic pre-war building with all the modern conveniences of a new development in one of New York City's most prestigious neighborhoods.

The complete offering terms are in an Offering Plan for Chatsworth Realty Corporation, Plan ID C13-0004, available from a Holder of Unsold Shares ("Holder"). All dimensions are approximate and subject to normal construction variances and tolerances. Holder reserves the right to make changes in accordance with the terms of the Offering Plan. Equal Housing Opportunity.

the CHATSWORTH

344 WEST 72ND ST ——— NEW YORK

AMENITIES

- 24-hr attended lobby and concierge
- State-of-the-art fitness center
- Yoga studio
- Library
- Business center
- Screening room
- Wine tasting room
- Children's playroom
- Game room

IMMEDIATE OCCUPANCY

STUDIOS, MAISONNETTES AND FIVE-BEDROOM RESIDENCES PRICED FROM \$850,000 TO OVER \$8,675,000

Kathy Murray
kmurray@elliman.com

On-Site Model Residences
344 West 72nd Street
New York, NY 10023

212.595.0072
thechatsworthresidences.com

565 Broome SoHo

Residences by
Renzo Piano Building Workshop



NATURAL BEAUTY CRAFTED FOR MODERN LIVING

Designed by visionary architects Renzo Piano Building Workshop, true masters of modern architecture, these residences epitomize natural beauty crafted for contemporary living. Open-plan layouts with floor-to-ceiling curved windows give way to unobstructed city and river views, punctuated by organic materials, smooth lines and fine detailing. Many homes feature private elevator entry, and select residences, such as the 16th-floor duplex, showcase private saltwater pools. Expansive green spaces and approximately 17,000 square feet of world-class amenities offer recreation and respite for a range of interests. The result is an infinite sense of serenity and calm from the outside in. Harmony in the heart of Soho.

AMENITIES

- Full-time concierge and attended double-height lobby
- Private, gated porte cochere and automated parking with EV charging stations
- 24-hr access to Tesla vehicles through Envoy electric-car-sharing mobile app
- Landscaped terrace
- 55-ft indoor heated lap pool with steam room, sauna and changing rooms
- Fitness center

- Children's playroom
- Landscaped 92-ft-ceiling glass conservatory and lounge with two curated libraries, dining area and catering kitchen

IMMEDIATE OCCUPANCY

OVER 90% SOLD

FINAL INVENTORY REMAINING

TWO- TO FOUR-BEDROOM RESIDENCES

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Andrew Anderson
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Dana Romita
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On-Site Sales Gallery and
Model Residences
565 Broome Street
New York, NY 10013

212.355.0565
565broomesoho.com
[@565broomesoho](https://www.instagram.com/565broomesoho)

The complete offering terms are in an offering plan available from the sponsor. File No. CD15-0190. Sponsor: Broome Property Owner JV LLC, c/o Bizzi & Partners Development LLC, 55 East 59th Street, 24th Floor, New York, New York 10022. Equal Housing Opportunity.

215 WEST 28TH

MAVERICK

CHELSEA

CREATIVITY ADDRESSED

Meet Maverick, rising at the crossroads of New York's most exciting neighborhoods where Chelsea meets the High Line and Hudson Yards. Boldly envisioned inside and out by DXA studio with striking two- to four-bedroom condominium residences, bathed in wondrous natural light, impeccably appointed and complemented by over 12,000 square feet across three levels of stylish indoor and outdoor amenities. Everything you ever wanted comes together at a place designed just for you.

AMENITIES

- 60-ft-long indoor pool with cabana seating and a living landscape feature wall
- Steam room and sauna
- Juice bar
- Meditation room with backlit Himalayan salt wall
- Massage room and changing rooms
- State-of-the-art fitness center
- Residents' library with fireplace
- Children's Imagination Learning Center
- Rooftop cabana sky beach
- Rooftop firepit lounge
- Alfresco kitchen with built-in grill, smoker and outdoor pizza oven
- Bike storage

**PRICED STARTING FROM
\$2,300,000**

CELEBRATING OVER 75% SOLD

IMMEDIATE OCCUPANCY

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Roger Dunkelbarger
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Jessica Svensson
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917.975.1811

On-Site Model Residences
215 West 28th Street
New York, NY 10001

212.967.0215
sales@maverickchelsea.com
maverickchelsea.com



The complete offering terms are in an offering plan available from sponsor. Sponsor: 215 West 28th Street Property Owner LLC c/o HAP Investments LLC, 3 East 54th Street, 15th Floor, New York, New York 10022. File No. CD18-0362. The artist representations and interior or exterior decorations, finishes, plantings, appliances and furnishings are provided for illustrative purposes only. All residential units are sold unfurnished. The sponsor makes no warranties except for those that may be set forth in the offering plan. The sponsor makes no representations to the continued existence of any of the named establishments, neighborhood amenities or transportation lines. Additionally, no representation is made that future construction in the neighborhood surrounding the Building will not result in the obstruction of the views from any window or part of the building. Equal Housing Opportunity.



VAST. VISIONARY.
ONE OF A KIND.

Discover two premier penthouses atop downtown Manhattan's most coveted building, 111 Murray Street, and choose between a turnkey custom buildout by David Mann or a fully customizable dream home occupying the building's entire top level. 111 Murray Street is a world-class condominium tower in a prime Tribeca location developed by a partnership of Fisher Brothers, Witkoff and New Valley. With a gently curved crystalline façade soaring nearly 800 feet, the building's sculptural silhouette softly flares to a peaked crown at its pinnacle, creating a bold new shape on the city skyline, with cinematic views from river to river, harbor to city and beyond. 111 Murray Street is a collaboration among some of the best and brightest minds in architecture and design, with architecture by Kohn Pedersen Fox, residence interiors by David Mann, amenities and public spaces by David Rockwell, and landscape architecture by Edmund Hollander. Over 20,000 square feet of private indoor and outdoor public spaces include two levels of state-of-the-art amenities.

The complete offering terms are in an offering plan available from the sponsor. Sponsor: Henry V Murray Senior LLC, 299 Park Avenue, New York, New York 10171. File No. CD14-0363. Equal Housing Opportunity.

AMENITIES

- 24-hr attended lobby and concierge
- Sunlit lounge with private dining room and patisserie, all surrounded by 10,000 sf of lush gardens
- Serene wellness suite with spa, heated stone hammam, treatment rooms, 3,500-sf fitness center, 75-ft lap pool and men's and women's locker rooms with separate saunas
- Junior Residents' Club with Imagination Playground playroom, teen arcade room, media room and 25-ft splash pool
- Bicycle storage and private storage available

PENTHOUSE 2 PRICING UPON REQUEST

Raphael De Niro
rdeniro@elliman.com

James C. Flowers
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Katherine Stroud Shechtman
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PENTHOUSE 1 PRICING UPON REQUEST

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Noble Black
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Jessica Chestler
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Ben Jacobs
ben.jacobs@elliman.com

Sales Gallery
By appointment only

212.776.1110
111murray.com



AMENITIES

- 7,000-sf rooftop park, sundeck, outdoor terraces and trellised dining area
- 24-hr attended lobby
- 50-ft pool
- Residents' lounge
- Caterer's kitchen
- Wellness and fitness center with Peloton bikes
- Hammam and spa
- Steam room
- Sauna
- Yoga/dance studio
- Virtual golf room
- Men's and women's locker rooms
- Children's playroom
- Tween lounge
- Screening room
- Bicycle storage
- Residential storage

PRICED from \$3,595,000

ONLY TWO RESIDENCES REMAIN

IMMEDIATE OCCUPANCY

AMENITIES COMPLETE

Maria Mainieri
 maria.mainieri@elliman.com
 917.873.9304

On-Site Model Residences
 By appointment only
 49 Chambers Street
 New York, NY 10007

917.873.9304
 49chambers.com
 info@49chambers.com



A BEAUX ARTS LANDMARK RESIDENCE WITH 5-STAR RESORT-STYLE AMENITIES

An extraordinary juxtaposition. 49 Chambers is one of New York's most cherished turn-of-the-century landmarks, the former home of Emigrant Industrial Savings Bank, which was designed in 1912 by architect Raymond F. Almirall. Today, this architectural icon is an artful collection of contemporary park-view condominiums coupled with the amenities of an urban resort and furnishings by Amy Kalikow Design. Composed of one- to four-bedroom and penthouse residences with some homes including studies, directly overlooking the restored City Hall Park, 49 Chambers stands sentry at the gateway of historic Tribeca, where cobblestone streets lead to independent retailers, Michelin-starred dining and must-have conveniences including a nearby Whole Foods Market.

The complete offering terms are in an offering plan available from Sponsor. Sponsor makes no representations or warranties except as may be set forth in the offering plan. Sponsor reserves the right to make changes in accordance with the terms of the offering plan. All dimensions are approximate and subject to normal construction variances and tolerances. Stated square footages exceed the usable floor area. File No. CD16-0015, 49-51 Chambers Tenant LLC, 512 Seventh Avenue, 16th Floor, New York, NY 10018. Equal Housing Opportunity.




14 Second Avenue

DOWNTOWN'S MOST ELECTRIC BOUTIQUE CONDOMINIUM

14 Second Avenue is a newly constructed luxury condominium designed by preeminent architects Hustvedt Cutler Architects and Garrison Architects. Located in an incredibly vibrant neighborhood, residences are just steps from Noho, Soho, the Lower East Side, the East Village and Greenwich Village.

Developed by Station Companies, 14 Second Avenue is a modern gem distinguished by a striking façade and 360-degree skyline views. Rising 10 stories above Second Avenue at Houston Street, the 10 high-end two- to three-bedroom residences are all adorned with premium fit and finish. Select apartments have private outdoor space and designated storage units.

Bathed in natural light, the gracious open floor plans are designed for entertaining. Additional elements include floor-to-ceiling triple-pane windows and wide-plank European oak floors. Contemporary kitchens are styled with custom Italian cabinets by Dom Interiors, Laminam Ceramic countertops with tempered-back painted etched backsplashes, sleek dark matte Dornbracht fixtures, and premium appliances by Miele and Bosch. Spa-like bathrooms are clad in honed marble and appointed with upscale fixtures, custom glass showers and Zuma soaking tubs.



AMENITIES

- Virtual attended lobby
- State-of-the-art fitness center
- Furnished roof deck with outdoor BBQ
- Storage unit for each unit

FULL-FLOOR TWO- TO THREE-BEDROOM RESIDENCES FROM \$2,750,250

OVER 90% SOLD

IMMEDIATE OCCUPANCY

Ariel Tirosh
atirosh@elliman.com
917.750.5654

Eric Feather
eric.feather@elliman.com
610.349.8311

14secondave.com

The complete offering terms are in an Offering Plan available from Sponsor. File # CD21-0103. Sponsor: Station 14 2nd Avenue LLC, 17 State Street, 38th Floor, New York, New York 10004.



Artist's rendering

SMITHSONIAN PLACE

EST. 1898
NEW YORK, NY

WHERE LIFE CLICKS INTO PLACE

It's easy to slip into the groove at Smithsonian Place. With 125th Street Station, Whole Foods Market and Central Park at your fingertips, this is where life clicks into place. Constructed in 1898, Smithsonian Place has been lovingly restored to create a lifestyle that blends age-old architecture with modern style. Choose from 55 residences perfectly placed in the thriving neighborhood of Central Harlem. Available with one, two or three bedrooms.

The complete offering terms are in an offering plan available from sponsor. File no. CD22-0237. Sponsor: 370 LENOX LLC, c/o Renaissance Realty Group, 1019 Avenue P, Suite 501, Brooklyn, New York 11223. Plans, specifications, and materials may vary due to construction, field conditions, requirements, and availabilities. Sponsor reserves the right to make changes in accordance with the offering plan. Units will not be offered furnished. All images are artist's renderings. Images, renderings, representations and interior decorations, finishes, appliances and furnishings are provided for illustrative purposes only and have been compiled from sources deemed reliable. Though information is believed to be correct, it is presented subject to errors, omissions, changes and withdrawal without notice. Prospective purchasers are advised to review the complete terms of the offering plan for further detail as to the type, quality, and quantity of materials, appliances, equipment, and fixtures to be included in the units, amenity areas and common areas of the condominium. Equal Housing Opportunity.

AMENITIES

- Attended lobby
- A double-height fitness studio with Peloton bikes and treadmills, Hydrow and weight-lifting equipment
- Mezzanine-level yoga and Pilates studio
- Scandinavian-inspired sauna and steam room
- Private video call and podcast meeting rooms
- Light-filled residents' lounge
- Game room
- Playroom
- Pet spa
- Bicycle storage
- Private storage available at an additional cost

IMMEDIATE OCCUPANCY

PRICED FROM \$499,000 TO \$1,575,000

Allison Dubuisson
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Giuseppe Airo
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Fredrik Eklund
feklund@elliman.com

John Gomes
jgomes@elliman.com

Model Residence
By appointment only

917.685.4907
smithsonianplace.com



UNBEATABLE DEALS

416 West 52nd Street offers extraordinary condo living with a comprehensive amenity package including roof deck, work lounge for residents, fitness center with private fitness classes and its own spinning room, indoor and outdoor yoga studio, courtyard with koi pond, children's playroom and private wine tasting room. Situated in one of New York City's most vibrant and historic neighborhoods, it offers one- to three-bedroom condos and select townhouses with private outdoor space.

The complete offering terms are in an Offering Plan available from Sponsor, Gaia 416 West 52nd Street (Owner) LLC having an address at C/O 152 West 57th Street, 17th Floor, New York, NY 10019. New York State Attorney General File No. CD 15-0300. All dimensions and illustrations described in these materials are approximate. Please consult the Offering Plan for more details. Prices and information are subject to change in accordance with the terms of the Offering Plan.

AMENITIES

- Residents' lounge
- State-of-the-art fitness center
- Working lounge for residents only
- Private storage
- Children's playroom
- Intimate wine room
- Landscaped courtyard and rooftop
- 24-hr attended lobby
- Cold storage

LUXURY CONDOS

**TWO-BEDROOM, TWO-BATHS
STARTING FROM \$1,150,000**

**TWO-BEDROOM
TOWNHOMES WITH PRIVATE
OUTDOOR SPACE STARTING
FROM \$1,195,000**

**THREE-BEDROOMS
STARTING FROM \$1,550,000**

Kathy Murray
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Office: 646.505.2247
Mobile: 646.528.6183

Sales Gallery
By appointment only

646.528.6183
nine52.com



VANTAGE

LUXURY MEETS AFFORDABILITY

Experience the city anew at The Vantage, a place where everything is possible. From an expansive roof deck view and ideal location to a thoroughly modern design, your adventure starts here. Modern, luxe and airy, The Vantage offers a new take on city living. At the crossroads between the historic United Nations buildings and Grand Central Terminal, The Vantage is the perfect place to begin your urban adventure. Plot your weekend destination, discover your new favorite restaurant or simply gaze upon the city in all its splendor. It is all within your reach.

Vantage Murray Hill Condominiums | 308 E 38th Street, New York, NY 10016 | 646-381-8312 Brand, 3D, Site Design by the Seventh Art, NYC. The complete offering terms are in an Offering Plan available from Sponsor, Gaia 308 E 38th Street LLC, having an address at C/O 152 West 57th Street, 17th Floor, New York, New York 10019. New York State Attorney General File No. CD15-0291. All dimensions and illustrations described in these materials are approximate. Please consult the Offering Plan for more details. Prices and information are subject to change in accordance with the terms of the Offering Plan. Equal Housing Opportunity.

AMENITIES

- Rooftop
- Workspace
- Gym studio
- Residents' lounge and game room
- Lobby lounge
- 24-hr attended lobby

TWO-BEDROOMS AND TWO-BATHS FROM \$1,330,000

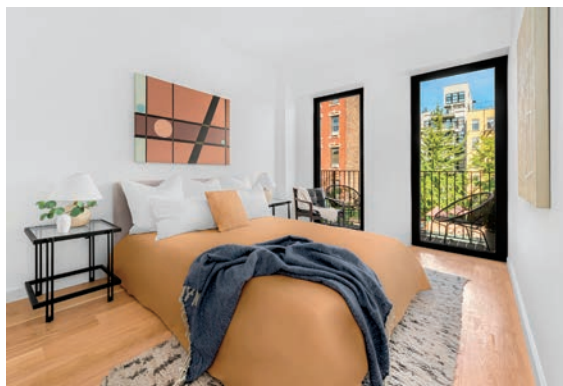
TWO-BEDROOMS WITH TERRACE IN THE SKY STARTING FROM \$1,585,000

IMMEDIATE OCCUPANCY

Kathy Murray
 kmurray@elliman.com
 Office: 646.505.2247
 Mobile: 646.528.6183

Sales Gallery
 By appointment only

646.528.6183
 thevantagenyc.com



AMENITIES

- Private keyed elevator access
- All apartments feature private outdoor space
- Storage available

IMMEDIATE OCCUPANCY

PRICED FROM \$1,895,000 TO \$2,750,000

Terry Martinolle
terry.martinolle@elliman.com

Joe Monteleone
joe.monteleone@elliman.com

Fredrik Eklund
feklund@elliman.com

John Gomes
john.gomes@elliman.com

Sales Gallery
 By appointment only

917.297.0698

650 EAST 6th STREET

Boutique new condominium in the heart of the East Village with full-floor loftlike homes. Located on a supremely quiet tree-lined street, 650 East 6th proudly debuts in the vibrant East Village and features a gorgeous jumbo reclaimed-brick façade, floor-to-ceiling casement windows, intelligently curated custom design elements, and steel balconies reminiscent of the neighboring steel pre-war fire escapes. Flooded with sunlight from south- and west-facing living rooms with floor-to-ceiling windows, these stunning homes offer direct elevator access, uncommon privacy and quiet, and treetop views of the downtown Manhattan skyline.

The complete offering terms are in an offering plan available from the Sponsor, East Village LLC, 650 East 6th Street, New York, NY 10009. File No. CD22-0089. The artist renderings and interior decorations, finishes, appliances and furnishings are provided for illustrative purposes only. Furniture shown is not included in the offer. Sponsor makes no representations or warranties except as set forth in the Offering Plan. Sponsor reserves the right to make changes in accordance with the terms of the Offering Plan. All dimensions are approximate and subject to normal construction variances and tolerances. Square footage exceeds the usable floor area. Equal Housing Opportunity.

254-256 West
EIGHTY
EIGHTTH Street

IMMEDIATE OCCUPANCY

FULL-FLOOR ONE- TO TWO-BEDROOM RESIDENCES FROM \$1,695,000

Ariel Tirosch
 atirosch@elliman.com

Nora Bensen-Crawford
 nora.bensen@elliman.com

917.750.5654
 516.672.3746



The revival of a classic 19th-century Renaissance townhouse at 254-256 West 88th Street is two landmark Upper West Side brownstones, which were meticulously converted in 2024 into floor-through condominium units offering contemporary luxury living. The buildings were fully gutted, then restored down to the new beams maintaining the original details, façade and charm. A collection of 8 one- to two-bedroom residences designed to elevate your living experience from top-of-the-line finishes, open concept layouts and private outdoor spaces, where every detail proves timeless elegance.

The complete offering terms are in an offering plan available from Sponsor. Sponsor: Atlantic Coast Enterprises LLC, 11 Grace Avenue, Suite 108, Great Neck, NY 11021. File No. CD23-0289.

ASTOR ROW
CONDO
 57 WEST 130TH ST

AMENITIES

- Elevator
- Virtual intercom system

PRICED FROM \$1,955,000 TO \$2,750,000

Brian Logvinsky
 brian.logvinsky@elliman.com

Ryan Siciliano
 ryan.siciliano@elliman.com

732.233.4035



Elegant brownstone condo conversion on historic Astor Row. Discover a luxurious living experience in fully renovated century-old townhomes on the landmark Astor Row block. Each spacious home features open floor plans, abundant natural light and sustainable materials, along with top-of-the-line appliances. Enjoy the perfect blend of historic charm and modern comfort in this unique, sought-after location. **The residences:** townhouse: 2,496 interior sf triplex with private garden; duplex: 1,980 interior sf duplex with two balconies; penthouse: 1,564 sf duplex with private roof terrace.

The complete offering terms are in an offering plan available from Sponsor. File No. CD23-0216.



15 GREENWICH AVENUE

AMENITIES

- Virtual attended lobby
- Storage for every apartment
- Outdoor space for every apartment
- Private key-locked elevator entry

OCCUPANCY 2026

Evan Shaffer
eshaffer@elliman.com

15 Greenwich Avenue is a luxury boutique condominium situated on the border of the West Village and Greenwich Village. The building will house one full-floor loft and one unparalleled triplex penthouse. With no detail spared, both residences will feature top-of-the-line custom finishes throughout. Each apartment will also come complete with oversized private outdoor space and a private key-locked elevator. The building will be outfitted with a state-of-the-art virtual attended lobby system. Opportunity to purchase both units and combine into a single-family home.

This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made until an offering plan is filed with the New York State Department of Law. This advertisement is made pursuant to Cooperative Policy Statement No. 1 Issued by the New York State Department of Law File No. CP21-0015. Sponsor: Jericho Empire LLC, 39-01 Main Street, Suite 507, Flushing, New York 11354.



85 WORTHST TRIBECA

A BOUTIQUE CONDOMINIUM WITH BESPOKE DETAILS.

A collection of four full-floor loft residences and one magnificent penthouse. Lofts are approximately 4,000 square feet with three bedrooms plus den and four bathrooms. This condominium is a genuinely rare opportunity. It's delivered with access to the Worth Club, an exclusive residents' club that features a state-of-the-art fitness center, sauna, steam room, meditation room, massage room, music listening room, children's imagination room, teen gaming room and more.

RESIDENCE FEATURES

- Attended lobby
- Private key elevator access
- A state-of-the-art eat-in kitchen
- Custom-designed en suite marble bathrooms
- Massive great room with fireplace and bar
- Original cast iron columns with wood beams
- Ceilings up to 12 ft 6 in
- A private AI assistant built into the homes
- Ketra lighting system

- Lutron Alisse wall controls
- Electric shades in bedrooms
- Stealth Acoustics invisible speakers in every room

PRICED FROM \$11,500,000

John Gomes
jgomes@elliman.com
917.686.7632

Fredrik Eklund
feklund@elliman.com

Sales Gallery
By appointment only

The complete offering terms are in the offering plan available from Sponsor, BR Worth, LLC, having an address at 85 Worth Street, New York, NY 10013, File No. CD23-0315. All artist's renderings are for representational purposes only and are subject to variances. Finishes depicted in the artist's renderings are not necessarily indicative of what will be specified in the offering plan and not all items included in the artist's renderings are included in unit purchase. Equal Housing Opportunity.

GRAMERCY NORTH

139 EAST 23RD STREET

The **Gramercy North** is a newly constructed boutique condominium offering a limited collection of 14 full-floor residences designed by Italian architect Stefano Pasqualetti. The residences are two-bedroom, two-bathroom, full-floor homes that marry sleek design with extraordinary comfort and convenience. Located in the exclusive Gramercy area, moments from Madison Square Park and some of the best restaurants and shops in the city, this bespoke home offers virtual attended lobby service, a secure package room, a bike room and a garden roof terrace with iconic skyline views.

AMENITIES

- Virtual attended lobby
- Roof deck
- Bike room
- Private key-locked elevator entry

PRICED FROM \$2,495,000 TO \$3,150,000

ONE UNIT REMAINING

IMMEDIATE OCCUPANCY

Kirsten Jordan
kjordan@elliman.com

The Kirsten Jordan Team
teamkj@elliman.com

Model Residence
By appointment only

thegramercynorth.com



The artist and computer renderings and interior and exterior decorations, finishes, fixtures, appliances, and furnishings are provided for illustrative purposes only. Sponsor makes no representation or warranties except as may be set forth in the Offering Plan. All square footages and dimensions are approximate and subject to normal construction variances and tolerances. Any computer and artist renderings reflect the planned scale and spirit of the Building. Sponsor makes no representation that future construction in the neighborhood surrounding the Condominium will not result in the obstruction of the views. Sponsor reserves the right to make substitutions of material, equipment, fixtures, finishes and appliances in accordance with the terms of the Offering Plan. The complete offering terms are in an offering plan available from the Sponsor. File No. CD 19-0107. Sponsor: 139 East 23rd Street Club LLC, 350 Fifth Avenue, 41st floor, New York, NY 10018. Equal Housing Opportunity.

LA BOTANICA

619 EAST 6TH STREET, NYC

AMENITIES

- Private outdoor space with each residence
- Private key-locked elevator entry
- Storage assigned to each residence

PRICED FROM \$4,995,000

Kirsten Jordan
kjordan@elliman.com

The Kirsten Jordan Team
teamkj@elliman.com

Model Residences
By appointment only



A botanical oasis in the heart of downtown Manhattan. Featuring five generous-sized bespoke homes with two, three and four bedrooms, private outdoor space and one-of-a-kind layouts.

The artist and computer renderings and interior and exterior decorations, finishes, fixtures, appliances, and furnishings are provided for illustrative purposes only. Any computer and artist renderings reflect the planned scale and spirit of the Building. Sponsor makes no representation or warranties relating to the description or physical condition of the Property, the Building or the Unit, or the size or the dimensions of the Unit or the rooms therein contained or any other physical characteristics thereof, or any other data, except as specifically set forth in the Offering Plan, as the term later defined. All square footages and dimensions are approximate and subject to normal construction variances and tolerances. Sponsor makes no representation that future construction in the neighborhood surrounding the Condominium will not result in the obstruction of the views. Sponsor reserves the right to make substitutions of material, equipment, fixtures, finishes and appliances in accordance with the terms of the Offering Plan. The complete offering terms are set out in the offering plan ("Offering Plan") available from the Sponsor. File # CD18-0327. Sponsor: CPARE LLC, c/o Rheem Bell & Freeman LLP, 20 West 36th Street, 12th Floor, New York, NY 10018. Equal Housing Opportunity.

THE BROOKLYN TOWER

Rising more than 1,000 feet into the skyline, The Brooklyn Tower is home to the borough's highest residences for sale, a groundbreaking property designed by SHoP Architects that reveals breathtaking views over Brooklyn, Manhattan, the New York Harbor and the East River.

Condominium residences start sky-high on the 53rd floor and feature richly designed interiors by AD100 Gachot Studios, 11-foot ceilings, and floor-to-ceiling windows that frame never-ending views.



IMMEDIATE OCCUPANCY
Model residences by appointment
354 Flatbush Avenue Extension
Brooklyn, NY 11201

sales@thebrooklyntower.com
718.858.0909
thebrooklyntower.com
[@thebrooklyntower](https://www.instagram.com/thebrooklyntower)



The Brooklyn Tower at 9 Dekalb Avenue Condominium, 9 Dekalb Avenue, Brooklyn, NY 11201. The complete terms are in an offering plan available from Sponsor. File No. CD21-0093. Sponsor: 7 World Trade Center, 250 Greenwich Street, New York, NY. Equal Housing Opportunity. Image Credit: Evan Joseph.

Brooklyn



OLYMPIA

DUMBO



AMENITIES

- Fully attended triple-height lobby
- Garden lounge
- Private-entry court and porte cochere
- Bowling alley with custom bleachers
- Lighthouse playroom
- Fitness center with designated boxing area
- Movement studio
- Club lounge
- Spin studio
- 60-ft indoor lap pool
- Treatment room
- Dry sauna and steam room
- Juice bar
- Tennis court
- 58-ft outdoor pool and hot tub

PRICED STARTING FROM
\$1,750,000

ON-SITE MODEL RESIDENCES
60 Front Street
Brooklyn, NY 11201

718.246.0030
sales@olympiadumbo.com
olympiadumbo.com
@olympia_dumbo

235 YEARS IN THE MAKING

Immediate occupancy. Created by careful hands and thoughtful minds, Olympia is a modern interpretation of its surroundings. Rising tall from the heart of historic Dumbo, Olympia offers open and expansive views of the sun-drenched harbor and Lower Manhattan skyline from the highest crest in the neighborhood. Thoughtful exteriors by Hill West Architects and interiors by Workstead all reflect a sense of scale and rhythm, and a palette of colors and materials grounded in the maritime and industrial heritage of Dumbo's waterfront. With 76 handcrafted homes, robust resident services and over 38,000 square feet of indoor and outdoor amenities, Olympia is a dynamic and vibrant new community all its own.

The artist and computer renderings and interior decorations, finishes, fixtures, appliances, furniture (indoor and outdoor) and furnishings in these materials are provided for illustrative purposes only. All square footages and dimensions are approximate, subject to normal construction variances and tolerances, and exceed usable floor area. Sponsor: Fortis Dumbo Acquisition, LLC, 45 Main Street, Suite 800, Brooklyn, NY 11201; Sponsor makes no representation or warranties except as may be set forth in the offering plan filed with the NYS Department of Law. The complete offering terms are in an offering plan available from Sponsor. NYS Department Of Law File No. CD20-0174. Equal Housing Opportunity.

Spring / 2025

144 VANDERBILT AVENUE

AMENITIES

- Coworking and residents' lounge
- Children's playroom
- Fitness center
- Yoga studio
- Sunken garden
- Cascading secret garden
- Game room
- Meditation room
- Lobby
- Rooftop terrace
- Bike storage
- Parking and storage for sale

**PRICED STARTING FROM
\$1,950,000**

TWO- TO FOUR-BEDROOM RESIDENCES

Doug Bowen
dbowen@elliman.com

Zia O'Hara
zia.ohara@elliman.com

On-Site Model Residence
144 Vanderbilt Avenue
Brooklyn, NY 11205

sales@144vanderbilt.com
144vanderbilt.com
347.201.1692



Artist's rendering



Artist's rendering

GARDENS AND TERRACES IN FORT GREENE

Designed by award-winning architecture firm SO-IL, 144 Vanderbilt features a limited collection of 26 meticulously designed two- to four-bedroom residences. The building has an iconic precast silhouette in a distinctive color, striking terraces with Brooklyn and Manhattan views, and a wide variety of indoor and outdoor amenities.

144 Vanderbilt is filled with greenery, making it a true oasis for residents. Its staggered design offers a variety of shared and private outdoor spaces, each distinct in size and function, to foster both collective activities and quiet respite. The lobby and amenity areas are surrounded by terraced gardens, creating a seamless flow between inside and out, while the stepped design allows natural light into the amenity-filled cellar. The sixth floor also offers a landscaped rooftop terrace with East River, Manhattan-skyline, and Brooklyn-brownstone views.

The artist and computer renderings and interior decorations, finishes, fixtures, appliances, furniture (indoor and outdoor) and furnishings in these materials are provided for illustrative purposes only. All square footages and dimensions are approximate, subject to normal construction variances and tolerances, and exceed usable floor area. THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM SPONSOR. FILE NO. CD23-0287. Equal Housing Opportunity.



Artist's rendering



AMENITIES

- Lobby
- Roof deck
- Gym
- Kids' room
- Bicycle storage
- Parking available for purchase

IMMEDIATE OCCUPANCY

PRICED FROM \$1,125,000

Jessica Peters
 jpeters@elliman.com
 917.968.0037

Daniel Fried
 dfried@elliman.com
 917.723.1192

thecalryergreenpoint.com
 @thecalryergreenpoint

This is not an offering. The complete offering terms are in an offering plan available from the File No. CD23-0014.

THE
CALYER
 GREENPOINT

LUXURY AT THE HEART OF
 THE HISTORIC DISTRICT

Welcome to 171 Calyer Street. The premier boutique condo and commercial building is situated in the heart of the Greenpoint Historic District. Featuring 18 distinct residential layouts across 21 units with an expansive commercial space developed by Adjmi Construction and KSR. This area developed with the rise of industry in the borough, which is reflected in the massive diversity of building styles. PKSB Architects' design responds to the site's former context while recalling its architectural past.

The boutique condo seamlessly blends the area's iconic row and townhouses while simultaneously paying homage to its past as the Greenpoint Theatre with its rich color palette of red brick and classical brown cast stone paired with rust-colored windows. The eye-catching façade features rusticated brick pillars building up to brick and cast stone until the aesthetic smooths into a pleasing stucco with floor-to-ceiling windows wrapping around a penthouse terrace. The complete composition emphasizes a new and contemporary building lovingly designed to honor the history of this renowned district.

524
HALSEY
STREET

BEDFORD  STUYVESANT



THE NEWEST OFFERING FROM
THE BROOKLYN HOME COMPANY

524 Halsey Street is a historic stable building, which has been transformed into character-filled condominium homes with exceptional materials and loft-like layouts. The carefully restored building façade melds perfectly with the existing Stuyvesant Heights Historic District streetscape.

Complete terms are in an offering plan available from sponsor, 524 Halsey LLC file no. CD22-0048.

AMENITIES

- Attended lobby
- Gym
- Common roof deck
- Bike room
- Storage for purchase
- Private rooftop cabanas for purchase

PRICED FROM \$985,000

Lindsay Barrett
lbb@elliman.com

Lena Lerner
lena.lerner@elliman.com

Sales Gallery
By appointment only

212.645.4040

38 SKILLMAN AVENUE

PRICED FROM \$2,046,000

Jessica Peters
jpeters@elliman.com

Daniel Fried
daniel.fried@elliman.com

Sales Gallery
By appointment only

718.486.4461

This is not an offering. The complete offering terms are in an offering plan available from File No. CD23-0191.



Industrial chic living in prime Williamsburg. A tastefully designed three-unit boutique condominium nestled on a treelined street in the heart of Williamsburg, which offers floor-through layouts. The exquisite brick façade is a nod to the classic Brooklyn townhouse, whereas oversized windows and 10+ foot ceilings channel the industrial Williamsburg loft. All this exciting neighborhood has to offer is at hand, but you retain the tranquility of a low-key neighborhood vibe.



40 SKILLMAN AVENUE

AMENITIES

- Elevator building

PRICED STARTING FROM \$1,875,000

Jessica Peters
jpeters@elliman.com

Daniel Fried
dfried@elliman.com

Sales Gallery
By appointment only

718.486.4461

This is not an offering. The complete offering terms are in an offering plan available from File No. CD220113.

Industrial chic living in Williamsburg. Elevated boutique residences at 40 Skillman Avenue are now available. With a richly hued façade and soaring factory-style windows, this stunning development harks back to the area's industrial roots while introducing beautiful finishes and luxurious contemporary touches. Nestled on a picturesque treelined street, these residences offer tranquility, yet all the excitement of the neighborhood is just moments away. Developed by Avo Construction, the building features six units with two- and three-bedroom layouts spread across three floors. Each home includes private outdoor spaces.



AMENITIES

- Elevator building
- Washer/dryer in unit
- Dishwasher
- Virtual doorman
- Private outdoor space available in select units
- Common roof deck

PRICED FROM \$795,000

Jessica Peters
jpeters@elliman.com

Samantha Bhatt
samantha.bhatty@elliman.com

Vavrinec (Vavro) Fecko
vavrinec.fecko@elliman.com

Sales Gallery
By appointment only



Introducing 87A Cooper Street—a five-story elevator boutique condominium with eight residential units, storage cellar and first-level commercial space. The façade is sleek and modern, featuring a juxtaposition of glossy black and classic gray stone. Balconies are available for select units, and there is a sweeping common roof deck for all residents to enjoy. Located in southeastern Bushwick, 87A Cooper Street is surrounded by green space and exciting retail and dining options.

This is not an offering. The complete offering terms are in an offering plan available from File No. CD23-0129.



This highly valued, Brooklyn-based developer is known for its superior execution and efficient layouts. All three units consist of two bedrooms and two bathrooms, each receiving excellent natural light throughout the day. Each home has a little something special when it comes to amenities. The lower duplex comes with its own yard, and the top unit has its own private roof deck. Perfectly positioned near the J, M, Z, and L trains, transportation at 1174 Putnam Avenue is a breeze. It is also near the lovely public parks Bushwick has to offer.

**1174
PUTNAM
AVENUE**

AMENITIES

- Dishwasher
- Pets allowed
- Washer/dryer in unit
- Private outdoor spaces in all units

PRICED FROM \$1,000,000 TO \$1,300,000

Jessica Peters
jpeters@elliman.com

Vavrinec (Vavro) Fecko
vavrinec.fecko@elliman.com

Sales Gallery
By appointment only

This is not an offering. The complete terms are in an offering plan available from the Sponsor (File No: CD240142).



426 2ND STREET

OCCUPANCY SPRING 2025

PRICED FROM \$2,250,000 TO
\$2,975,000

Aran Scott
aran.scott@elliman.com

Anthony Robles
anthony.robles@elliman.com

Peter Perez
peter.perez@elliman.com

646.479.8408

The complete offering terms are in an offering plan available from sponsor. File no. CD24-0193. Sponsor: 426 Holdings LLC, 426 2nd Street, Brooklyn, NY 11215.

Amazing light-filled floor-through residences in a gorgeous circa-1920 four-story brownstone moments from prized Prospect Park. Set on a beautiful treelined street in prime Park Slope, 426 2nd Street is a boutique condominium consisting of four modern residences. Each apartment is finely designed and generously sized with elegant wide-plank hardwood floors, high airy ceilings, thick base moldings, modern smart intercom system, and oversized windows. Designed to cater to all your cooking needs, each apartment has a chef's quality open-style kitchen built with marble countertops, and sleek floor-to-ceiling cabinetry, as well as high-end appliances.



224 N 6TH STREET

AMENITIES

- Private outdoor space for each unit
- Private storage units

PRICED FROM \$2,895,000 TO
\$3,250,000

Aran Scott
aran.scott@elliman.com

Anthony Robles
anthony.robles@elliman.com

Nick Dorr-Hanss
nick.dorrhanss@elliman.com

646.479.8408

The complete offering terms are in an offering plan available from sponsor. 224 North 6th Street Condominium, File No. CD20-0260. Sponsor: SCUADRA224N6 LLC 1133 Broadway, Suite 1607, New York, New York 10010.

Nestled in the heart of prime Williamsburg, 224 North 6th Street is a brand-new development featuring three spacious, light filled homes. This impeccably designed boutique building is light, bright and beautiful, featuring floor-to-ceiling windows and refined modern finishes throughout. Each unit is a thoughtful blend of attention to detail and open-concept modern living. Features include floor-to-ceiling oversized windows, in-unit washer/dryer, central heating and cooling, lovely bathrooms with chic fixtures and finishes, and spacious modern kitchens featuring Caesarstone countertops and high-end Liebherr appliances.



AMENITIES

- King-sized primary bedrooms
- Eastern and western exposures
- Viking and Liebherr appliances

PRICED FROM \$1,795,000 TO \$2,495,000

Nadia Bartolucci
 nbartolucci@elliman.com

The complete offering terms are in an offering plan available from the Sponsor. File No. CD240015. Sponsor: 75 Eight LLC, 224 Franklin Avenue, Suite 14, Hewlett, NY 11557.



A collection of five masterfully crafted condominiums in the Park Slope Historic District. This classic brownstone offers 5 two-bedroom homes, each meticulously fashioned and thoughtfully arranged. Historic details combined with updated, modern comforts make for a seamless blend of classic and contemporary throughout.

**42
 GARFIELD**
 Place - Park Slope

AMENITIES

- Fisher & Paykel appliances
- Dinesen Douglas fir wide-plank flooring
- Custom lighting from RBW and Cedar & Moss

IN CONTRACT

PRICED FROM \$3,195,000

Nadia Bartolucci
 nbartolucci@elliman.com

42 Garfield Place Legal Disclaimer: this is not an offering, the complete offering terms are in an offering plan available from File No. CD23-0168.



Get ready to have your breath taken away by this sun-flooded, spacious three-bedroom, two-and-a-half-bathroom triplex penthouse. The home boasts 1,947 square feet of indoor living space and an additional 885 square feet of outdoor entertaining space with panoramic Manhattan and Brooklyn skyline vistas.

LONG ISLAND

While New York City, one of the world’s cultural centers, is at the western end of Long Island, a rich bounty of arts and culture is yours to enjoy without having to board a train.

Below: Nassau County Museum of Art. Bottom: The John W. Engeman Theater



MUSEUMS, ANYONE? There are a number of world-class museums on Long Island. And most are housed in spectacular mansions with stroll-worthy grounds. One of our favorites, **The Heckscher Museum of Art** in Huntington, which has been dubbed “secluded but worldly” by *Forbes*, is beloved by locals and a perfect place to enjoy an exhibit and savor a bite in the terrace café if the weather is nice. Its collection is composed of more

than 2,300 works from the 16th to the 21st century.

The Nassau County Museum of Art in Roslyn Harbor is home to a host of cultural events, a lovely collection, regular exhibits and artists’ talks, and one of the finest sculpture gardens on Long Island. A membership is de rigueur, especially if you want to dabble in an art class.

STELLAR STAGES Islanders also know that proximity to NYC means

they can enjoy Broadway-level entertainment close to home. **Tilles Center** in Brookville hosts some of the best performers around (think Wynton Marsalis and Yo-Yo Ma), features chamber music from the Chamber Music Society of Lincoln Center, and regularly stages Broadway shows, including *Come from Away* this spring.

The John W. Engeman Theater in Northport was Northport’s first movie

house, opened in 1912. Today its mission is to bring both classic and new works to its stage. Season-ticket holders enjoy five shows each season. Upcoming shows include *Waitress*, *South Pacific*, and *Footloose*.

If you’re on the South Shore, you are no doubt familiar with the **Gateway Playhouse** in Bellport. It’s celebrating its 75th season with a slate of Broadway-caliber shows.

Courtesy Nassau County Museum of Art (top left), Facing page: Joe Trentacosti/Shutterstock

HECKSCHER MUSEUM

FINE ARTS



Long Island



Magnificent Gold Coast Mansion

Sands Point / \$38,000,000

One of the most magnificent homes, if not THE most magnificent home built on the Gold Coast in the past 25 years. This newly constructed and breathtaking approximately 20,000+sf residence is the true embodiment of luxury. Ten years in the making, no expense spared, no detail overlooked. The home presides over a shy 4 acres of lush property with pool and pool house designed to mirror the main house. **Web #3549489**

Maggie Keats, Licensed Associate Real Estate Broker, O: 516.944.2879 / M: 516.449.7598 / mkeats@elliman.com

Spring / 2025



Panoramic Waterfront: Sands Point / \$7,990,000

One of a very few Sands Point waterfront homes to offer significant acreage. This is coastal living at its best with rolling lawns, pool and expansive terraces for lounging and dining while enjoying sensational sunsets. **Web #3546810**



Extraordinary New Construction: Manhasset / \$4,395,000

High ceilings, large windows throughout and an open floor plan combine to create a bright, relaxed and easy vibe. Every detail has been considered in this sensational home that truly sets the bar in new construction. **Web #3557625**

Maggie Keats, Licensed Associate Real Estate Broker, O: 516.944.2879 / M: 516.449.7598 / mkeats@elliman.com

Long Island



Ultimate Waterfront Compound: Sands Point / \$9,500,000

One-of-a-kind extraordinary waterfront compound centered on a magnificent shingle-style home with pool and pool house ideally positioned atop almost 9-acre property to capture spectacular views of Long Island Sound. **Web #3538859**



New Construction at its Best: Sands Point / \$4,950,000

Striking architecture combines with custom construction to deliver an elevated living experience second-to-none. 10-foot ceilings establish the scale of the home's 6,500sf of living space. Sited on 1.19 acres. **Web #3580876**

Maggie Keats, Licensed Associate Real Estate Broker, O: 516.944.2879 / M: 516.449.7598 / mkeats@elliman.com

Spring / 2025



Outstanding Waterfront Estate: Glen Cove / \$9,950,000

Fall in love with this sensational Gold Coast waterfront estate on nearly 9 acres and enjoy a rarely available lifestyle of true luxury just 34 miles from NYC. Direct access to a private sandy beach on Long Island Sound. **Web #3349696**



The Epitome of Luxury: Sands Point / \$9,100,000

Extraordinary finishes. Extravagant space. A superior complement of amenities. All of this and more make this one of Sands Point's most distinguished homes. Sited on 2 magnificent acres with stunning in-ground pool. **Web #3541438**

Maggie Keats, Licensed Associate Real Estate Broker, O: 516.944.2879 / M: 516.449.7598 / mkeats@elliman.com

Long Island



French Chateau

Old Westbury / \$7,198,000

This immaculate custom-built brick estate is nestled in Old Westbury and privately set on over 4 acres in the cul-de-sac of Stone Arches. The home features extensive millwork, soaring ceilings, luxury finishes and walls of windows. Multiple rooms offer access to balconies and French doors leading to the back patio. Expansive oversized rooms create a vibrant atmosphere, ideal for hosting and large-scale entertainment experiences, with a lower level offering additional options. **Web #3554567**

Maria Babaev, Licensed Associate Real Estate Broker, O: 516.629.2239 / M: 516.287.7716 / maria.babaev@elliman.com

Spring / 2025



Stone and Stucco Gated Colonial: Old Westbury / \$5,998,000 Also For Rent \$28,000

This stunning stone Colonial in Polo Estates, Old Westbury sits on 3+ acres and features patios, an in-ground pool and a tennis court. The formal living room has soaring ceilings and abundant natural light. **Web #3541450**



Remarkable Waterviews: Oyster Bay / \$1,798,000

Welcome to this exquisite cedar-shingle and stucco American Arts and Crafts-style home, built into a hill on a nearly third-acre property overlooking Mill Neck Creek, Connecticut, and Long Island Sound, located within the Mill Neck Estates. **Web #3564848**

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Long Island



Brick Colonial Estate: Old Westbury / \$3,599,000

Incredible brick Colonial estate, set on nearly 2 acres blends medieval charm with modern comfort. This 7-bedroom, 6.5-bathroom home features a marble fireplace and tiled floors. **Web #3505068**



Brand New Construction Masterpiece: Albertson / \$1,995,000

Located mid-block on a 50×150 lot in the beautiful hamlet of Albertson, with no expense spared. Featuring high ceilings, extraordinary detailing and porcelain and hardwood floors throughout. **Web #3583907**

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Spring / 2025



Sands Point Living at Its Finest: Sands Point / \$3,995,000

This stunning Georgian Colonial features 5 bedrooms, 4 bathrooms and 2 half-bathrooms on 1.2 acres. Highlights include a chef's kitchen, grand living spaces, a screening room, gym, indoor basketball court and pool area that's perfect for entertaining.
Web #3540344



Your Own Private Estate in Beacon Hill: Port Washington / \$3,250,000

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Rare opportunity to own a unique estate on 1.12 acres near town. This property features 3 houses, including a newly renovated 1923 5-bedroom Tudor, and two cottages ideal for guests, friends, or tenants.
Web #3578144

Long Island



Discover Luxury and Serene Living
Manhasset / \$3,490,000

Nestled in a private cul-de-sac on Chanticleare Drive in Flower Hill, this stunning gated residence offers luxurious living. Its striking facade and welcoming entrance lead to expansive, light-filled, open-concept areas with soaring ceilings. This exceptional property blends modern design with the tranquility of a private retreat, all conveniently close to public transit. Perfect for those seeking luxury and seclusion in one of Long Island's most prestigious communities. **Web #3575959**

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Spring / 2025

Long Island

Home Sweet Home:
Sands Point /
\$3,995,000

With a welcoming porch, a thoughtfully arrayed floor plan and a complement of top-tier amenities, it's easy to envision the rhythm of daily life humming through this home. 1 acre, pool, gardens, beach rights.
Web #3585167

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mkeats@elliman.com



Bayfront: Sayville / \$2,569,000

Own a stunning bay-front property in Sayville! This move-in-ready expanded ranch features a new second floor and panoramic views of the Great South Bay and Fire Island. **Web #3577814**

Lisa Hendrickson, Licensed Associate Real Estate Broker,
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Luxurious Living Awaits: Roslyn Heights / \$1,399,000

Explore this 3,000sf Summit Manor apartment with 2 bedrooms, 2.5 bathrooms, gourmet kitchen, sunlit living room with dual-sided fireplace, primary en suite with sitting area and Juliet balcony, in a gated community with top amenities. **Web #3567025**

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the BOARDWALK LONG BEACH

LUXURIOUS OCEANFRONT CONDOMINIUMS

IT'S ALWAYS SUMMER AT THE BOARDWALK

Meet us at the boardwalk. Bringing a fresh wave of luxury living to the charming oceanfront enclave that is New York's Long Beach, this sprawling resort-style, ground-up condominium complex, situated along prime beachfront, is a first-of-its-kind that is poised to set a new standard for five-star Atlantic Ocean living.

A best-kept secret unveiled: Picture pristine shores, a destination boardwalk and a welcoming neighborhood community—from seaside to East Side in less than one hour. The ebb and flow of daily life elevate to a new level of comfort with elegantly designed interiors that complement the coastal calm and enable seamless indoor-outdoor living. From this spacious seaside perch, extended by an expansive private terrace, residents can take in the horizon as far as the eye can see. With over 40,000 square feet of indoor and outdoor amenities, The Boardwalk offers countless opportunities to live, work and play with fun to-dos at one's front door like catching a wave, savoring fresh-caught seafood or enjoying live music on the beach.

It's the best of both worlds with a panoramic view to prove it—the ocean on one side, Manhattan's skyline on the other. Will you meet us at THE BOARDWALK?



The complete offering terms are in an offering plan available from Sponsor. Sponsor: Isla Blu at Long Beach LLC, 300 Jericho Turnpike #100, Jericho, NY 11753. File no. CD22-0254 and CD23-0138. The artist representations and interior decorations, finishes, appliances and furnishings are provided for illustrative purposes only. All dimensions and ceiling heights are approximate. Equal Housing Opportunity.

AMENITIES

- Attended lobby
- Concierge
- 24-hr valet
- Fitness center
- Yoga studio
- Sauna rooms
- Outdoor swimming pool and lounge
- Children's playroom
- Clubroom
- Card room
- Pet washing station
- Coworking space
- Tennis court

IMMEDIATE OCCUPANCY

One- to four-bedroom oceanfront condominium residences priced from \$875,000 to \$4,500,000

ON-SITE GALLERY

100 and 140 Boardwalk
Long Beach, NY 11561

516-888-8802
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Outdoor swimming pool

B
BEACON

GARVIES POINT • RESIDENCES



Living room



Private balcony

BY THE WATER. ON POINT.

The Beacon at Garvies Point is the North Shore's most dynamic new smart-growth, mixed-use, master-planned community. The Beacon is composed of 166 LEED-certified one- to three-bedroom condominium residences within one hour of Manhattan.

This city-within-a-city has become the new go-to destination for activities on land and sea. A brand-new, mile-long waterfront esplanade is the hub of activity, with two marinas and launches for boats, kayaks and stand-up paddleboards. Residents can enjoy 28 acres of open space featuring playgrounds and parks, including a dog park. Outdoor enthusiasts can look forward to walkways and trails connecting to the nearby Garvies Point Preserve plus scenic bike paths. Amenities in the building are complete and open for residents' use.

Residents have access to a range of private outdoor spaces including rooftop terraces at the penthouse level, courtyard terraces and outdoor balconies for nearly every home—all set within 56 waterfront acres on Long Island's coveted North Shore.

AMENITIES

- Attended lobby
- Concierge
- Clubroom and bar
- Library
- Game room
- Screening room
- Fitness center
- Yoga studio
- Outdoor swimming pool

IMMEDIATE OCCUPANCY

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**ONE- TO THREE-BEDROOM
CONDOMINIUM RESIDENCES
AND PENTHOUSES WITH
PRIVATE OUTDOOR SPACE
PRICED FROM \$800,000 TO
OVER \$2,000,000**

The complete terms are in an Offering Plan available from Sponsor, RXR Garvies P1 Building B Owner LLC, 625 RXR Plaza, Uniondale, New York 11556. File No. CD17-0068. All dimensions, plans and elevations are approximate and subject to normal construction variances and tolerances. All square footage calculations are based on exterior wall-to-wall dimensions. RXR Realty LLC floor plans and elevations are protected by Federal copyrighting laws. We reserve right to make changes due to unforeseen conditions, in accordance with the Offering Plan. Equal Housing Opportunity.

HAMPTONS & NORTH FORK

Below: Baker House 1650

It's always a good time to be in the Hamptons, but we're partial to the peaceful pace of spring in this beguiling collection of seaside communities. Why not take in a seasonal art exhibit or savor the sight of budding flowers during a leisurely hike? Our curated itinerary offers a bevy of appealing ideas.



Courtesy of The Baker House 1650

OUTDOOR GREATS

Having a beach to oneself can be pure bliss, and what better place for a secluded stroll than the Hamptons in the off-season? There are almost too many to choose from, but we're particularly fond of **Coopers Beach** in Southampton, **Ditch Plains** in Montauk, and **Ponquogue Beach** in Hampton Bays when they're crowd-free.

Spring is also a perfect season for a trail hike. Buds dot the tree branches, green shoots unfurl, and birds return to the fields, creeks, and woodlands. Looking for suggestions? We like the 305-acre **Quogue Wildlife Refuge**, **Hallock State Park** on the North Fork, and **Mashomack Preserve** on Shelter Island.

For a brisk walk with a postcard-worthy backdrop, we make an annual pilgrimage to the **Montauk Point Lighthouse**. This icon (New York's first lighthouse, for the history buffs among us) merits a visit anytime, but we prefer it before the throngs of visitors arrive.

INDOOR GREATS

After some quality time outdoors, we might fancy a cuppa. So, we indulge our inner Anglophile with afternoon tea at the historic **Baker House 1650** in East Hampton. (Offered on select dates.) A visit to this charming boutique bed and breakfast is akin to stepping into the Cotswolds without leaving Long Island.

Equally restorative libations in an enchanting setting are on offer at **Wölffer Estate**, which hosts live music by candlelight in the Tasting Room on Fridays in the off-season.

When bracing for blustery days or escaping April showers, we seek shelter at the **Parrish Art Museum** in Water Mill. You'll find a variety of changing exhibits, including (through April 6) *Beyond Reality: Paintings and Drawings by Bertrand Meniel and Audrey Flack: Mid-Century to Post-Pop Baroque*. With collectors plentiful in the Hamptons, it's no wonder the East End is also dotted with notable galleries, including the award-winning **White Room**.

When we crave even more culture, we head to **Guild Hall**. No season in the Hamptons is complete without at least one visit to this combination visual and performing arts center. The venue's newest addition is the recently unveiled **Hilarie and Mitchell Morgan Theater** (formerly the John Drew Theater), which underwent two years of capital improvements and a complete redesign and now hosts live events.

MARKET MUSTS

Come May, we look forward to the return of favorites like the **Montauk Farmers Market** and the **East End Farmers Market**. They're already on our calendar. We suggest you put them on yours too.

Hamptons & North Fork

The Montauk Lighthouse



Spring / 2025

Halchao Zheng/Getty Images

Hamptons



Waterview New Construction Water Mill / \$18,495,000

Situated south of the highway, this residence offers captivating views of the Atlantic Ocean and Mecox Bay, providing a secluded retreat just moments from the beach. Spanning approximately 7,800sf of impeccably finished living space, the home includes 6 en suite bedrooms and 7.5 bathrooms across 2 levels, designed with an open floor plan for modern living. **Web #H360020**

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Hamptons



Dune Road Oceanfront Westhampton Beach Village / \$9,850,000

Spectacular panoramic Atlantic Ocean views with over 140 feet of beach frontage and over one acre of property. The main level features an open floor plan that flows seamlessly from the living room with a dual-sided fireplace to the dining room, a great room and a chef's kitchen. There are 7 bedrooms and 6.5 bathrooms, a heated pool and spa and a path to the beach. **Web #H379963**

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Spring / 2025

Hamptons



Prime Village Location
Sag Harbor Village / \$8,995,000

Historic charm and modern comfort blend flawlessly in this serene property following a multi-year renovation and expansion. Sited on nearly one acre, this magnificent hilltop property offers a wraparound front porch, rolling front lawn, heated gunite saltwater pool, stone patio with a fire feature, built-in grill, outdoor shower, and separate pool house. **Web #H383523**

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Hamptons



Dueling Vistas, Ocean and Pond: East Hampton Village / \$38,000,000

Surrounded by preserved land and nestled in its own cove, this estate offers complete privacy on the shores of Georgica Pond. Spanning 2.71 acres and boasting approximately 5,500sf of living space with 4 bedrooms and 4.5 bathrooms. **Web #H379088**



Seven Acres of Pristine Privacy: Amagansett / \$13,900,000

A new, world-class architectural gem offering approximately 8,200sf of space boasting 7 bedrooms and 7.5 bathrooms. **Web #H380641**

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Hamptons



Stunning Jule Pond Drive Estate Water Mill / \$24,000,000

This stunning estate is situated on 2.25 acres in the prestigious Fordune gated community. Renovated in 2023, the approximately 8,000sf residence boasts 6 bedrooms, 6 full bathrooms and 2 half bathrooms. The generous grounds offer a heated gunite pool, a walled garden with potting shed and gazebo and room for tennis. **Web #H383534**

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Hamptons



Private Beach Community Sag Harbor Village / \$3,500,000

Moments to its own private community beach and backing onto a vast reserve for the ultimate in seclusion, this expanded and renovated home boasts 4 bedrooms and 3.5 bathrooms. It comes equipped with a full-house generator and an electric car charger. Additional features of this turnkey property include radiant-heated floors, 3 living rooms, a gourmet kitchen, an office, an outdoor shower and a heated gunite pool with an electric pool cover. **Web #H383805**

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Hamptons



Lily Pond Lane Oceanfront: East Hampton Village / \$44,500,000

This approx. 2-acre estate on the Atlantic Ocean is paradise. Complete with a gunite pool, a professionally lit tennis court, a separate guest house and 171 feet of private beach frontage. Approved permits for expansion including addition of 4 new oceanfront bedroom suites. **Web #H360290**



Oceanfront New Construction: Westhampton Beach / \$6,895,000

Discover a harmonious blend of luxury and oceanfront living in this striking new construction home with sweeping ocean views. Crafted by renowned coastal firm First Dunes, this luxury home features 5 bedrooms, 4.5 bathrooms, a rooftop deck, and a heated infinity pool. **Web #H383392**



New Construction With Water Views: East Hampton / \$5,995,000

Discover sustainable luxury in this brand new modern residence with 3 levels of open water views over Three Mile Harbor designed by the highly acclaimed design/build firm Modern NetZero. Features 7 bedrooms and 6.5 bathrooms set on over a half acre. **Web #H384560**



One-of-a-Kind Compound: Water Mill / \$4,995,000

Designer finishes and vineyard views are only the start of this luxuriously landscaped 1.6-acre property. Features include a custom new construction, a gunite pool, tennis court and a renovated carriage house connected by a courtyard with a waterfall and reflecting pools. **Web #H379308**

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Hamptons



Pool and Guest Cottage: Montauk / \$2,995,000

Located in the heart of Montauk, this remarkable home offers an array of desirable features carefully curated to cater to a diverse range of needs. Featuring 5 bedrooms, 4 bathrooms, a new in-ground pool and a legal attached cottage that adds a unique touch. **Web #H383987**



A Captivating Haven: Amagansett / \$2,399,000

This home is in exceptional move-in condition, beautifully decorated and ready to be your sanctuary. Boasting 4 spacious bedrooms and 3 well-appointed bathrooms, the property backs up to a preserve, offering a serene backdrop. The beach is a short distance away. **Web #H383520**



Reimagined Updated Ranch: East Hampton / \$1,995,000

Renovated with a beach-house vibe, this residence offers expansive open spaces filled with natural light. The clean, modern interior design includes high-end finishes and appliances. Set in a private waterfront community with marina, bay beach, playground and picnic area. **Web #H384172**



Two Pristine Parcels: Montauk / \$1,424,000

These 2 lots, measuring approx. 0.30 and 0.38 acres respectively, offer a unique opportunity to create your dream homes. Location is key, and these lots are on a quiet street and close to the Atlantic Ocean, making them an excellent choice for those who love the beach. **Web #H383528**

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Hamptons



Timeless Luxury and Historic Elegance: Westhampton Beach Village / \$8,895,000

Originally built in 1870 by shipwrights from Sag Harbor, this charming home features exquisite woodwork reminiscent of maritime craftsmanship. The manicured grounds include a 2BR, 1BA guest cottage, pool, tennis and putting green. **Web #H383135**



Estate Section Location With Dock Rights: Westhampton Beach / \$4,695,000

Situated on a corner lot on a full private acre with a deeded right of way to Quantuck Bay, this 6-bedroom, 4-bathroom residence features a spacious kitchen, an all-weather porch and a charming veranda surrounded by lush landscaping. **Web #H384117**

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North Fork



Exceptional Bayfront Beauty: Mattituck / \$5,800,000

Discover 370 feet of pristine waterfront in one of the North Fork's most coveted locales. This exquisite home, with over 7,000sf of living space, offers unparalleled elegance and convenience with panoramic views from nearly every room. **Web #3570923**



Iconic 1800s Barn with Modern Flair: Cutchogue / \$2,800,000

Set on over 2.3 acres with serene views and complete privacy offering endless possibilities for customization. **Web #3584002**

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Incredible Sound Front Home: Orient / \$3,395,000

Renovated waterfront residence with a private beach and a new heated pool with views overlooking Long Island Sound. Situated on 1.63 acres at the end of a private road, a gated entrance opens to a white-stone driveway that passes by your private half-acre vineyard. **Web #3577749**

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ARTIST RENDERING

Equestrian Dream in the Heart of Mattituck: Mattituck / \$2,825,000

This 24.2-acre homestead features a white farmhouse and multiple barns. The property is comprised of 2 lots, 4.18 acres, development rights intact with 244 feet of Main Road frontage and 20 acres of DRS agricultural land. Farmland has 2 irrigation wells and a natural pond. **Web #3569760**

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Beautiful Queen Anne Victorian: Greenport Village / \$2,100,000

Built in 1897, with many of the architectural details intact, this property includes a spacious barn, a pergola-covered courtyard, landscaped grounds and gorgeous specimen plantings. **Web #3579812**

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Barbara Poliwoda, Licensed Real Estate Salesperson, M: 631.335.1878



Spacious Elegance on Richmond Creek: Peconic / \$1,465,000

A stunning home in the heart of Peconic with direct access to Richmond Creek leading to the Peconic Bay. This residence boasts 2 large and inviting living spaces, each with a fireplace, a formal dining room, tall ceilings and hardwood flooring throughout. **Web #3579805**

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Located in the heart of the village and

NORTHEAST

The Spa at Mandarin Oriental in Boston's Back Bay. Facing page: The Barns at Troutbeck

Springtime in the Northeast is glorious. As flowers begin to emerge and trees start to blossom in spectacular shades of green, we're excited to emerge from winter hibernation too. Here's what we're loving this season.

RELAX AND REJUVENATE

What better way to prepare for summer than with a trip to one of the Northeast's spectacular spas? Whether that means a local day pass or a weekend retreat, there are plenty of world-class options.

Miraval Berkshires in scenic Lenox, Massachusetts, offers a range of experiences from day spa passes to culinary classes, yoga weekends, or if you're up for something a little more esoteric, getting your chakras cleansed or learning about beekeeping.

We love the Spa at **Norwich Inn** for a couples' or friends' retreat any time of year, but in the spring, a weekend of spa treatments, excellent food, relaxing in the steam room, and taking a dip in the indoor pool is the best way to rejuvenate and prep for summer.

The Hudson Valley has its share of special spots, but we are partial to **Troutbeck** in Amenia, New York, for so many reasons. The 250-acre former estate that once played host to Thoreau and Emerson inspires creativity, adventure, and relaxation.

The Barns at Troutbeck is the newest addition to the resort and offers a range of wellness services for guests or members. Don't skip a stop at the onsite restaurant; it's one of the best in the region.

CITY TIME

More than anyone, city dwellers need a place to unwind, and Bostonians can find one of the absolute best at **The Spa at Mandarin Oriental** in Boston's Back Bay. This award-winning spa has a suite of treatments for mind and body—and a crystal steam room and hot vitality pools for getting in the mood pre-treatment.

Après-spa, why not indulge in what *Boston Magazine* has dubbed the city's "best sushi" by booking a table at **Uni** on Commonwealth Avenue? We know you'll be satisfied, whether you're looking for Wagyu beef dumplings or creative nigiri and sashimi. If you're lucky, you'll manage to snag a spot at one of the restaurant's Thursday-night, 20-course omakase tasting meals.



Courtesy of Mandarin Oriental. Facing page: Nicole Franzen



Westchester



Architectural Gem: Katonah / \$3,750,000

This approximately 6,000-square-foot 1880 French Country home blends historic charm with modern luxury. Featuring 20 rooms, original fireplaces, restored Tiffany details, chef's kitchen, primary suite with marble bath and a Victorian gazebo. **Web #H6323140**

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Lakeside Luxury: Armonk / \$2,995,000

This 8-bedroom, 5.5-bath contemporary estate is nestled on approximately 2.56 acres with a grand foyer, sunken living room, gourmet kitchen and wrap-around deck with lake views. Enjoy a primary suite with fireplace, spacious guest rooms and premium upgrades throughout. **Web #H6334515**

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Versatile Home with Lake Access: Goldens Bridge / \$1,180,000

This versatile single-family or legal 2-family home in Goldens Bridge Colony offers nature trails, lake access and recreational amenities. Features include generator, hardwood floors, high ceilings, 2 kitchens and new updates. Close to shopping and train. **Web #H6311522**

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Architectural Splendor: New Rochelle / \$2,095,000

This stunning home combines modern luxury with classic elegance featuring a gourmet kitchen, family room, elegant dining room, oversized living room and a primary suite. Serene half acre lot with a blue stone patio and room for an in-ground pool. **Web #H6331765**

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Beautifully Renovated Sanctuary: Purchase / \$1,795,000

This renovated 4-bedroom home has a modern kitchen, updated baths, 2 primary suites, lush landscaping, a koi pond and a new patio. **Web #H6329778**

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Enchanting Luxurious Retreat: South Salem / \$1,600,000

This beautifully renovated barn combines rustic charm with modern luxury in a serene countryside setting. The luxurious primary suite features a spa-like bathroom and soaking tub with scenic views. Enjoy the outdoor tranquility and relax by the pool. **Web #H6325510**

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Elegant Contemporary Escape: Pound Ridge / \$1,439,000

This sun-filled contemporary home on approximately 4.11 acres blends modern elegance seamlessly with its natural surroundings. Other highlights include a renovated chef's kitchen, vaulted ceilings and a 2-sided fireplace ideal for luxury living and relaxation. **Web #H6332601**

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Westchester



Pristine Lakefront Estate: Amenia / \$11,500,000

This turnkey estate offers 5 en suite bedrooms, a heated pool, a spa, stunning lake views and luxury amenities in the Silo Ridge community. **Web #H6314006**

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Courtney Heisen, Licensed Real Estate Salesperson,
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Renovated Colonial Farmhouse: Warwick / \$3,599,000

This 11+ acre equestrian estate offers a colonial farmhouse, guest house, 9-stall barn, heated pool, pond and a stream. **Web #H6301352**

Stacey Pinkas, Licensed Real Estate Salesperson,
O: 914.723.6800 / M: 646.734.7860 / stacey.pinkas@elliman.com
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Bucolic Haven on Approximately 38 Acres: Warwick / \$2,695,000

This serene retreat offers 4 bedrooms, an open kitchen, an office, natural light, horse trails and a barn with a studio and an apartment. **Web #H6329871**

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Charming Renovated Colonial: New Rochelle / \$1,049,000

This beautiful all brick Colonial home features 3 bedrooms with 4 new bathrooms. Enjoy the cozy living room with a fireplace, a sunroom, a brand new kitchen and new heating and central air systems. Easy access to transit, parks and dining. **Web #H6329413**

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Unrivaled Grandeur: Greenwich / \$9,750,000

This exquisite manor offers grandeur and sophistication with a luxurious kitchen, sunny breakfast area and 6 bedrooms including a lavish primary suite with a balcony. Additional features include a new office, paneled library, finished lower level and expansive outdoor spaces. **Web #120445**

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Mid-Country Estate: Greenwich / \$4,700,000

This mid-country Greenwich estate sits on approximately 5 landscaped acres. It features an indoor pool, indoor sports court, outdoor tennis court and guest home. This property offers unmatched versatility in a park-like setting. **Web #121135**

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A Timeless Masterpiece: New Canaan / \$4,299,000

This approximately 3.4-acre estate offers 6 bedrooms, a sunroom, a gym, a heated pool and a 2-story atrium for ultimate privacy. **Web #24044584**

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Sprawling Compound on Approx. 7.5 Acres: New Canaan / \$3,995,000

Experience this stunning English manor offering 6 bedrooms, 5 full bathrooms and 2 half bathrooms. This spacious home offers a grand living room, a sun-drenched kitchen, a billiards room, a tennis court, a koi pond and a European-style pool house with an indoor pool. **Web #24019167**

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Connecticut



Rogers Island Branford / \$35,000,000

This approximately 765-acre luxury retreat enveloped by the tranquil waters of Long Island Sound, offers a meticulously renovated main residence, a 4-bedroom waterfront guest house, pool house, tennis court, 3 beaches, 2 docks, koi pond, putting green, staff quarters and a greenhouse. Its lush gardens, brimming with exotic flora, set the scene for memorable gatherings under twinkling lights. This exclusive haven awaits its discerning owner, offering an unmatched legacy of luxury and tranquility. **Web #24018448**

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Spring / 2025



Lavish Smart Home Estate: Greenwich / \$12,500,000

This custom-built estate on approximately 4.16 gated acres offers 5 bedrooms, 6 full and 1 half bathrooms, smart home technology and one of the largest residential pools in the area. Highlights include a primary suite with a balcony, a 5-car garage and a zero-edge pool with a pool house. **Web #121600**



Extraordinary Custom-Built Lakefront Home: Norfolk / \$9,750,000

This estate on approximately 115 acres along Winchester Lake offers 5 bedrooms, 4 full and 1 half bathrooms, a mile of lakefront, a private island and boat launch. Features include cathedral ceilings, stone fireplaces and a gourmet kitchen, ideal for luxurious living. **Web# 24025341**



A One-of-a-Kind Offering: New Canaan / \$7,250,000

Extown Farm offers approximately 17.5 acres with 3 residences, highlighted by a 7,000-square-foot farmhouse meticulously restored in 2023. The estate includes modern amenities, 8 bedrooms, 8 full bathrooms and 1 half bathroom, a gym and a 2-bedroom apartment with stunning views. **Web #24024752**



Idyllic Waterfront Retreat: Darien / \$4,695,000

This custom waterfront Colonial offers 5 bedrooms and 6 bathrooms with floor-to-ceiling glass with breathtaking views of the landscaped grounds. The home showcases meticulous attention to detail all within a private community offering beach access, mooring and recreation. **Web #24033411**

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Massachusetts



Stately Georgian Revival: Brookline / \$24,500,000

One of the most prestigious estates in all of greater Boston. Boasting 11 bedrooms, 11 bathrooms, 10 fireplaces, a kitchen with a Molteni stove imported from France, a library, formal dining room, a family room and an indoor 75-foot swimming pool. **Web #73244041**



Luxury Meets Timeless Design: Belmont / \$6,750,000

Step through the grand double-story foyer and find an elegant winding staircase, 7 bedrooms, 7.5 bathrooms, high-end finishes and a gourmet kitchen. Outside, discover a private oasis with lush landscaping and conservation land in the back. **Web #73303600**



Burrage Mansion Penthouse: Boston / \$6,499,000

Nestled among classic Back Bay brownstones, this 2-bedroom, 2.5-bathroom home features soaring ceilings, luminous skylights, and a floating staircase that leads to a sprawling roof deck complete with gas grill and hot tub. **Web #73169095**



Serene and Secluded Masterpiece: Dover / \$6,499,000

With its organic gardens and multi-gable, black-aluminum roof, this 6-bedroom, 8.2-bathroom home offers a chef's kitchen, a custom-engineered floating staircase and a backyard with an in-ground pool, detached cabana, dining areas and a grill house. **Web #73254002**

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Massachusetts



Boutique Home at The Tudor: Beacon Hill / \$4,999,999

The Tudor is one of the most sought-after, full-service buildings in Boston. With an incredible Beacon Hill location on the Boston Common, this 3-bedroom, 2.5-bedroom home offers 2 valet parking spots, views of the park and 40-foot wide living and dining spaces. **Web #73278159**

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Multi-Family New Build: Newton / \$2,375,000

A multi-family home featuring 2 brand new residential units. Located in the Upper Falls historic district with plenty of parking and outdoor space. Ideal for investors looking for rental income. The renovation has been completed and offers luxury finishes. **Web #73289354**

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Charming Cape-Style Home: Sudbury / \$1,149,000

This 4-bedroom, 2-bathroom home features a 2-car garage and landscaped grounds with a bridge, arch and stone patio. The interior features a flexible floor plan with a formal dining room with fireplace, custom kitchen, spacious lower level and EV charger. **Web #73303154**

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Superbly Located Townhouse: Natick / \$1,065,000

Featuring 4 bedrooms and 2.5 bathrooms, this home boasts a renovated kitchen, dining area opening to the grand living room, a primary bedroom with custom built-ins and en suite bathroom and Harvey windows that fill the home with natural light. **Web #73303884**

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The PARKER

EXPECT THE UNEXPECTED

Watch the drama unfold at The Parker, an intriguing new condominium building in the heart of the Theater District, overlooking Boston Common. Featuring bold architecture, sophisticated amenities and lush interiors inspired by the area's theatrical history. Expect the unexpected in the city's most exciting new production, a building that pushes the boundaries of what it means to live in Boston. Immediate occupancy.

55 Lagrange Street is being developed by Fortis Property Group and its subsidiaries. Marketed by The Sarkis Team from Douglas Elliman Development Marketing. Equal Housing Opportunity.

AMENITIES

- Sky-view roof deck with sweeping Boston Common and city views
- Rooftop cabanas and firepit
- Exclusive speakeasy-inspired lounge, private screening room and billiards room
- Fitness center with state-of-the-art equipment and personal training studio

**STUDIO TO TWO-BEDROOM
RESIDENCES STARTING AT
\$620,000**

IMMEDIATE OCCUPANCY

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Artist's rendering



Artist's rendering



Artist's rendering



Artist's rendering

The Beacon

LUXURY REDEFINED

The Beacon, a new-construction luxury condominium development in Newton, consists of 34 residences with expansive layouts. Developed by Alpine Property Group with high-end finishes by Zarifi Design, this building offers one-plus and two-plus bedroom floor plans. Amenities include professional management, fitness room, common rooftop terrace and outdoor patio. Expected completion is spring 2025.

AMENITIES

- Fitness room
- Garage parking
- Common roof deck
- Landscaped terrace
- Pet washing station
- Dog park

OCCUPANCY SPRING 2025

**ONE- AND TWO-BEDROOM
UNITS STARTING AT
\$995,000**

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thebeaconnewton.com

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MID-ATLANTIC

Dining alfresco isn't just for summer. Some of the D.C. area's best restaurants embrace cooler weather with heated patios and rooftop bars perfect for a breezy spring evening.

the Caribbean. Don't miss the heated garden patio with a retractable roof.

A LITTLE ROMANCE

Housed in a historic carriage house nestled among much grander edifices in Dupont Circle, **Iron Gate** offers an irresistible setting for dinner. Opened as an inn by the same name in 1923, it held the distinction of being the city's oldest continuously operating restaurant until it closed in 2010. Three years later it reopened under the capable helmship of Anthony Chittum, and it has been earning accolades ever since. The menu favors Greek and Italian dishes made with local, seasonal ingredients. The bar and dining room are charming, but we prefer the grape arbor-covered patio. There are heaters and lights—and on seriously chilly nights, firepits—to keep you cozy.

Our go-to in Ivy City is Michelin-rated **Gravitas**, where the industrial-chic vibe harks back to the building's previous life as a tomato packing plant. Chef Matt Baker's three-, four-, and six-course meals change seasonally and feature delicacies like Lobster Risotto with Burgundy Black Truffles. For outdoor dining, head upstairs to Baker's **Conservatory at Ivy City**. Order à la carte or opt for the three-course tasting menu.

VIEW FINDER

Sip a craft cocktail while admiring views of the Washington Monument and the White House at **VUE Rooftop DC**. This scenic venue atop the Hotel Washington is D.C.'s best rooftop bar, according to *Modern Luxury DC's* Best of the City 2024 list.



Top: The view from VUE Rooftop DC.
Above: Dinner at Queen's English

GLOBAL FLAVORS

You wouldn't guess by its name, but the **Queen's English** serves delicious Cantonese cuisine, heavy on wok preparation and fresh seafood with dishes like Crispy Whole Branzino and Daikon Fritters (baby shrimp, shiitake, and pork). Co-owner Henji Cheung is a native of Hong Kong, and his jewel box of a Bib Gourmand restaurant in Columbia Heights is a nod to the country's 156 years as a British territory. Cheung's wife, co-owner Sarah Thompson, won the

Michelin Guide Washington, D.C.'s 2023 Sommelier of the Year Award. All the wines she chooses involve handpicked grapes from chemical-free vineyards, many of them small, family-owned producers. Our favorite place to enjoy them? The heated patio.

Bib Gourmand winner **Zaytinya** by celebrated chef José Andrés serves up shareable small plates of tasty Turkish-, Greek-, and Lebanese-inspired cuisine in a light, airy, modern setting with an

outdoor patio in downtown D.C. **Jaleo**, also by José Andrés, in the Penn Quarter is an equally tempting option, offering tapas, sangria, and alfresco seating.

Craving Latin American flavor? Book a table at **Seven Reasons** in City-Center for dinner, lunch, or weekend brunch. The first of several restaurants from award-winning chef Enrique Limardo, this Michelin-recognized stalwart serves vibrant dishes from Venezuela, Peru, and



Modern Luxury Reimagined: 7526 Fisher Dr, Falls Church VA / \$2,350,000

Offering 6 bedrooms and 4 well-appointed bathrooms, this newly constructed home caters to contemporary living. Thoughtful design, high-quality finishes and attention to detail make this property truly exceptional. **Web #VAFX2201336**

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Historic D.C. Gem: 1860 19th St NW, Washington, DC / \$3,999,999

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Home to the National Italian American Foundation for the past 30 years, this property boasts approx. 9,000sf of historic charm. It features grand proportions, stunning architectural details and tranquil outdoor terraces. **Web #DCDC2127364**

Mid-Atlantic



Wheatland Farm

15158 Berlin Turnpike, Purcellville, VA / \$11,500,000

Wheatland Farm is a premier equestrian property on 43 acres of beautiful landscapes in Loudoun County. In addition to the Manor House (built in 1741), the facilities include a state-of-the-art indoor arena, outdoor arena, cross-country field, 2 barns (26 stalls), and an enclosed trail system including a galloping track along the lake. **Web #VALO2077300**

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Spring / 2025

OX HILL RESIDENCES

CITY CENTRE WEST

LUXURIOUS LIVING IN NORTHERN VIRGINIA BY THOMAS JUUL-HANSEN

Renowned NYC designer Thomas Juul-Hansen brings urban sophistication to the suburban setting of downtown Fairfax, located 15 miles outside Washington, D.C. City Centre West, a mixed-use building, stands at the gateway of the city's historic district, where brick sidewalks lead to a variety of independent retailers, local restaurants, a public library, cultural sites, parks and a host of other must-have conveniences. Floor-to-ceiling glass doors, expansive balconies and terraces, and sustainable design elements (such as electric vehicle charging stations and a green roof) will seamlessly coexist among the Old Town Fairfax structures that have stood for approximately two centuries.

Ox Hill Residences at City Centre West will feature 79 exquisitely finished condominiums with spacious one- to three-bedroom floor plans. A restaurant featuring fine-dining fare, medical offices and a national bank branch are a few of the businesses that will be handily located on the premises. With resort-style amenities, the residences will offer tranquil living spaces appointed with beautiful finishes fit for those seeking a modern, effortless lifestyle.

AMENITIES

- 6 luxurious residential floors plus a penthouse
- Interiors featuring natural light with floor-to-ceiling glass doors leading to balconies/terraces
- Concierge and lifestyle amenities
- Indoor pool, spa, sauna and cold plunge
- State-of-the-art fitness center and golf simulator
- Penthouse-level owners' lounge connecting to outdoor living features
- Available electric vehicle (EV) chargers
- Private underground parking; dedicated parking space(s)
- Restaurant(s) on-site

ONE- TO THREE-BEDROOM RESIDENCES

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City Centre West Condominium has not yet been registered with the Virginia Common Interest Community Board, and no binding contracts to purchase a unit may be entered into until registration.



FLORIDA

With all South Florida has to offer, including gorgeous weather during the shoulder season, it's no wonder the area is booming. And with such an abundance of choices, it can be daunting to decide what to try next. To help, we've rounded up a short list of recommendations.

Gianni's, in the former Versace Mansion



TASTE TREATS

We've been fans of the divine **L'Atelier de Joël Robuchon**, Florida's only two-Michelin-star restaurant, since it opened five years ago in the Design District. L'Atelier Miami is the newest outpost of late chef Joël Robuchon's 10 L'Ateliers (the original is in Paris, off Boulevard Saint-Germain), all praised for their blend of modern French fare elevated with impossibly fresh ingredients and immaculate

technique. The open kitchen concept is another Robuchon signature, and die-hard foodies say the best seats in the house are the 34 counter seats facing directly into the kitchen to watch the chefs at work. The menu includes tasting portions as well as large plates. Our advice? Opt for the seasonal prix fixe.

When we're in the Art Deco District, we head to **Gianni's** in The Villa Casa

Casuarina, the former Versace Mansion. This lavish spot is a feast for the senses, complete with mosaics, frescoes, and a gold-lined pool. The seafood-focused, Mediterranean-style menu is complemented with an extensive wine list. Executive Chef Valter Mancini's steaks and pastas are equally delicious.

For warm, flaky, buttery croissants that look as irresistible as they taste,

we like **Antonio Bachour's** eponymous bakery in Coral Gables. Try the strawberry mascarpone croissant. Trust us; it's worth the calories. For mouthwatering fresh bread, we head to nearby **Madruga Bakery**. Owner and bread goddess Naomi Harris hand-mills grain to make the flour that goes into a range of edible works of art here. Another must (check your diet at the door) is 2024 James Beard Award finalist

Caracas Bakery, which offers a unique combination of French and Latin (Venezuelan, to be specific) pastries along with savory treats, including a variety of tasty open-faced sandwiches on fresh sourdough. We like the MiMo location, though the original in Doral is worth a stop, if you happen to be nearby.

SECRET GARDENS Immerse yourself in tropical flora at **The Kampong**,

a historic botanical garden near Biscayne Bay. You'll need to prebook to visit this nine-acre oasis with 1,000 plant species and rotating seasonal exhibits in Coconut Grove. Take a guided tour to learn about former owner David Fairchild, dubbed the Christopher Columbus of American horticulture, or wander at your own pace among the palms, baobabs, and lush flowering trees. We're partial to the ylang-ylang, whose sweet-smelling blooms inspired Chanel No. 5.

When we crave an exotic vacation without leaving Miami, we visit **Morikami Museum and Japanese Gardens**. It's easy to feel transported to another time and place as you wander through the six gardens here, each inspired by a historically significant garden in Japan. Koi ponds, arched bridges, lakes, and bonsai trees dot the landscape. On select Saturdays, you can visit the Seishin-an Tea House to watch a tea ceremony in the Roji garden. This spring, you can also see the exhibit "Akira: Architecture of Neo-Tokyo," open through April 6, 2025.



Welcome to Sunrise Villa: Ponte Vedra Beach / \$12,900,000

A private oceanfront estate built on approx. 1.49 acres with 30-foot elevations, offering luxury resort amenities designed for entertaining. This property is a scene of never-ending beauty and majesty. **Web #2014269**



A Classic Beach House: Ponte Vedra Beach / \$9,975,000

This home offers a blend of historical elegance and modern comfort. Featuring cypress wood walls and high tongue and groove wood-beamed ceilings, the home exudes craftsmanship from its era. **Web #2028970**



Stunning Oceanfront Home: Ponte Vedra Beach / \$5,795,000

Welcome to a home that embraces Florida's sunshine with stunning oceanfront and Intracoastal views from every room. Originally built by an LA Architect in 2015, this home has sleek, clean lines visible from every angle. **Web #2045032**



The Ultimate Retreat Estate: Palatka / \$2,000,000

Set on an approximately 12.48 acres with 510 feet of frontage along the scenic St. John's River, this private getaway offers expansive eastern views and an atmosphere perfect for relaxation. **Web #2048731**

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Florida



The Providence: Rosemary Beach / \$8,395,000

Luxury Rosemary Beach condo offers approx. 5,863sf of comfort and technology. Private pool, rooftop terrace, 6 bedrooms, 4 bathrooms, elevator, expansive gulf views, covered parking and an outdoor living area with a fireplace. Ideal beach retreat. **Web #938107**



Relaxed Beachside Lifestyle: Santa Rosa Beach / \$6,950,000

Welcome to 155 Heritage Dunes Lane South by Syed Design Group. This custom home with approx. 4,250sf near to the Gulf features 5 bedrooms, 6 luxury bathrooms and meticulous attention to detail. **Web #940078**



Your Own Private Retreat: Rosemary Beach / \$5,399,000

A beautifully custom-designed, approx. 6,300sf home in Rosemary Beach. This luxury compound features 9 bedrooms, 9.5 bathrooms and meticulous attention to detail throughout. **Web #953348**



Charming, Newly Remodeled Cottage: Santa Rosa Beach / \$3,880,000

This charming, newly remodeled cottage, 136 Silver Laurel, is perfectly situated in the heart of WaterColor, just 2 blocks from the stunning Gulf-front WaterColor Beach Club and a short stroll from the vibrant village centers of both WaterColor and Seaside. **Web #955556**

Brad Reese, Sales Associate, O: 850.806.1410 / M: 850.797.7930 / brad.reese@elliman.com



Eastern Lake Elegance: Santa Rosa Beach / \$3,290,000

This stunningly renovated home, located at 105 Trae Lane in Seagrove Beach, embodies Eastern Lake elegance. With 4 stories overlooking both the tranquil waters of Eastern Lake and the Gulf of Mexico, this residence offers breathtaking views. **Web #961164**

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Destiny West Villa: Destin / \$1,725,000

Located in Destiny West, one of the most sought-after neighborhoods in Destin, this gorgeous villa offers an unmatched level of luxury. With 5 bedrooms and 3 bathrooms, and approx. 2,287sf, you and your guests will enjoy every inch of space. **Web #949321**

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Stunning 3-Story Beachside Condo: Santa Rosa Beach / \$1,638,000

Experience coastal living at its finest with this stunning 3-story beachside condo in the beautiful Watercolor community of 30A, less than 150 yards away from the prestigious Watercolor Beach Club. **Web #944631**

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Serenely Located: Inlet Beach / \$999,000

Highly sought-after and private location within a prominent neighborhood. 110 Pine Lands Loop is one of the few townhomes backing up to the private state forest. **Web #959943**

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Florida



Ultimate Oceanfront Masterpiece: Manalapan / \$79,000,000

Commanding a premier Oceanfront approx. 1.5-acre parcel, this magnificently scaled Modern masterpiece spans approx. 172ft on both the Atlantic and the Intracoastal with a 50-ft dock. A minimalist aesthetic and natural materials define the monumental marvel. **Web #F10461153**

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87 Park, An Architectural Triumph: Miami Beach / \$40,000,000

Eighty Seven Park floats above approx. 35 acres of greenery. Designed by RDAI, with Hermes furnishings throughout, this iconic Penthouse features curved gallery walls, picturesque windows, and European oak floors. **Web #A11676573**

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Timeless Hollywood Glamour: Boca Raton / \$19,500,000

Waterfront mansion in Boca Raton's sought-after Estates Section, commanding approx. 200 feet water frontage. **Web #RX-11025774**

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Ultra-Chic New Construction: Palm Beach / \$14,500,000

This 4 BR, 5.5 BA, residence rests on an approx. 10,200sf lot in a desirable North End neighborhood, with beach parcel access. **Web #RX-11021234**

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SW
SOMI WALK
RESIDENCES



Artist's rendering

Florida

WHERE URBAN LIFESTYLE MEETS TRANQUILITY

203 beautifully designed residences with covered parking and no rental restrictions. Availability of 33,000 sf professional/medical offices divisible by 1,000 square feet. Located at the gateway to Coral Gables, Coconut Grove and Pinecrest, in the city of South Miami.

Somi Walk (the "Condominium") is developed by ALTA SOMI I, LLC ("Developer"), and you should only rely on the Developer's written representations. The illustrations and images are conceptual and may vary from concept to actual construction. The images are examples and do not reflect the design or decor of the completed Condominium. The floor plan, unit layout, locations of windows, floors, closets, plumbing fixtures, mechanical equipment, appliances, structural elements, architectural design elements, views, and the uses, configurations, and entries to rooms may change based on final approval plans, permitting, and completed construction. The furniture plan and the use of a space illustrated are suggested use only and not intended to guarantee or represent any specific use of space. Furnishings, design features, and decor illustrated and suggested uses only and not intended to guarantee or represent any specific use of space. Furnishings, design features, and decor illustrated are not included with purchase of a Unit. Certain amenities and features may require additional expense by Unit owner. There are water views, but the Condominium is not waterfront, and the views will vary depending on the Unit purchased. No view, water or otherwise, is guaranteed. Consult only the Developer's Prospectus for the Condominium to learn terms, conditions, specifications, estimated costs, Unit views, and to learn what is included with a Unit purchase and how to calculate the Unit size. The balconies depicted are conceptual and the size will vary based on final permitting and completed construction. Pursuant to the license agreement, Developer has the right to use the trade names, marks, images, and logos of Alta Development LLC for so long as the license agreement is not terminated or otherwise lapses. Developer is not incorporated in, located in, nor a resident of, New York, or residents of any other jurisdiction where not permitted by law. Reproduction for any use is not authorized. 2024 ALTA SOMI I, LLC. Artist's renderings of development; excludes images of surrounding and neighboring buildings.

AMENITIES

- Resort-style pool with cabanas
- State-of-the-art business center
- Pickleball courts
- Wellness center with cold & hot plunge pools
- Grab and go
- Bike storage
- Clubhouse
- Fitness center
- 24-hr attended lobby

NOW ACCEPTING RESERVATIONS

PRICED FROM \$545,000

Mario Chirino
mario.chirino@somiwalk.com

Anthony Valdez
anthony.valdez@somiwalk.com

Hilda Morello
hilda.morello@somiwalk.com

Sales Gallery
7090 SW 59th Place
South Miami, FL 33143

786.800.2323
somiwalk.com
@somiwalk



Artist's rendering



Artist's rendering



Artist's rendering

THE RESIDENCES

SIX FISHER ISLAND

⑥

THE PLACE YOU'VE CIRCLED THE GLOBE TO FIND

The Residences at Six Fisher Island exemplify the art of living well. Situated on six and a half waterfront acres—the very last of its kind on Fisher Island—Six Fisher will be one of the most exclusive, refined and coveted developments in Miami's history. The sweeping estate-style homes will range from three to eight bedrooms and 3,800 to nearly 16,000 square feet, each oriented for maximum privacy and unparalleled views of Miami Beach, the Atlantic Ocean and Biscayne Bay. More than 55,000 square feet of five-star, resident-only amenities and a broad spectrum of personalized services will usher in a new era of effortless living.

AMENITIES

- Membership in the exclusive Fisher Island Club, a members-only community with beach club, restaurants, marina, full-service spa, golf course, racquet club and more
- Bayfront restaurant, cocktail bar, private dining room, chef's table and wine room
- Two full-service resort-style pools
- Fitness center overlooking Biscayne Bay
- Padel court and playground
- Spa with sauna, treatment rooms, hot and cold plunge pools, and salon offering personalized services
- House car and tender, concierge, and 24-hr security and valet service

NOW UNDER CONSTRUCTION

PRICED FROM \$15,000,000

Design Gallery
By appointment only
808 1st Street
Miami Beach, FL 33139

305.873.3852
sales@6-fisherisland.com
6-fisherisland.com
@6fisherisland

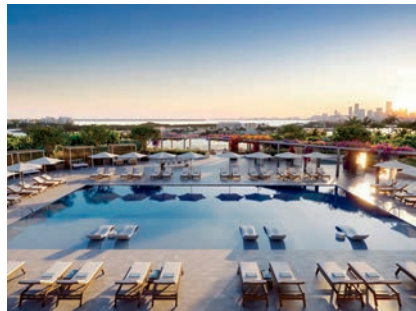
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. New York Residents: THE COMPLETE OFFERING TERMS ARE FOUND IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP23-0006. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. THIS CONDOMINIUM HAS ALSO BEEN REGISTERED WITH THE MASSACHUSETTS BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS F-1279-01-01. Six Fisher Island Condominium (the "Condominium") is marketed as The Residences at Six Fisher Island and is developed by PRH Parcel 7 Owner, LLC ("Developer" and/or "Offeror"), which uses the marks of The Related Group, BH Group, and of Fisher Island under license agreements; however, neither The Related Group, BH Group, nor Fisher Island is the Developer. All owners of a home in the Condominium approved to become lifetime members in the Fisher Island Club (the "Club") are granted a lifetime Club membership upon the closing of the Condominium home purchase subject to the owner meeting and maintaining all eligibility requirements. The Club determines eligibility for membership and the Developer has no control over the Club's eligibility requirements. The annual dues and/or assessments required for Club membership shall be the member's cost and is not paid by Developer. The Club membership cannot be redeemed for cash or other goods, services, or materials. This is not intended to be an offer to sell, or solicitation of an offer to buy, a condominium unit to residents of any jurisdiction where prohibited by law. There is no guarantee that any proposed Condominium amenities, artwork, designers, contributing artists, interior designers, fitness facilities, or restaurants will be available as depicted or at all upon, or following, the completion of the Condominium. Consult the Prospectus of Developer to understand the amenities, proposed budget, terms, conditions, specifications, fees, Unit dimensions, site plans, about Fisher Island, and to learn what is included with purchase and by payment of regular condominium assessments. The project graphics, renderings, photographs, and text provided herein are copyrighted works owned by the respective developer unless otherwise credited. 2023 © PRH Parcel 7 Owner, LLC, with all rights reserved.



FIVE PARK
MIAMI BEACH



Artist's rendering



BEACH LIVING COMPLETELY REDEFINED

Introducing Miami Beach's most significant project in decades. Expertly crafted by the world's most visionary design minds, Five Park represents the intersection of function, beauty and sustainability. The sleek tower offers a host of unprecedented amenities with in-house wellness and a private beach club bringing five-star service to everyday life.

This condominium is being developed by TCH 500 Alton, LLC, a Delaware limited liability company ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Terra and you agree to look solely to Developer (and not to Terra or its affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, make reference to this brochure and to the documents required by section 718.503, Florida statutes, to be furnished by a developer to a buyer or lessee. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. FOR NEW YORK RESIDENTS: THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP21-0065. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. Renderings depict proposed views, which are not identical from each residence. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from a residence or from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view. Furnishings are only included if and to the extent provided in your purchase agreement. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING.

RESIDENCE FEATURES

- Expansive floor plans with 10-ft ceilings and expansive outdoor terraces
- Gabellini Sheppard–designed kitchens and bathrooms
- Premium Gaggenau kitchen appliances
- Sizable walk-in closets in every primary bedroom

AMENITIES & SERVICES

- Adult and family-friendly pools with cabanas
- Private beach club located south of Fifth
- Fully outfitted fitness center and spa with treatment rooms

- Adjacent 3-acre canopy park
- Pedestrian bridge connecting to South Pointe Park, the Baywalk & the Miami Beach Marina

MOVE IN TODAY

LIMITED INVENTORY REMAINING

PRICED FROM \$1,500,000

On-site Gallery
500 Alton Road
Miami Beach, FL 33139

305.520.7974

sales@fivepark.com

fivepark.com

@fiveparkmiami



Artist's rendering



THE RITZ-CARLTON RESIDENCES

SOUTH BEACH

Introducing The Ritz-Carlton Residences, South Beach. Boutique-sized and exquisitely located, this limited collection of just 30 oceanfront beach houses in the sky features panoramic Atlantic Ocean and historic Miami Beach views.

("Ritz-Carlton"), Sobe Sky Development, LLC uses the Ritz-Carlton marks under a license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein. Oral representations cannot be relied upon as correctly stating the representations of the Developer. For correct representations, reference should be made to the documents required by Section 718.503, Florida Statutes, to be furnished by a Developer to a Buyer or Lessee. This offering is made only by the offering documents for the condominium and no statement should be relied upon if not made in the offering documents. This is not an offer to sell, or solicitation of offers to buy, the condominium units in states where such offer or solicitation cannot be made. Prices, plans and specifications are subject to change without notice. We are pledged to the letter and spirit of the U.S. Policy for achievement of Equal Housing Opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The Ritz-Carlton Residences, South Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, LLC or its affiliates ("Ritz-Carlton"). Sobe Sky Development, LLC uses The Ritz-Carlton marks under an interim license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

EXCLUSIVE RESIDENTIAL AMENITIES

- Historic double-height lobby with library, lounge seating and signature café
- 24-hour attended lobby and concierge
- Semiprivate cabanas
- Poolside social lounge
- Fitness center, personal treatment and training rooms
- Owners' beach club with cabana service, beach lounge and umbrellas
- Restaurant and beach club culinary programming by Michelin-starred chef José Andrés

PRICING AVAILABLE UPON REQUEST

Sales by Eklund Gomes
sales@rcbeachhouses.com

305.564.1533
rcbeachhouses.com

EDITION[®]

RESIDENCES
MIAMI EDGEWATER

AN UNMATCHED SENSE OF HOME

EDITION Residences, Miami Edgewater, welcomes residents home with an unparalleled EDITION experience. As the first and only private EDITION residences in the world, these residences reinvent the modern home with thoughtfully curated spaces and personalized service for a dynamic, elegant lifestyle. A signature design by Bernardo Fort-Brescia and refined interiors by Studio Munge seamlessly blend to deliver an exquisite collection of homes. The residences feature unobstructed views of Biscayne Bay, the Miami Beach skyline and the Atlantic Ocean and offer a dedicated suite of luxury amenities. Beyond home, residence owners will enjoy exclusive privileges with access to EDITION properties across the globe. As Miami's best-kept secret, the Edgewater neighborhood exudes the intimacy of a private residential enclave mere minutes from Miami's most exciting cultural destinations, including the Miami Design District, Wynwood and Downtown.

AMENITIES

- 24-hr valet, security, lobby and front desk services
- Lifestyle director and concierge services
- Bayfront pool and hot tub
- State-of-the-art fitness center and yoga studio
- Full-service spa
- Six luxury guest suites
- Secret owner's pantry with open bar and candy cabinet
- Catering kitchen
- Boardroom
- Dining room
- Cinema
- Teen game room
- Children's room
- Multisport simulator
- Library

PRICED FROM \$3,100,000

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Darin Tansey
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Silvana Capuzzo
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Artist's rendering



Artist's rendering

Broker Participation is welcomed and encouraged. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A SELLER TO A BUYER OR LESSEE. This project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. Prices and availability are subject to change at any time without notice. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. Renderings depict proposed views, which are not identical from each unit. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein will be provided or, if provided, will be as depicted or described herein. Any view from a unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view.



Artist's rendering



EDGE HOUSE
MIAMI

**YOURS TO OWN,
YOURS TO SHARE**

Experience luxury living at Edge House. Nestled in the dynamic Edgewater neighborhood in the heart of Miami, this prime location is moments from many of the city's top attractions. Choose from fully furnished, turnkey and impeccably equipped studio, one-, two-, and three-bedroom residences with lockout options. Edge House provides unparalleled benefits to owners, offering the freedom and flexibility of no rental restrictions, which is significant given that Miami is a global leader in this category as well as one of the world's top vacation destinations.

Envisioned by world-renowned architect Kobi Karp, Edge House is a testament to his belief that "architecture is a source of enchantment and inspiration...it awakens our soul." Here, you'll find a wealth of sophisticated amenities and features that transform every moment into pure pleasure, whether you're working, unwinding or enjoying a harmonious blend of both. The residences, beautifully curated by the renowned designer Adriana Hoyos, are appointed with bespoke furnishings, kitchen appliances and European cabinetry.

AMENITIES

- Flexible short-term rental opportunities
- Convenient 24-hr valet parking
- Welcome reception with concierge
- Lobby lounge with café bar and snack service
- Two resort-style pools overlooking the Miami skyline
- Spa with private treatment rooms
- Residents' lounge with indoor/outdoor experience
- Fully equipped fitness center and yoga studio
- Sky lounge and entertainment room

**PRICED FROM THE MID
\$400,000s**

Aleksandra Roman
sasha@edgehousemiami.com

Sales Gallery
1789 Biscayne Boulevard
Miami, FL 33132

info@edgehousemiami.com
edgehousemiami.com
@edgehousemiami



Artist's rendering



Artist's rendering

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference and including artists' renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction. Grupo T&C is not the project Developer. This Condominium is being developed by MERIDIAN TC REAL ESTATE GROUP, LLC. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Named Party and any purchaser agrees to look solely to Developer (and not to Named Party and/or any of its affiliates or principals) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.

VILLA MIAMI

A MAJOR FOOD GROUP RESIDENTIAL EXPERIENCE

Step into a life curated by globally recognized talents and tastemakers. Rising 58 stories, Villa Miami comprises a collection of full-floor estate-style villas, designed around 360-degree sweeping horizon-line views of Biscayne Bay and the city. The development features 20,000 square feet of first-class amenities programmed by Major Food Group with a level of personalized service previously unseen in Miami. From poolside service to a private beach club, Villa Miami is defined by a suite of amenities, personalized services and activated social spaces that create one of the most coveted residential and lifestyle experiences in the world. This is a life curated: head in the sky, hand in the water, and a boat waiting at the dock.

Villa Miami marks the first residential development by the celebrated hospitality brand Major Food Group, known for iconic culinary concepts from Carbone to Dirty French, ZZ's Club and more. The project unites the talents of legacy developers Terra/David Martin and One Thousand Group to present a gleaming waterfront tower in Miami's Edgewater neighborhood designed by Vicky Charles, former design director at Soho House, known for celebrity commissions.

AMENITIES

- On-site estate manager and curator
- Private vaults and safety deposit boxes
- Helicopter pad access
- Italian-inspired MFG on-site restaurant and curated food & beverage throughout building
- Private chef services and cooking lessons
- VIP MFG reservations and resident perks
- Italian thermal spa-inspired spa
- Fitness center by Technogym
- Full-service outdoor pool deck
- Residents' club with library and intimate lounge rooms
- Screening and multimedia room

PRICED FROM \$5,000,000+

Sales Gallery
2742 Biscayne Blvd
Miami, FL 33137

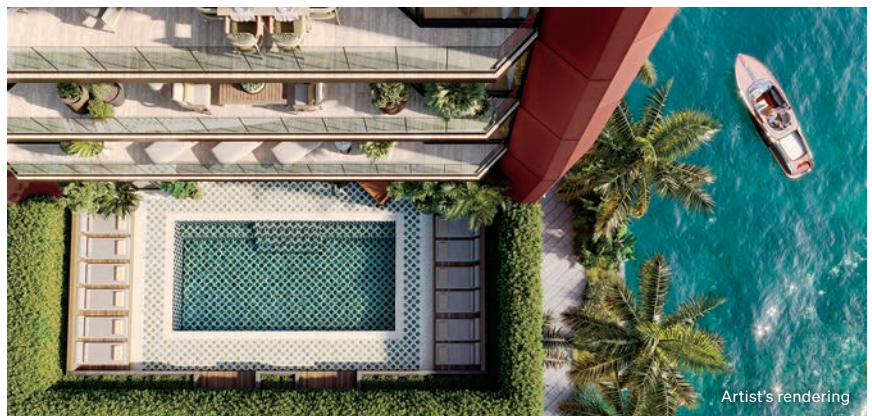
305.503.0471
info@villamiami.com
villamiami.com
@villamiamiresidences



Artist's rendering



Artist's rendering



Artist's rendering

THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP23-0086. The Condominium is not owned, developed, or sold by Major Food Group or its affiliates ("MFG"). This condominium is being developed by 710 Edge Property, LLC, a Delaware limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Terra, One Thousand Group and which uses the Villa marks under a license from MFG, which has not confirmed the accuracy of any of the statements or representations made about the project by the Developer. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Terra, One Thousand Group or MFG and you agree to look solely to Developer (and not to Terra, One Thousand Group or MFG and/or its or their affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Equal Housing Opportunity.



Artist's rendering



Artist's rendering



Artist's rendering

The Standard

RESIDENCES

MIDTOWN MIAMI

THE PLACE TO BE IS NOW THE PLACE TO LIVE

The first of its kind, The Standard Residences, Midtown Miami, blends the beloved brand's distinctive culture and community with world-class design, thoughtful amenities and exceptional service. Located in the heart of Midtown, Miami's most vibrant and walkable neighborhood, The Standard Residences is also just moments from the Design District and Wynwood. The Standard Residences, Midtown Miami, will boast more than 34,000 square feet of delightfully curated amenities infused with the hospitality of The Standard's brand. Crafted by distinguished architects and designers, including award-winning Arquitectonica and Urban Robot, the project will feature 228 pied-à-terre-style residences, all finished with The Standard's distinctive touch.

AMENITIES

- Expansive lobby with customized social spaces including a café
- Rooftop deck features a 60-foot-long swimming pool, whirlpool spa and outdoor rain showers
- Rooftop restaurant and bar with poolside service
- Social floor with lounges, private cinema, karaoke bar and gourmet kitchen
- Sweat floor with state-of-the-art fitness center, infrared saunas, pickleball court, outdoor terrace and indoor meditation studio
- Bicycle storage
- Pet spa

NOW UNDER CONSTRUCTION

305.337.3100
sales@thestandardmiamiresidences.com
thestandardmiamiresidences.com
[@thestandardmiamiresidences](https://www.instagram.com/thestandardmiamiresidences)

Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, reference should be made to the documents required by section 718.503, Florida Statutes, to be furnished by a Developer to a Buyer or Lessee. This offering is made only by the offering documents for the condominium and no statement should be relied upon if not made in the offering documents. This is not an offer to sell, or solicitation of offers to buy, the condominium units in states where such offer or solicitation cannot be made. Prices, plans and specifications are subject to change without notice.



JEAN-GEORGES
MIAMI TROPIC
RESIDENCES

ART · DESIGN · FRIENDS
FOOD · CULTURE

TASTE IS
EVERYTHING



Artist's rendering

In Miami's tropical paradise, a residential retreat takes root. At this groundbreaking address, the legendary Jean-Georges expands his mastery of culinary experiences into the realm of residential lifestyle and luxury.

Miami Tropic emerges in an enviable position in the Design District at the epicenter of fashion, art, architecture, retail and dining. Designed by Yabu Pushelberg, the stunning new tower is a gateway to the community and a destination all its own, where a decadent feast of world-class amenities unfolds on every floor.

At Miami Tropic, taste is everything.

AMENITIES

- Curated retail and gourmet food and beverage program by Jean-Georges, including a fine-dining restaurant and an all-day café
- Resort-style pool with private cabanas, gardens, kids' pool, outdoor theater, kitchen, lounge, and indoor restaurant by Jean-Georges
- Indoor and outdoor fitness center with squash court, yoga studio and juice bar
- Rooftop with panoramic city views, courtyards, pool, lounge, bar, private dining room and catering pantry

PRICED FROM \$1,200,000

Sales Gallery
3600 NE 2nd Avenue
Miami, FL 33137

305.902.4950
sales@miamitropic.com
miamitropic.com
@miamitropicresidences



Artist's rendering

This project is being developed by Midtown One Investments, LLC, a Delaware limited partnership ("Developer"), which has a limited right to use the trademarked names and logos of Miami Tropic. DEVELOPER AND ITS AFFILIATES ARE SEPARATE LEGAL ENTITIES FROM MIAMI TROPIC, AND MIAMI TROPIC IS NOT RESPONSIBLE FOR ANY OF THE CONTENT CONTAINED HEREIN. Any and all statements, disclosures and/or representations shall be deemed made by Developer, and you agree to look solely to Developer (and not to Terra, Lion Development, Jean-Georges or MIAMI TROPIC) with respect to any and all matters relating to the sales and marketing and/or development of the project. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. These materials are not intended to be an offer to sell, or solicitation to buy, a unit in the condominium to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. In no event shall any solicitation, offer or sale of a unit in the applicable condominium be made in, or to residents of, any state or country in which such activity would be unlawful. The images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. All plans, features and amenities depicted herein are based upon preliminary development plans and are subject to change without notice in the manner provided in the offering documents. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. All stated ceiling heights are approximate and are subject to change. Additionally, ceiling heights are measured from top of slab to top of slab and exclude areas where any soffits, moldings, drop and/or suspended ceilings and/or light fixtures may be installed. As such, the referenced ceiling height may not represent actual ceiling clearance. Additional fees may apply. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.



Artist's rendering

THE PERIGON

MIAMI BEACH

AMENITIES

- 73 signature OMA-designed residences and owners' junior guest suites
- Signature oceanfront restaurant and residents-only speakeasy by Michelin-starred chef Shaun Hergatt
- Beachside swimming pool and outdoor spa with sunbeds and cabanas
- Pool and beachside food and beverage service
- Dedicated beach with lounge chairs, umbrellas and service
- Exclusive global concierge service partnership with BHB Global
- Private spa with sauna and treatment rooms
- Fitness center overlooking the Atlantic



Artist's rendering

Welcome to The Perigon—a residential masterpiece on the shores of Miami Beach. Claiming uninterrupted views of the Atlantic Ocean and Biscayne Bay from its prime beachfront setting, The Perigon is a serene private enclave. Designed by global icons, it affords rare access to both the island's most idyllic and cosmopolitan offerings.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. The renderings contained in this advertisement are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. This condominium is developed and offered by 5333 Collins Acquisitions LP (the "Developer"). The other parties referenced herein are not the Developer. EQUAL HOUSING OPPORTUNITY. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP230063. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING.

NOW UNDER CONSTRUCTION

**TWO- TO FOUR-BEDROOM
BEACHFRONT RESIDENCES
PRICED FROM \$5,225,000**

Sales Gallery
2341 Collins Avenue
Main Level Retail Space
Miami Beach, FL 33139

305.390.5333
theperigonmiami.com
@theperigonmiami



SOLANA BAY

RESIDENCES
MIAMI

Artist's rendering

AMENITIES

- 450 linear feet of water frontage with private bayfront terrace, green space and waterfront promenade
- Rooftop with zero-edge pool, lounges, and summer kitchen with table seating
- Fully equipped waterfront fitness center including private training room with TRX designed by The Wright Fit
- Light-filled arrival lobby, residents' lounge, and high-tech boardroom with glittering bay views
- Entertainment lounge with billiards, table games and gaming console
- Reflection lounge for reading and relaxing, curated by Books & Books

**TWO- TO FOUR-BEDROOM
RESIDENCES FROM
\$2,300,000**

Sales Gallery
2248 NE 123rd Street
North Miami, FL 33181

305.203.4017
solanabay.com
@solanabaymiami



Artist's rendering

MIAMI'S MOST EXQUISITE NEW VANTAGE POINT

52 elevated residences of rare refinement and proportion. On the shores of Keystone Islands at the gateway to Bay Harbor Islands, Bal Harbour, Indian Creek and Miami Beach. With its contrast of curved glass walls, rich hardwood accents, and abundant gardens filled with native trees and seagrass, the aesthetics of Solana Bay are strikingly modern, with a timeless quality that feels connected to the natural landscape. It is a fresh take on refined elegance in which the beauty of minimalist design becomes an oasis outside the edges of the city.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. For New York Residents: THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP24-0057.



72
CARLYLE
 MIAMI BEACH RESIDENCES
 Designed by Piero Lissoni

AMENITIES

- Landscaped resort pool with poolside cabanas and water views
- Outdoor landscaped exhibition padel court
- Private meeting rooms
- Private dining room that can be reserved for celebrations and events
- Fully equipped, state-of-the-art fitness center appointed by Technogym
- Locker rooms for men and women with showers and changing areas
- Residents' spa with private treatment room, steam room and sauna
- Landscaped penthouse sky terrace with sundeck, rooftop pool, dining areas, and panoramic views of the ocean, parks, Intracoastal Waterway, and Miami skyline

Introducing a transformative new park-front residential address perfectly positioned on Miami Beach, just moments from the ocean and Intracoastal Waterway. This exclusive offering of 130 one- to four-bedroom condominium residences is paired with an impressive array of indoor and outdoor amenities including a Riviera-styled resort deck and dolce vita-styled residential social and wellness lounges. All perfectly crafted by a trio of experienced visionaries: architecture by CFE Architects, interiors by Piero Lissoni, and developed by Lefferts. Enriching amenities, sophisticated design, and even a destination restaurant at your front door. Just south of Surfside, 72 Carlyle is the talk of the town.

Sales by Eklund Gomes
info@72carlyle.com

305.399.2222
72carlyle.com

Oral representations cannot be relied upon as correctly stating the representations of the Developer. For correct representations, make reference to the brochure and to the documents required by Section 718.503, Florida statutes, to be furnished by a Developer to a Buyer or Lessee. The 72 Carlyle Project (the "Project") is being developed, offered and sold by the Developer and not by Lefferts Investments LLC or its other affiliates ("Lefferts"). The Developer is a separate legal entity from Lefferts, and Lefferts is not responsible for any of the content on this site. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Lefferts and you agree to look solely to the Developer (and not to Lefferts) with respect to any and all matters relating to the marketing and/or development of the project and with respect to the sales of units in the project. Equal Housing Opportunity.



YOUR HEALTH HAS A NEW ADDRESS

Tucked away on Bay Harbor Islands and perfectly removed from the hurried pace of Miami's lifestyle, THE WELL Bay Harbor Islands is the first of its kind—a place where you can live and play in complete wellness. Inspired by time-honored materiality and craftsmanship, the residences include 66 bespoke condominiums and over 22,000 square feet of amenities, including a state-of-the-art fitness and wellness center. THE WELL Bay Harbor Islands is designed to put wellness at the center of your life, creating the time and space to disconnect, slow down and refocus on what matters most: your well-being.

SERVICES & AMENITIES

- Rooftop swimming pool and hot tub
- Exclusive access to a beach club
- THE WELL Locker: the latest collection of wellness tech
- Membership in THE WELL Club: holistic fitness and wellness center

RESIDENCE FEATURES

- Open layouts with floor-to-ceiling glass windows and spacious balconies
- Built-in air purification system
- Kore™ Workstation Kitchen Sink with filtered faucet
- Sub-Zero and Wolf appliances
- Rain shower with dual pressures and affusion spa option

OCCUPANCY 2025

PRICED STARTING FROM \$1,400,000

Sales Gallery
1160 Kane Concourse
Bay Harbor Islands, FL 33154

305.703.6556
sales@thewellbayharbor.com
thewellbayharbor.com
@@thewellbayharborislands



THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP23-0020. This condominium is being developed by 1177 BAY HARBOR ISLAND, LLC, a Delaware limited liability company ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Terra and you agree to look solely to Developer (and not to Terra or its affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, make reference to this brochure and to the documents required by section 718.503, Florida statutes, to be furnished by a developer to a buyer or lessee. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. Renderings depict proposed views, which are not identical from each residence. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from a residence or from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view. Furnishings are only included if and to the extent provided in your purchase agreement. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING.



Artist's rendering



Artist's rendering



Artist's rendering

9900 WEST

BAY HARBOR ISLANDS

THE EFFORTLESS ELEGANCE OF ISLAND LIVING

Nestled serenely along the waterfront of Bay Harbor Islands, 9900 West stands as a boutique building embracing expansive visions of refined living. Within its tranquil confines, 23 roomy residences boast sun-kissed interiors and ample outdoor areas. The option for private boat slips further enhances the allure of this waterside haven. A meticulously landscaped rooftop pool deck offers a tropical sanctuary, elevated just above the canopy, providing breathtaking views from sunrise to sunset. Indoors, residents luxuriate in the convenience of dedicated spaces for fitness, wellness and social gatherings.

AMENITIES

- 9,000-sf lushly landscaped rooftop with Finnish saltwater pool
- 10 private boat slips for sale
- Sunset terrace with dockside lounge seating overlooking the waterway
- Private entertainment suite featuring catering kitchen complemented by a waterfront balcony
- State-of-the-art fitness center
- Spa room with hydrotherapy tub
- Children's playroom
- Dog grooming room

CONSTRUCTION UNDERWAY

PRICED FROM \$3,200,000

Site Address
9900 West Bay Harbor Drive
Bay Harbor Islands, FL 33154

Sales Gallery
1111 Kane Concourse
Suite 303
Bay Harbor Islands, FL 33154

305.424.9900
info@9900west.com
9900west.com
@9900West

Broker Participation is welcomed and encouraged. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A SELLER TO A BUYER OR LESSEE. This project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. Prices, availability, artist's renderings, dimensions, specifications, and features are subject to change at any time without notice.

LA MARÉ

BAY HARBOR ISLANDS

SIGNATURE 9781 COLLECTION

SPACE AND COMFORT REIMAGINED

The **Signature Collection** is a beautiful glass-clad modern building designed by Kobi Karp with a soft natural palette in the interior created by Debora Aguiar. Thoughtfully designed for families with privacy at the forefront, this eight-story building features a collection of nine residences, ranging from 2,100 to more than 4,200 square feet. The top floors will be composed of one residence per floor. The rest of the building will offer three-bedroom residences, and one standout residence will be at the lobby level with private access to the waterfront sundeck.

AMENITIES

- Bayfront outdoor space with landscaping, boat slips and lounge areas
- State-of-the-art fitness center
- Wine cellar
- Landscaped resort-like rooftop pool deck with pool, Jacuzzi, lounge chairs, daybeds, outdoor kitchen and bar/lounge
- Enclosed ground-floor parking garage with 19 parking spaces (2 spaces per resident) and security gate
- Boat slips available for residents
- 24-hr attended welcoming entry lobby and lounge
- Convenient private storage rooms for each residence

THREE- TO FOUR-BEDROOMS

Darin Tansey
darin.tansey@elliman.com

Alice Troyanovsky
alice@lamarebayharbor.com

Site Address
9781 E Bay Harbor Drive
Bay Harbor Islands, FL 33154

Sales Gallery
10301 E Bay Harbor Drive
Bay Harbor Islands, FL 33154

786.228.9571
info@lamarebayharbor.com
lamarebayharbor.com
@lamarebayharbor

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Artist's rendering



Artist's rendering



Artist's rendering



Artist's rendering



Artist's rendering



Artist's rendering

LA MARÉ

BAY HARBOR ISLANDS

REGENCY 9927 COLLECTION

SERENE WATERFRONT LIVING IN BAY HARBOR ISLANDS

The Regency Collection is an oasis designed to stand apart for its beauty, sustainability and overall sense of refined ease. This glass-clad modern building designed by Kobi Karp Architecture with a soft, natural interior palette created by Debora Aguiar Arquitetos features 33 residences. The waterfront location offers boat slips, waterside amenities and a landscaped rooftop pool deck.

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AMENITIES

- Bayfront outdoor space with landscaping, boat slips and lounge areas
- State-of-the-art fitness center
- Residential lounge for group gatherings and screenings
- Landscaped resort-like rooftop pool deck with pool, Jacuzzi, lounge chairs and daybeds
- Decorative parking garage with 69 parking spaces (2 spaces per residence)
- Boat slips available for residents
- 24-hr attended welcoming entry lobby and lounge
- Enclosed ground-floor parking garage with security gate
- Convenient private storage rooms for each residence

TWO- TO FOUR-BEDROOMS

Darin Tansey
darin.tansey@elliman.com

Alice Troyanovsky
alice@lamarebayharbor.com

Site Address
 9927 E Bay Harbor Drive
 Bay Harbor Islands, FL 33154

Sales Gallery
 10301 E Bay Harbor Drive
 Bay Harbor Islands, FL 33154

786.228.9571
info@lamarebayharbor.com
lamarebayharbor.com
[@lamarebayharbor](https://www.instagram.com/lamarebayharbor)

RIVAGE

BAL HARBOUR

A ONCE-IN-A-LIFETIME BEACHFRONT PARADISE

Perfectly poised on the most beautiful stretch of beach in the country, Rivage Bal Harbour rises from the lush tropical landscape, a beacon of modern living. This very limited collection of bespoke beachfront residences offers a luxurious life immersed in nature, mere steps from the ocean on what is likely the last oceanfront property to be developed in Bal Harbour. These light-filled villas in the sky provide elevated services and amenities on par with the world's finest hotels. The result is a refined and considered approach to total well-being.

AMENITIES

- Full-service pools and beach club
- Spa with sauna, hammam, treatment rooms, and hot and cold plunges
- Breakfast bar, cocktail lounge and oceanfront dining
- Private dining room, chef's table and wine room
- Fitness center overlooking the Atlantic Ocean
- Pickleball and padel courts
- Library, media room, game simulator and playroom
- Butler and concierge services
- 24-hr security and valet

NOW UNDER CONSTRUCTION

THREE- TO SIX-BEDROOM RESIDENCES PRICED FROM \$13,000,000

Sales Lounge
Bal Harbour Shops | Adjacent to Makoto
9700 Collins Avenue, 3rd Floor
Bal Harbour, FL 33154

sales@rivagebalharbour.com
305.423.7548
rivagebalharbour.com
@rivagebalharbour

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RIVAGE BAL HARBOUR CONDOMINIUM is developed by Carlton Terrace Owner LLC ("Developer" or "Offeror"). This offering is made only by the Developer's Prospectus for the Condominium. Consult the Developer's Prospectus for the proposed budget, terms, conditions, specifications, fees and Unit dimensions. Sketches, renderings or photographs depicting use of space, design, furnishings, lifestyle, amenities, food services, club services, rental services, hosting services, finishes, materials, fixtures, appliances, cabinetry, soffits, lighting, countertops, floor plans or art are proposed only, and the Developer reserves the right to modify or withdraw the same in its sole discretion. No specific view is guaranteed. No specific use of space is guaranteed. Pursuant to license agreements, Developer has a right to use the trade names, marks and logos of: (1) The Related Group; and (2) Two Roads Development, each of which is a licensor. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units to residents of any jurisdiction where prohibited by law. 2023 © Carlton Terrace Owner LLC, with all rights reserved.



Artist's rendering



Artist's rendering



Artist's rendering



AMENITIES

- State-of-the-art fitness center
- Lavish spa with massage treatment rooms, sauna and steam
- Golf simulator studio
- Clubroom with bar, billiards room, catering kitchen and media center
- Teen game room
- Sixth-floor social lounge overlooking ONE Beach Club Executive business lounge with coworking space
- ONE Café with coffee and daily newspaper service
- Pet spa, grooming and walking service

CLOSINGS BEGIN 2026

RESIDENCES STARTING FROM THE \$900,000s

Sales by Eklund Gomes
info@turnberryyoneparktower.com

Sales Gallery
2411 Laguna Circle
North Miami, FL 33181

786.629.1111
turnberryyoneparktower.com
@turnberryyoneparktower

ONE Park Tower by Turnberry is the first ultra-luxury condominium tower within the multi-billion-dollar, 184-acre master-planned community of SoLé Mia in North Miami. The 33-story tower will deliver 292 bespoke residences overlooking the community's seven-acre Crystal Lagoon® and surrounded by pristine natural landscapes. Thoughtfully designed to offer resort-style, sophisticated living, ONE Park Tower by Turnberry is envisioned by an award-winning team, including architecture firm Arquitectonica with interior design by Meyer Davis and curated gardens by DSBoca. The property will set a new lifestyle standard in North Miami, with walkable amenities including a Mater Academy charter school, a 363,000-square-foot UHealth Medical Center, Reserve Padel Club, restaurants including Sesame Bakery & Cafe by Motek, retail, parks and more. Owners will gain access to a dedicated lagoon-front beach club and healthy lifestyle amenities including 37 acres of active and passive green space with miles of biking and running trails, two private swimming pools, a private pickleball court and a state-of-the-art wellness center.

Not an offer where prohibited by state statutes. The complete offering terms are in a Florida prospectus available from developer. We are pledged to the letter and spirit of the US policy for achievement of Equal Housing Opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. All real estate advertised herein is subject to the US Federal Fair Housing Act of 1968 which makes it illegal to make or publish any advertisement that indicates any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin. Please check with your local government agency for more information. Oral representations cannot be relied upon as correctly stating representations of the developer. For correct representations, make reference to the documents required by section 718.503, Florida statutes, to be furnished by a developer to a buyer. The sketches, renderings, pictures and illustrations are proposed only and the developer reserves the right to modify, revise or withdraw any or all of the same at its sole discretion without notice. The renderings illustrate and depict a lifestyle. However, amenities, features and specifications are subject to change without notice. All information is deemed reliable but is not guaranteed and should be independently verified. Note: plan materials and specifications are subject to architectural and other revisions at the sole discretion of the developer, builder or architect, or as may be requested by law. Floor plans may not be to scale. Any furniture, appliances or decorator-ready items depicted herein are shown for artistic and illustrative purposes only and are not included in the purchase and sale of the residence. Stated dimensions may be measured to the exterior boundaries of the exterior wall and the center line of the interior demising walls and, in fact, could vary from the dimensions that would be determined by using the description and definition of the "unit" set forth in the declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). All dimensions are approximate and all floor plans and development plans are subject to change. You may not rely on any advertising, pictures, renderings, floor plans, descriptions or oral representations to enter into a purchase and sale agreement for any unit but only on the Florida Prospectus and the other documents required to be provided to a prospective purchaser by the developer and on which they relied to make a buying decision. We partner with a third-party ad network to either display advertising on our website or to manage our advertising on other sites. Our ad network partner may use cookies and web beacons to collect non-personally identifiable information about your activities on this and other websites to provide you targeted advertising based upon your interests. If you wish to not have this information used for the purpose of serving you targeted ads, you may opt out by advising developer in writing. Please note this may not opt you out of being served advertising and you may continue to receive generic ads.



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Artist's rendering

AMENITIES

- Greg Norman-designed championship golf course and Racquet Club offering four Grand Slam surfaces are now open for members
- 48-slip private marina
- State-of-the-art fitness center featuring a boxing ring, yoga, Pilates reformers and open-air training
- Private wellness spa featuring a holistic menu
- Acclaimed residents' services by Auberge Resorts Collection

PRICING AVAILABLE UPON REQUEST

Norma-Jean Callahan
norma-jean.callahan@elliman.com
917.373.0250

Devin Kay
devin.kay@elliman.com
301.602.1172

Miltiadis Kastanis
mkastanis@elliman.com
305.298.8511

Merideth Bidner
merideth.bidner@elliman.com
310.430.8088

Sales Gallery
By appointment only
501 Diplomat Parkway
Hallandale Beach, FL 33009

786.410.4291
shellbayresidences.com
@shellbayresidences



Artist's rendering

THE NEW VANTAGE POINT HAS ARRIVED

The Residences at Shell Bay, Auberge Resorts Collection, offers an unprecedented opportunity to own a home within a world-class private setting accented by the region's first new private golf course in the last 25 years. The championship golf course is designed by legend Greg Norman and includes 12 acres of practice facilities. The Shell Bay Club also hosts a 48-slip private yacht club, a 13,000-square-foot spa and a Racquet Club offering four Grand Slam tennis surfaces accompanied by pickleball and padel courts. Developed by The Witkoff Group and PPG Development in partnership with Auberge Resorts Collection, Shell Bay will deliver 108 one- to four-bedroom bespoke residences featuring the finest finishes and fixtures.

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ST REGIS
 BAHIA MAR ♦ FORT LAUDERDALE
THE RESIDENCES

EXQUISITE. WHERE BEACH MEETS BAY.

Uniquely situated on an iconic waterfront property, with access to both the beach and the bay, The St. Regis Resort & Residences Bahia Mar, Fort Lauderdale is the splendid private centerpiece of a vast tropical paradise. Masterfully designed by Arquitectonica, with elegant interiors by Tara Bernerd & Partners, this sun-splashed waterfront destination for barefoot luxury living in the yachting capital of the world is brilliantly conceived with sweeping water views, a world-class marina, exclusive dining, a private beach club, healing green spaces and endless amenities. Every element bears the imprint of St. Regis, whose bespoke approach to service and exemplary tastemaking ensures that life is truly exquisite.

AMENITIES

- St. Regis Beach Club
- Marina with slips accommodating megayachts up to 350 ft
- 2 resort-style pools
- 17,000 sf of amenities including fine shopping and dining
- Indoor-outdoor fitness center, pickleball and house bicycles
- Luxury spa with steam room, sauna, hot and cold plunge pools, treatment room and wellness terrace
- Signature fine dining with water views

THE RESORT COLLECTION
ONE- TO THREE-BEDROOMS
PRICED FROM \$2,600,000

THE RESIDENCES
THREE- TO FOUR-BEDROOMS
PRICED FROM \$4,800,000

Daniel Teixeira
 Vice President of Sales
 daniel@srrbahiamar.com
 954.394.4100

Olga Rogers
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 olga@srrbahiamar.com
 954.401.8871

Vanessa Sidi
 Senior Sales Executives
 vanessa@srrbahiamar.com
 305.988.6177

Sales Gallery Address
801 Seabreeze Boulevard
Fort Lauderdale, FL 33316

954.919.5097
 srrbahiamar.com

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Artist's rendering

VICEROY

RESIDENCES

FORT LAUDERDALE

Ideally situated between coveted Las Olas Boulevard and creative Flagler Village, Viceroy Fort Lauderdale is a captivating residential address with a hospitality-driven approach to service and lifestyle. The residential experience includes open flowing layouts, exquisite design, spacious private terraces, 30,000 square feet of thoughtfully designed amenities, and bespoke services curated for an urban oasis like no other. The design is a collaboration between Arquitectonica, Rockwell Group and EDSA, inspired by flowing patterns of sea and sand as well as Fort Lauderdale's yachting heritage. Homes range from studios to four-bedrooms and include penthouses. Developed by Naftali Group.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Naftali Group is not the developer. The developer of the condominium is 201 N FEDERAL HIGHWAY CONDO LLC. Equal Housing Opportunity.

AMENITIES

- 24-hr reception, private porte-cochère arrival and Viceroy concierge staff dedicated to deliver hospitality-driven service
- Various lounges, indoor-outdoor coworking spaces and entertainment areas
- Private Viceroy Fort Lauderdale pool with cabanas and lounge areas exclusively for owners and their guests
- Fully equipped fitness center, yoga studio space, boxing area and wellness suite

Brian Sprague
Sales Director

Christopher Cortez
Sales Executive

Dominick Kurek
Sales Executive

Christina Ciani
Sales Executive

Sales Gallery
451 NE 4th Street
Fort Lauderdale, FL 33301

Site Address
505 NE 2nd Street
Fort Lauderdale, FL 33301

954.266.0000
info@viceroyfortlauderdale.com
viceroyfortlauderdale.com



Artist's rendering



Artist's rendering



Artist's rendering

AMENITIES

- Seaview Resort Plaza includes a resort-style pool and a lap-fitness pool overlooking the beach
- Dog park with washing station
- Seasons Gathering Lounge and The Wave Entertainment Lounge
- Theater room
- The Hub, work-from-home space with private workspaces and conference room for business meetings
- State-of-the-art fitness center
- Individual humidity-controlled storage areas
- 5,400-sf oceanfront restaurant
- 24-hr security
- Concierge services

UNDER CONSTRUCTION

DELIVERY 2025

PRICED FROM \$2,600,000

Cari Cascio
cari@seleneFTL.com

Mark Shannon
mark@seleneFTL.com

Sales Gallery
2591 East Sunrise Boulevard
Fort Lauderdale, FL 33304

954.833.1911
seleneftl.com
@seleneftl

YOUR OCEANFRONT HOME IN THE FORT LAUDERDALE SKYLINE AWAITS

Soaring to 300 feet, Selene offers a rare opportunity, standing as the tallest and newest luxury oceanfront development in Fort Lauderdale. Selene's two slender towers offer 194 impeccably designed floor plans with gracious terraces, accentuated by sweeping views of the Atlantic Ocean, the Intracoastal Waterway and downtown Fort Lauderdale. The two- and three-bedroom residences range from 2,200 to 3,200 square feet. A limited collection of just eight penthouse residences, ranging from 4,960 to 5,400 total square feet, crowns the top two floors of Selene. With an expansive suite of indoor and outdoor amenity spaces, combined with its premier location just minutes from Las Olas Boulevard's historic cultural, shopping and dining district, Selene will offer an unparalleled elevated lifestyle.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY SELLER TO A BUYER OR LESSEE. Prices, terms and availability are subject to change at any time without notice. All photographs and renderings of improvements are conceptual only and do not presently exist. Actual improvements, including furnishings, fixtures, recreational facilities and amenities, may vary from those shown and views may not be available from all units. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation requires prior qualification if such prior qualification has not been obtained. For New York Residents: THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR, KT SEABREEZE ATLANTIC LLC, a Florida Limited Liability Company, 105 NE 1st Street, Delray Beach, FL 33444. FILE NO. CP21-0086. For New Jersey Residents: THIS ADVERTISEMENT IS A SOLICITATION FOR THE SALE OF UNITS IN SELENE CONDOMINIUM: N.J. REG. NO. 21-04-0005. Equal Housing Opportunity.

ANDARE RESIDENCES

DESIGN BY *pininfarina*

AMENITIES

- 35,000+ sf of amenities across three full levels
- Two swimming pools, private cabanas, hot tub with food and beverage service
- World-class spa with dedicated salt, sauna, steam, massage treatment rooms, and hot and cold plunge pools
- State-of-the-art fitness center with dedicated Pilates & yoga studios
- Pickleball court
- Zen garden & meditation space
- Outdoor oasis with cinema, summer kitchens & sleek firepits
- Sundry shop
- Signature lobby-level restaurant

Daniel Teixeira
daniel@andareresidences.com

Gigi Giusti
gigi@andareresidences.com

Robin Smith
robin@andareresidences.com

Kasia Maslanka
kasia@andareresidences.com

**RESIDENCES STARTING AT
\$2,000,000**

Sales Gallery
521 E Las Olas Boulevard
Fort Lauderdale, FL 33301

954.282.7194
andareresidences.com
@andarelasolas



A NEW WAY OF LIFE ON LAS OLAS

Designed by Pininfarina, the global icon best known for creating the original Ferrari, Andare Residences bring a new level of luxury to Las Olas. Set at the heart of Las Olas Boulevard, surrounded by downtown energy, art, culture, cuisine and boutique shopping—and just minutes from Fort Lauderdale's magnificent shoreline, miles of pristine beaches, and outdoor life. 163 exquisite two- to five-bedroom residences feature panoramic ocean views and offer complimentary yacht club memberships, perfect for exploring destinations in the Venice of America. Welcome to the best of all worlds, balanced to perfection.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This condominium, marketed as Andare by Pininfarina (the "Condominium"), is developed by RD 3B, LLC ("Developer" and "Offeror") and this offering is made only by the Developer's Prospectus for the Condominium. No statement should be relied upon if not made in the Developer's Prospectus. Developer, pursuant to license agreements, has a right to use the trade names, marks, and logos of The Related Group and Pininfarina of America Corp. The use of the names and marks of Pininfarina shall only continue for so long as the license agreement with Pininfarina of America Corp. is in effect. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units in any other jurisdiction if prohibited by law unless the condominium is registered if required or exempt. Consult the Developer's Prospectus for the proposed budget, all terms, conditions, specifications, Unit dimensions and to learn what is included with your Unit purchase and payment of regular assessments. Reproduction for private or commercial use is not authorized. This Condominium has been registered with the Massachusetts Board of Registration of Real Estate Brokers and Salespersons F-1291-01-01. The complete offering terms for New York residents are in a CPS-12 application available from the offeror at File No. CP24-0014. This advertisement is a solicitation for the sale of units in the Condominium N.J. Registration No. 24-04-0004. 2024 © RD 3B, LLC with all rights reserved. Equal Housing Opportunity.



Artist's rendering



Artist's rendering

OMBELLE

FORT LAUDERDALE

A STATEMENT OF BEAUTY ARRIVES IN DOWNTOWN FORT LAUDERDALE

Ombelle Fort Lauderdale, two landmark residential towers dancing across the downtown skyline, accentuated by an unprecedented suite of amenity spaces, shaping a life of integrative living. Developed and designed by an industry-leading visionary team, Ombelle features fully finished and furnished residences designed by ODA New York, seamlessly blending both indoor and outdoor environments inspired by Fort Lauderdale.

Designed atop a community promenade created for everyday conveniences and nearly 100,000 square feet of exceptional amenity spaces exclusive to residents, Ombelle offers a lifestyle unlike anything yet imagined in Fort Lauderdale. An environment that fosters connection between people and place, with infinite means to enrich lives, where residents will feel part of something truly special.

AMENITIES

- State-of-the-art fitness center with yoga and Pilates studio
- Tranquil spa with steam, sauna and treatment rooms
- Two indoor pickleball courts
- Resident exclusive grab-and-go café and juice bar
- Two pools with dedicated poolside bar and cabanas
- Outdoor lounge with summer kitchen for grilling and entertainment
- Dedicated music lounge and studio with recording pods
- Makers' studio for creative pursuits and play
- Private dining room with designer chef's kitchen

STUDIO TO THREE-BEDROOM RESIDENCES PRICED FROM THE \$400s

Kenny Drysdale
Director of Sales
954.604.3554
kenny@ownombelle.com

Deborah Steiner
Exclusive Sales Executive
954.300.2059
deborah@ownombelle.com

Tyler Anderson
Exclusive Sales Executive
786.909.9605
tyler@ownombelle.com

Jennifer Sinadinos
Exclusive Sales Executive
954.913.8405
jennifer@ownombelle.com

Sales Gallery
315 NE 3rd Avenue, #CU103
Fort Lauderdale, FL 33301

954.787.5694
sales@ownombelle.com
ownombelle.com
@ownombelle

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. The offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Developer intends to develop the project in phases and no representation is made as to whether all phases of the development will be completed, and if so, in what order the phases will be developed. Accordingly, the final size of the project, including amenities, is subject to change without notice. Certain buildings and/or amenities depicted herein may never be developed. This Condominium is being developed by the Developer, Dependable Equities LLC, a Delaware limited liability company. Equal Housing Opportunity.



Artist's rendering

AMENITIES

- 20,000+ sf of luxury open-air, covered amenities with ocean-view pool and spa
- Poolside lounge and bar
- Dual outdoor Viking grilling kitchens with outdoor dining area
- On-demand pool and beach service, open-air outdoor beach shower and lockers
- Spa with private massage room, separate men's & women's dry sauna room and steam showers
- State-of-the-art fitness center
- 24-hr concierge from five-star-trained team

PRICED from \$2,000,000

Tinka Ellington
tinka@salatoresidences.com
954.448.5226

Gali Ziv
gali@salatoresidences.com
702.334.2449

Michele Bezjak
michele@salatoresidences.com
804.647.7510

Rene Mahfood
rene@salatoresidences.com
954.232.0057

Cat Serra Garcia
cat@salatoresidences.com
914.490.1247

SALES GALLERY
3200 East Atlantic Boulevard
Pompano Beach, FL 33062

954.284.0090
www.salatoresidences.com
@salatoresidences



Artist's rendering

SALATO
P O M P A N O B E A C H

**PRIVATE RESIDENCE
MEETS PRIVATE RESORT**

Salato Residences, an ultra-luxury boutique development, will rise nine stories just steps from the pristine shoreline of Pompano Beach, Florida. Offering an elevated, intimate living experience, Salato boasts just 40 expertly designed residences featuring three bedrooms and 3.5 bathrooms. No other development offers the privacy of Salato with five-star amenities designed to feel like some of the world's top beach clubs. With its direct beach access, extra-wide living spaces and expansive terraces that provide exceptional outdoor living and entertainment, Salato is designed for those ready to experience the best lifestyle in South Florida.

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Artist's rendering



Artist's rendering

ALINA
RESIDENCES
BOCA RATON

AMENITIES

- His-and-hers spas with saunas, treatment, salt and steam rooms
- Rooftop pools and sundeck with cabanas and shaded lounge
- Clubrooms, catering kitchen, bar, lounge, exterior terraces
- Fitness centers include yoga room, cardio and strength training equipment, golf/ sports studio
- Outdoor entertainment deck with bocce court, putting green, and dining and barbecue areas
- Outdoor yoga spaces, landscaped meditation gardens and dog park

ALINA PHASE 1 IS SOLD OUT

ALINA 210 – MOVE-IN NOW

ALINA 220 – MOVE-IN NOW

PRICED FROM \$4,500,000

ALINA 210

30 EXQUISITE CORNER RESIDENCES

ALINA 220

152 RESIDENCES WITH A WIDE VARIETY OF FLOOR PLANS

Alejandro Salazar
Executive Director of Sales
alejandro@alinabocaraton.com

Kathy Koch Pitlake
Executive Director of Sales
kathy@alinabocaraton.com

Laura San Jose
Sales Executive
laura@alinabocaraton.com

Patrick Elber
Sales Executive
patrick@alinabocaraton.com

Sales and Model Gallery
210 SE Mizner Boulevard
Boca Raton, FL 33432

561.922.8160
alinabocaraton.com
@alinabocaraton



Artist's rendering

Inspired by award-winning ALINA 200's accolades, the new residential offerings at ALINA 210 and ALINA 220 are designed to delight. Bespoke details, unique features and spacious private balconies set ALINA's residences, penthouses and private villas in a category above and beyond all expectations. Select homes feature panoramic views of the iconic pink tower of The Boca Raton, the resort's golf course, downtown Boca and the Atlantic Ocean. With the dramatic expansion of ALINA's extensive suite of indoor and outdoor amenities, even more thoughtfully conceived spaces for wellness, relaxation and socializing will come to life.

Oral representations cannot be relied upon as correctly stating the representations of the Developer. For correct representations, reference should be made to this brochure and the documents required by Section 718.503, Florida Statutes, to be furnished by a Developer to a Buyer or Lessee. This offering is made only by the offering documents for the condominium and no statement should be relied upon if not made in the offering documents. This is not an offer to sell, or solicitation of offers to buy, condominium units in states where such offer or solicitation cannot be made. This condominium is being developed by El-Ad Mizner on the Green II LLC, a Delaware Limited Liability Company (Developer). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by El-Ad and you agree to look solely to Developer (and not to El-Ad and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the condominium and with respect to the sales of units in the condominium. The information provided, including pricing, is solely for informational purposes, and is subject to change without notice. Images are artist's conceptual renderings. This advertisement is a solicitation for the sale of units in Alina 210 Boca Raton, A Condominium: N.J. Reg. No. 22-04-0002. The complete offering terms for Alina 210 Boca Raton are in a CPS-12 application available from the Offeror: File No. CP22-0047. This advertisement is a solicitation for the sale of units in Alina 220 Boca Raton, A Condominium: NJ Reg. No. 22-04-0003. The complete offering terms for Alina 220 Boca Raton are in a CPS-12 application available from the Offeror: File No. CP22-0044. Equal Housing Opportunity.

GLASS HOUSE BOCA RATON



Artist's rendering

AMENITIES

- Preferred membership opportunities at The Boca Raton and at Sollis Health for residents, subject to availability
- Access-monitored entry and full-time doorman
- The Palmetto Lounge, an exclusive residents-only lounge
- State-of-the-art fitness center with outdoor turf lanes, sauna, steam room and plunge pool
- Underground parking with two parking spaces for every residence, air-conditioned storage, and a limited number of private two-car garages



Artist's rendering

DELIVERY Q4 2026

PRICED FROM \$2,500,000 TO \$6,000,000+

Sales Gallery
221 E Palmetto Park Rd
Boca Raton, FL 33432

561.448.1091
glasshouseboca.com
@glasshouseboca

PRIVACY IS THE ULTIMATE LUXURY

Introducing Glass House Boca Raton, the first modern glass building in downtown Boca Raton nestled between city and ocean, designed for an effortless lifestyle with everything you need at your fingertips. Rising nine stories, Glass House features a collection of 28 gracious two- to four-bedroom-plus-den residences, and the city's premier rooftop oasis with a pool, Jacuzzi, private cabanas, outdoor catering kitchen, barbecue, and lounge with a firepit. Ideally situated at 280 E Palmetto Park Road, Glass House offers tremendous connectivity to the best of Boca and is located less than a mile from the beach.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This offering is made only by the Prospectus for the Condominium and no statement should be relied upon if not made in the Prospectus. This is not intended to be an offer to sell nor a solicitation of offers to buy in any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. All features, specifications, brands, matters of detail are conceptual only and should not be relied upon as representations, express or implied, of the final detail of the residences or condominium. 280 E PALMETTO PARK ROAD LLC, a Florida limited liability company ("Developer"), expressly reserves the right to make modifications, revisions, omissions, and changes without notice. Certain features may not be included with all units. Square footages, ceiling heights, door sizes and terrace dimensions are approximate, subject to change and may vary with actual construction. Ceiling heights are measured from top of slab to top of slab. As a result, actual clearance between the top of the finished floor coverings and the underside of the finished ceiling, drop ceiling or soffits will be less. Developer makes no representations regarding views from any particular unit. Your purchase agreement will detail items included with the Unit. Storage and private garages are limited and not included with all units. Developer reserves the right to select, retain, remove and/or change any particular design or construction professional (e.g., architect, contractor, interior designer) involved in the development or design of the Condominium. The Boca Raton ("Club") is owned and operated by a third party who is not, nor is it affiliated with, the Developer of the Condominium. Club membership is granted at the discretion of the Club. There is no assurance that unit owners will receive a Club membership, and if they do, what that Club membership will provide. The Developer has made efforts to reserve memberships for those that elect to join the Club and qualify, however, all membership decisions are made at the discretion of the Club. No purchaser should rely on obtaining any such memberships. Sollis Health is an independent third-party health-care provider. The Developer has no interest in, or affiliation with, Sollis Health and has no control in the operations of Sollis Health. Membership to Sollis Health's services shall be subject to such terms and conditions as may be established by Sollis Health from time to time. Developer makes no statement, assurance and/or recommendation regarding, and does not assure the quality of services provided by, Sollis Health or the availability (or continuing availability) of its services. Buyer must make its own independent determination as to the suitability of Sollis Health and its capabilities. Buyer releases Developer from, and agrees to look solely to Sollis Health for, any damages, liabilities, costs or expenses incurred as a result of acceptance of Member in Sollis Health and/or the provisions of services by Sollis Health. Warning: The California Department of Real Estate has not inspected, examined, or qualified this offering. The complete offering terms are in a CPS-12 Application available from the offeror. File NO. CP24-0033. This condominium has been registered with the Massachusetts board of registration of real estate brokers and salespersons F-1292-01-01. *11' ceilings in PH93. Artist's Rendering Images.

FORTÉ

ON FLAGLER



Artist's rendering



Artist's rendering



Artist's rendering

THERE IS ONLY ONE

Forté on Flagler embodies the visionary expression of architect Bernardo Fort-Brescia with the artistically curated amenity spaces of Jean-Louis Deniot. The impressive two-story Forté penthouse offers soaring ceilings accented by continuous walls of glass framing sweeping views of Worth Avenue, the Intracoastal Waterway and the Atlantic Ocean. The private rooftop living space and pool is the perfect venue for quiet moments or sunset soires.

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FEATURES

- Over 16,000 sf of indoor/ outdoor living space
- Private rooftop pool
- Customizable interiors

UNDER CONSTRUCTION

DELIVERY Q2 2025

PRICE AVAILABLE UPON REQUEST

John Reynolds
Director of Sales
jreynolds@fortewpb.com

Kristen Menezes
Sales Executive
kmenezes@fortewpb.com

Steven Menezes
Sales Executive
smenezes@fortewpb.com

Sales Gallery
1217 South Flagler Drive
Suite 300
West Palm Beach, FL 33401

561.621.1375
fortewpb.com
@fortepalmbeach



Artist's rendering

AMENITIES

ARRIVAL EXPERIENCE

- Dedicated porte-cochere entrance
- Private residential lobby and private high-speed elevators

SERVICES

- Concierge reception
- 24-hour valet and security
- Poolside food and beverage service
- Housekeeping and butler service available

DINING & RETAIL

- Bellini Café
- In-residence dining
- Bellini Restaurant on rooftop

OWNERS' CLUB

- Garden-level lap pool with cabanas
- Fully outfitted fitness center and signature spa
- Billiards room and casual lounge
- Little C's outdoor playground

PRICED FROM \$1,500,000

Sales Gallery
401 South Olive Avenue
West Palm Beach, FL 33401

561.431.9299
mrcresidenceswpb.com



Artist's rendering



Artist's rendering



MODERN EUROPEAN ELEGANCE FINDS ITS HOME IN WEST PALM BEACH

Come home to Mr. C. Located in the city's most exciting new neighborhood, this timeless chic residential tower will offer the ultimate South Florida lifestyle. Beaches and boating, Italian-style dining and social spaces are just steps from home. Residential interiors and amenity spaces reflect the global culture and oceanside energy that give West Palm Beach its unique character and soul. Rich natural materials, open, light-filled layouts, ocean-inspired elements and masterful craftsmanship touch every detail of design.

This project is being developed by Lakeview Hospitality Investments, LLC, a Delaware limited partnership ("Developer"), which has a limited right to use the trademarked names and logos of Terra and Mr. C. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Terra and/or Mr. C, and you agree to look solely to Developer (and not to Terra and/or Mr. C and/or any of either of their affiliates) with respect to any and all matters relating to the sales and marketing and/or development of the project. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS WEBSITE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. These materials are not intended to be an offer to sell, or solicitation to buy, a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. The images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. The photographs shown may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustration of the activities and concepts depicted therein. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.



Artist's rendering



**THE RITZ-CARLTON
RESIDENCES**

WEST PALM BEACH

**A NEW STANDARD OF
WATERFRONT LUXURY**

Introducing The Ritz-Carlton Residences, West Palm Beach, flawlessly elevated residences defined by the legendary service and the subtle grandeur of The Ritz-Carlton paired with architecture by the revered Arquitectonica and detailed interiors by the iconic Rockwell Group. Come home to the coveted lifestyle of The Ritz-Carlton Residences, where true luxury is found in every detail that balances timeless design and legendary service. Setting the standard for exceptional living across the globe, The Residences reflect The Ritz-Carlton's legendary attention to detail with a suite of amenities selected to create an invaluable experience in every element. Set in the heart of West Palm Beach, overlooking the Intracoastal Waterway and Palm Beach Island, a refined destination of Michelin-starred cuisine, dynamic performing arts, exclusive galleries, and iconic boutiques await residents at any moment.

AMENITIES

- Ritz-Carlton-trained staff and personalized 24-hr concierge service to assist residents and their guests
- Spa with dedicated treatment rooms and on-demand services
- Expansive deck with swimming pool, spa, and food and beverage options
- On-site conference room reserved exclusively for resident meetings and events
- State-of-the-art gym and fitness studio
- Virtual reality golf simulator room with outdoor terrace

**PRICE AVAILABLE UPON
REQUEST**

Chris Leavitt
Director of Sales
cleavitt@elliman.com
917.664.0720

Ashley McIntosh
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561.685.0861

Joey Columbo
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561.236.8754

Kimberlee Knecht
Sales Executive
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917.544.8400

Sales Gallery
1717 N Flagler Dr
West Palm Beach, FL 33407

561.352.2992
theresidenceswestpalmbeach.com



Artist's rendering

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Artist's rendering

OLARA

WHERE LIFE FLOWS

Now under construction, Olara is a waterfront residential oasis nestled in the heart of the Palm Beaches, along the coveted North Flagler Drive, boasting expansive views of the Intracoastal Waterway, Palm Beach Island and the Atlantic Ocean. Featuring superbly crafted residences and an impressive two-acre suite of resort-inspired amenities and services, it is the newest and most exclusive building distinguished by a private dock with direct Intracoastal access, and proximity to the world-class shopping and dining that Palm Beach offers.

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AMENITIES

- Over 80,000 sf of resort-inspired amenities
- Private dock with six boat slips
- 8,500-sf waterfront restaurant by José Andrés Group
- 24-hr concierge and security
- Full-building generator
- 13,000 sf of indoor/outdoor fitness spaces and five-star recovery spa by The Wright Fit
- Japanese-style onsen featuring sauna and steam rooms, experience showers, cold plunge and vitality pools
- Leisure and lap pool with poolside cabanas

TWO- TO FOUR-BEDROOM-PLUS-DEN RESIDENCES PRICED FROM \$2,000,000 TO \$10,000,000

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Matt Tarman
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Site Address
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West Palm Beach, FL 33407

Sales Gallery
300 Butler Street
West Palm Beach, FL 33407

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@olarawpb



Artist's rendering



Artist's rendering



Artist's rendering



**THE RITZ-CARLTON
RESIDENCES**
PALM BEACH GARDENS

**THE HEIGHT OF
WATERFRONT LIVING**

The Estate Collection – Arrival Early 2026. The Ritz-Carlton Residences, Palm Beach Gardens transform 14 acres of pristine Intracoastal waterfront into an intimate enclave of estate homes and private marina. Each residence is meticulously designed, featuring expansive layouts, designer finishes and breathtaking views. Exceptionally appointed amenities including a 100-foot infinity edge pool with private cabanas, a waterfront clubhouse with spa, and state-of-the-art waterfront fitness and business centers. With the legendary service of Ritz-Carlton, residents will experience unparalleled luxury and maritime elegance at one of South Florida’s most prestigious addresses. Nestled on PGA Boulevard, an area renowned for its fine dining, luxury retail, exclusive private clubs and elite schools, this premier location is just minutes from Palm Beach and West Palm Beach yet feels worlds away.

AMENITIES

- Estate residences, generously proportioned from 2,875 to 5,000 sf, featuring dramatic private-entry arrival foyers, expansive balconies and panoramic views
- 29 boat slips accommodating vessels up to 75 ft with direct access to Palm Beach and Jupiter Inlets

**THREE- TO FIVE-BEDROOMS
AND DEN PRICED FROM
\$4,500,000**

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Julie Nelson
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Dave Shalkop
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Site Address
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Sales Gallery
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Suite 110
Palm Beach Gardens, FL 33410

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FOUR SEASONS

PRIVATE RESIDENCES
JACKSONVILLE

IGUANA INVESTMENTS
A KHAN FAMILY COMPANY

Perfectly situated along the St. Johns River, this limited collection of 26 world-class residences ushers in the next chapter for Downtown Jacksonville. With interior spaces conceived and realized by project owner Shanna Khan and supported by groundbreaking design firm ODA, the exceptional amenities and hotel-level services are second to none and set the new standard for luxury living in Jacksonville. The Khan family's vision for the future of the Sports and Entertainment District will include a \$1.4 billion renovation of EverBank Stadium, adjacent to Four Seasons Private Residences and home to the Jacksonville Jaguars of the National Football League. Additionally, the first phase of development in the district includes a 150,000-square-foot Class A office building as well as a new Northbank Riverwalk and Marina with waterfront dining, complementing this new level of luxury in Jacksonville.

AMENITIES

- Two-story residential lobby with multiple residents-only lounge spaces
- Professional Four Seasons property management services for homeowners, led by a dedicated director of residences
- Fully equipped private training rooms with indoor and outdoor spaces
- Private members' lounge with multisport and golf simulator

Kim Martin-Fisher
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Jennifer Martin Faulkner
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Sales Gallery
By appointment only
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jacksonvilleprivateresidences.com



All descriptions, features and details are proposed only and should not be relied upon as representations, express or implied, of the final detail of the residences or the overall project. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. The residences are just a component of the integrated Four Seasons Jacksonville project, which includes, or is intended to include (without creating any obligation), a hotel, retail areas, the condominium and certain shared infrastructure. While services and/or benefits may be offered by the hotel or commercial components, many of which are described herein, same are provided only at the discretion of, and subject to the conditions imposed by, the applicable hotel or commercial component owners, and there is no assurance that any such services and/or benefits shall be offered, or if offered, for how long, and under what conditions. Services and/or benefits offered by the hotel or commercial components (if any) may be made available to guests or other invitees of the hotel or commercial component owners and/or other members of the public. Additional fees may apply for such services. The purchase of a unit shall not entitle buyer to rights in or to, and/or benefits and/or services from, the hotel and/or commercial components. Restaurants and other outlets and/or any operators of same referenced herein are subject to change at any time, and no representations regarding restaurants, clubs, businesses and/or operators within the project may be relied upon. Four Seasons is not the project Developer. Iguana Investments Florida, LLC ("Named Party"), is not the project Developer. This condominium is being developed by Shipyards Residences Jacksonville, LLC ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Named Party and any buyer agrees to look solely to Developer (and not to Named Party and/or any of its affiliates or principals including, without limitation, the Khan family) with respect to any and all matters relating to the marketing and/or development of the condominium and with respect to the sales of units in the condominium. This condominium is being developed by Developer, which has a limited right to use the trademarked names and logos of four seasons pursuant to a license and marketing agreement. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Four Seasons and you agree to look solely to Developer. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Oral representations cannot be relied upon as correctly stating the representations of the Developer. For correct representations, make reference to the documents required by section 718.503, Florida statutes, to be furnished by a Developer to a buyer or lessee. Equal Housing Opportunity.



Artist's rendering



Artist's rendering

AMENITIES

- 13 private boat slips up to 60 ft in length
- Exquisitely appointed interiors by Steven G.
- Resort-style swimming pool and a sundeck with entertainment areas for residents' enjoyment
- Pet-friendly community
- Surrounded on three sides by sparkling crystal blue water

PRICED FROM \$4,350,000

DELIVERY Q4 2025

Matthias Fretz
matthias.fretz@elliman.com

Seth Mansfield
seth.mansfield@elliman.com

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Site Address
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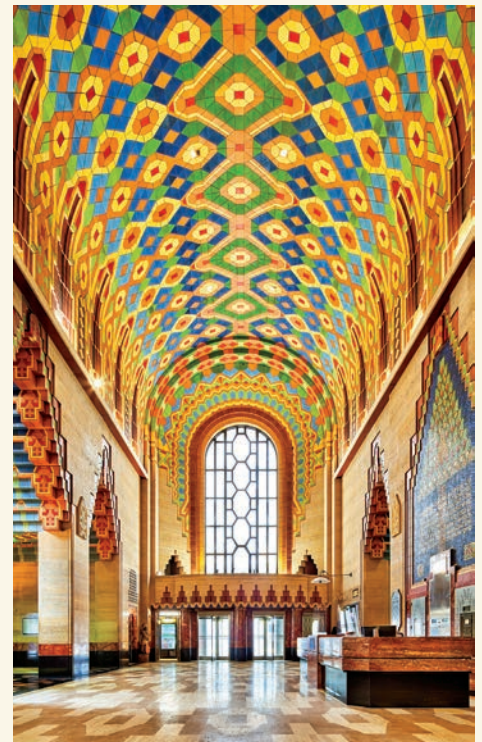
BESPOKE HOMES AS MAGNIFICENT AS THEIR WATERFRONT SETTING

Introducing Forté Luxe, Jupiter's premier waterfront enclave ideally situated on a stunning peninsula of land directly on the Intracoastal Waterway. Composed of 17 superbly crafted residences, Forté Luxe provides for the ideal outdoor lifestyle, featuring 13 private boat slips up to 60 feet in length. Multilevel townhomes boast exceptional views and offer tastefully modern kitchens, rooftop terraces, outdoor grills and private garage parking. Distinguished by its exclusivity, direct water access, and proximity to world-class shopping and dining in the Palm Beaches, Forté Luxe is set to deliver uncompromising luxury immersed in the splendor of Jupiter Island.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. The sketches, renderings, pictures and illustrations are proposed only and the developer reserves the right to modify, revise or withdraw any or all of the same at its sole discretion without notice. The renderings illustrate and depict a lifestyle; however, amenities, features and specifications are subject to change without notice. All information is deemed reliable but is not guaranteed and should be independently verified. Note: plan materials and specifications are subject to architectural and other revisions at the sole discretion of the developer, builder or architect, or as may be requested by law. Items depicted herein are shown for artistic and illustrative purposes only and are not necessarily included in the purchase. All real estate advertised herein is subject to the US federal Fair Housing Act of 1968, which makes it illegal to make or publish any advertisement that indicates any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin. Please check with your local government agency for more information. This is not an offer for contract or sale in the states where prohibited by state law. Equal Housing Opportunity.

MICHIGAN

There's an artistic renaissance occurring in Detroit right now. From galleries to street art to theater, downtown Detroit is the place to get your culture fix and the personal satisfaction that comes with being a trendspotter.



ART

To really get a sense of the city's cultural riches, visit the **Detroit Institute of Arts**. Make a day of it with a guided tour and lunch at one of the museum's two cafés. Peruse the permanent collections and rotating exhibitions, then catch a movie at the elegantly gilded Detroit Film Theatre inside DIA.

Located between Broadway and Liberty Street,

The Belt was conceptualized by the Library Street Collective, a group that raises awareness for art and artists in the Detroit area. Aptly named for its proximity to the old garment district, this once underused alleyway has been transformed into a colorful outdoor exhibition filled with large paintings from a variety of creatives. It's well worth a walk-through when the weather invites time outdoors.

Modern-art fans would do well to visit the Detroit location of the **David Klein Gallery**, which opened in 2015 and focuses on both emerging and established contemporary artists. The gallery, the only Detroit-based member of the Art Dealers Association of America, curates seasonal exhibits meant to inspire dialogue between historical post-war and contemporary works.

ARCHITECTURE

If the **Fox Theatre's** walls could talk, we'd be grabbing the popcorn and pulling up a chair. This 1920s movie palace has seen it all—from Shirley Temple to Prince. You can enjoy theater, dance, and live music here, but the ornate six-story lobby alone is a sight to behold at this meticulously restored National Historic Landmark.

We never miss a chance to admire **The Guardian Building**, an Art Deco icon in downtown Detroit. Don't be fooled by the understated facade. The lobby is a treasure trove of Italian travertine marble, stained glass, and mosaics, under a stunning vaulted lobby with painted ceilings. It's open to the public during business hours, or take a behind-the-scenes tour with City Tour Detroit.

Above, from left: A recent Ebitenyefa Baralaye installation at David Klein Gallery; The Guardian Building





THE
RESIDENCES AT
THE DETROIT
EDITION®

BUILDING ON A LEGEND:

REIMAGINING A HISTORIC DOWNTOWN DESTINATION

Live the EDITION Lifestyle at
The Residences at The Detroit EDITION

Built on the site of the renowned Hudson's Department store, The Residences at The Detroit EDITION mark the arrival of a first-of-its-kind residential tower in the heart of Downtown Detroit. The Residences present a new approach to living in the city, combining architecture by SHoP Architects and interiors by Yabu Pushelberg with the legendary hospitality of EDITION and the soulful nature of Detroit.

One- to four-bedroom residences priced from
\$515,000 to over \$3,000,000

Over 14,000 sq ft of indoor and outdoor amenities,
complemented by a full suite of hotel amenities and services.

Development consulting by
Bruce Ehrmann and Andrew Anderson

EDITIONRESIDENCESDETROIT.COM

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TEXAS



join us to enjoy the Sport of Kings, live music, and a champagne divot stomp at halftime on Sundays throughout the season. Whether you're looking to watch a game, learn to play, or join a league, the club is an ideal spot for polo lovers of all stripes.

CULTURE HUB

Dallas always does things big, and the **Dallas Arts District** is no exception. It's the largest contiguous urban arts district in the country. Spend a lovely spring day exploring the area. It's spread across 20 square blocks and includes popular spots like Klyde Warren Park, the Nasher Sculpture Center, the Dallas Museum of Art, the Crow Museum of Asian Art, the Meyerson Symphony Center, and Winspear Opera House. You'll also have ample opportunity to discover creative eateries like **Sloane's Corner** for bistro fare, **Musume** for sushi and innovative Asian fusion, and **La Stella Cucina Verace** for delicious Italian dishes.

When the fabled wildflowers start to bloom and the weather is still blissfully mild, Southern charm is on full display. You'll find us outside as often as possible, hiking, biking, admiring the fields of bluebonnets, and on the lookout for any excuse to enjoy the fresh air.



BLUE SKY THINKING

For an enjoyable on-the-water experience, **Capital Cruises** leads boat tours on **Lake Austin**. From March through November, they host daily dinner and lunch cruises. (For a unique experience, try the bat cruise.) For a delightful solo day on the water, rent a kayak, a paddleboard, or a swan pedal boat.

Houston is home to the largest polo club in the United States. The **Houston Polo Club**, sponsored by Douglas Elliman, marks its opening day on April 6. Don your best whites and

Above: The Dallas Arts District. Right: Houston Polo Club



Waterfront Paradise
14610 Agarita Road / \$2,100,000

Nestled alongside Lake Travis, this extraordinary waterfront property spans 4.4 acres with 500 feet of direct lake frontage and a boat dock. Lot can be subdivided or design your own custom residence with panoramic views. The options are endless. If desired, there are ready-to-build plans for a magnificent indoor-outdoor haven by award-winning architect Winn Wittman. **Web #De15419**

Kristen Fojtik, Sales Agent, O: 512.866.3795 / M: 512.364.1131 / kristen.fojtik@elliman.com

Texas



Westlake Manor

3726 Hunterwood Point / \$11,700,000

Perched atop the hills of Westlake and sprawling across 1.15 lush acres lies Westlake Manor at Hunterwood Point. Featuring 7 bedrooms, 6 full + 2 half baths, this expansive estate embodies scenic tranquility at its finest. With sweeping views of Lake Austin and the verdant Hill Country, this private enclave represents the pinnacle of luxurious living. **Web #De15414**

Wade Giles, Sales Agent, O: 512.991.7647 / M: 512.808.6756 / wade.giles@elliman.com

Spring / 2025



Luxury Meets Modern Sophistication
310 E Cowan Drive / \$5,580,000

Embodying the epitome of elegance, this magnificent new construction located in the highly coveted Crestwood neighborhood was meticulously built by Payton Homes. In collaboration with a team of architects and designers, they created a one-of-a-kind luxury home that represents the modern vanguard of custom-design living. **Web #80981020**

Moni Bohnisch, Sales Agent, O: 281.652.5588 / M: 281.748.0238 / moni.bohnisch@elliman.com

Texas



Elegance and Grandeur

9105 Memorial Drive / \$7,480,000

An extraordinary residence designed for modern living and luxurious entertaining on a 1.2-acre lot within the renowned Memorial neighborhood offering unparalleled comfort, style and functionality. The heart of the home is the great room, a sprawling space that seamlessly integrates living, dining and entertaining areas into one harmonious environment. **Web #16436207**

Gigi Huang, Sales Agent, O: 832.320.2034 / M: 832.256.5673 / gigi.huang@elliman.com

Spring / 2025



Exquisite, Spacious Escape
5913 Giverny / \$4,495,000

Situated on a private 2-acre lot in the gated community of Chateau Du Lac, this newly renovated estate boasts oversized bedroom suites, a chef's kitchen with Sub-Zero and Wolf appliances and a custom wine cellar. The luxurious indoor-outdoor living spaces include a pool, fire pit and media room. This estate offers a sophisticated lifestyle with top-tier amenities in a private, serene setting. **Web #20722277**

Kelsey Bond, Sales Agent, O: 469.273.1431 / M: 214.205.5022 / kelsey.bond@elliman.com

Texas



Enchanted Hill Masterpiece 2310 Silver Table Drive / \$3,300,000

This 2020-built estate in the gated Enchanted Hill offers 6,600 square feet of luxury on a half-acre corner lot. With panoramic views, it features 5 bedrooms, a theater room, wine cellar, elevator, pool, spa and outdoor kitchen. Conveniently located near top dining, shopping and entertainment, this home combines elegance, comfort and modern amenities. **Web #20662012**

Victor Vo, Sales Agent, O: 972.954.1008 / M: 972.333.4900 / victor.vo@elliman.com

Spring / 2025



Artist's rendering



Artist's rendering



Artist's rendering



Artist's rendering

LELAND

SOUTH CONGRESS

CURATED RESIDENCES. ICONIC ADDRESS.

Boasting seven stories, the highly anticipated luxury community by Intracorp Homes sits in the vibrant heart of South Congress in Austin and is set to open in 2027. It will feature 265 luxury condos along with 23,000 square feet of ground-floor retail and restaurant space. Leland South Congress will also feature nearly 30,000 square feet of luxury amenities designed by Michael Hsu Office of Architecture, including a state-of-the-art fitness club, an infrared sauna, a private treatment room, an elaborate resort-style pool deck and more.

AMENITIES

- Concierge
- Dry cleaning
- Wellness lounge
- Fitness club
- Resort pool terrace
- Pet grooming spa and play area
- Library and coworking
- Private meeting rooms
- Garden lounge

NOW SELLING

PRICED FROM \$500,000 TO \$3,000,000

Kelton Finley
kelton.finley@elliman.com

Perrie Launius
perrie.launius@elliman.com

737.299.8195
lelandsouthcongress.com
@lelandsouthcongress

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THE RITZ-CARLTON RESIDENCES

THE WOODLANDS

VISIONARY DESIGN, EXCEPTIONAL BEAUTY

Built for sophisticated comfort, inspired by classicism. Soaring windows and high ceilings frame lakeside views, giving each residence a spacious scale.

Howard Hughes

The Ritz-Carlton Residences, The Woodlands

Sales Office | 9950 Woodloch Forest Drive, Suite 1350 | The Woodlands, TX 77380

346 612 8988 | residencesatthewoodlandslifestyle.com

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Exclusive project broker is Real Estate Associates of Houston, LLC, doing business as "Douglas Elliman," whose principal place of business and post office address is 2001 Kirby Drive, Suite 600, Houston, Texas 77019.

The Ritz-Carlton Residences, The Woodlands are a proposed condominium project located in The Woodlands, Texas. The project is currently being developed but is not yet complete. Visual depictions of The Ritz-Carlton Residences, The Woodlands are for illustrative purposes only and do not represent actual units, amenities or facilities within the project and should not be relied upon in deciding to purchase or lease an interest therein. The Ritz-Carlton Residences, The Woodlands are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C. or its affiliates ("Ritz-Carlton"). Lakefront South Condos, LLC, the Developer of the project, has an agreement with Ritz-Carlton to use The Ritz-Carlton marks under a license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein. The termination of any such agreement may require the removal of The Ritz-Carlton marks and prohibit its use in the future by the project.



Residence 2A Living Room





ST REGIS
HOUSTON
THE RESIDENCES

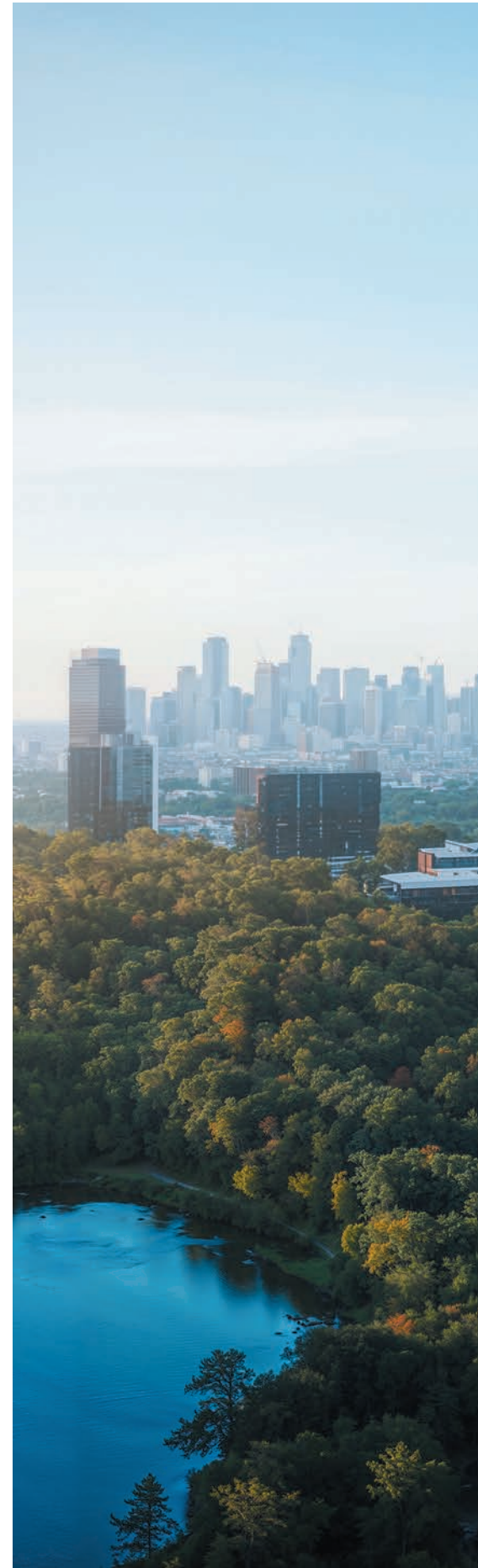
The Vanguard Address

In a secluded 3.8-acre enclave—cradled by Bayou Bend Collection and Gardens in the historic River Oaks neighborhood—The St. Regis Residences Houston makes an extraordinary arrival as the first St. Regis residential address in Texas.

Set against the magnificent backdrop of endless views of Memorial Park, the residential collection of ninety-three expansive, exquisitely crafted homes celebrates Houston's vanguard spirit with iconic, skyline-defining architecture, exceptional design, and masterfully curated amenities—brought to life by the legendary St. Regis hospitality.

Now Taking Reservations

t. 832 979 2773 sales@srresidenceshouston.com
srresidenceshouston.com



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THE HAWTHORNE



Artist's rendering



Artist's rendering

Pelican Builders and global Hall of Fame interior architect Lauren Rottet drew inspiration for their new 17-story high-rise development from the surrounding beauty of its prime location in Tanglewood, one of Houston's most desirable neighborhoods. The neighborhood, replete with stunning homes, expansive lawns and treelined streets, is the perfect location for the iconic designer to highlight a vast array of green spaces throughout the building. The Hawthorne, so named for Nathaniel Hawthorne, author of Tanglewood Tales, will give future homeowners the comfort of five-star service while offering a dazzling array of 360-degree views.

AMENITIES

- 24-hour concierge
- Porter service
- Valet parking
- 67-ft swimming pool
- Poolside cabanas
- Private fifth-floor residents' lounge
- Dramatic porte cochere
- Dog run and pet washing station
- Gated grounds and privacy wall

IMMEDIATE OCCUPANCY

**PRICED STARTING FROM
\$1,500,000**

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2001 Kirby Drive, Suite 600, Houston, TX 77019. (281) 652-5588. © 2025 Douglas Elliman Real Estate. All material presented herein is intended for information purposes only. While this information is believed to be correct, it is represented subject to errors, omissions, changes or withdrawal without notice. All property information, including but not limited to square footage, room count, number of bedrooms and the school district in property listings, should be verified by your own attorney, architect or zoning expert. Equal Housing Opportunity.



AMENITIES

- 24-hr concierge
- Expansive windows
- Bosch stainless-steel appliances
- Hardwood floors
- Two assigned parking spaces per home, each with electric vehicle charging capability
- Controlled access
- Modest maintenance fees
- Same-floor storage for each home
- Pre-wired for smart-home automation

**PRICED STARTING FROM
\$895,000**

IMMEDIATE OCCUPANCY

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WESTMORE

Embrace the pinnacle of new-construction amenity living at The Westmore, Upper Kirby—a seven-story collection of 33 exquisite residences. Soft contemporary architecture, designer finishes and immediate availability satisfy discerning buyers who seek convenience and luxury.

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Artist's rendering



Artist's rendering



Artist's rendering

CONGRESS AT LOFTS ST. ELMO

LOFT LIVING IN ST. ELMO

Congress Lofts offers the timeless look and feel of warehouse-style artist lofts, incorporating elements that encourage mixing styles to delight the eye and spark the mind.

AMENITIES

- Library lounge
- Sparkling pool
- Outdoor kitchen
- Bike storage
- Gallery-style lobby
- Dog park
- Dog-washing station

OCCUPANCY EARLY 2025

**PRICED FROM \$300,000s
TO \$700,000s**

Alexander Korn
alex.korn@elliman.com

Cory Culpepper
cory.culpepper@elliman.com

512.817.4191
congresslofts.com

DOUGLAS ELLIMAN TEXAS, 1717 W. 6th Street Suite 190, Austin, Texas 78703, 512.866.3795. © 2025 Douglas Elliman Real Estate. All material presented herein is intended for information purposes only. While this information is believed to be correct, it is represented subject to errors, omissions, changes or withdrawal without notice. All property information, including but not limited to square footage, room count, number of bedrooms and the school district in property listings, should be verified by your own attorney, architect or zoning expert. The information being provided is for consumers' personal, noncommercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (ACTRIS). All information provided is deemed reliable but is not guaranteed and should be independently verified. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. Content maintained by the Board or ACTRIS may not reflect all real estate activity in the market. Equal Housing Opportunity.



Artist's rendering



Artist's rendering

AMENITIES

- Resort-style pool
- Courtyard lounge
- Transformative fitness center
- Social lounge and coworking space
- Outdoor fireplace and yard games

NOW ACCEPTING RESERVATIONS

PRICED STARTING FROM
\$400,000

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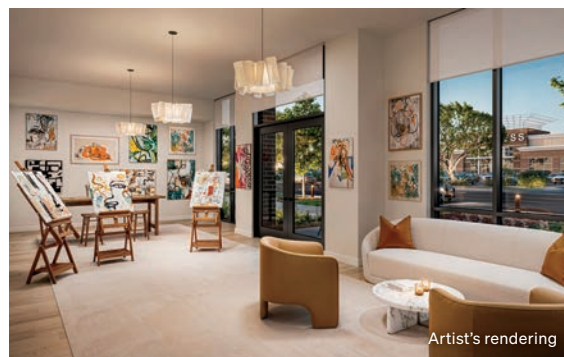
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Artist's rendering



Artist's rendering

DISCOVER YOUR HOME IN THE HEART OF AUSTIN

Located in the vibrant city of Austin, The Ander offers a lifestyle that blends modern living with the city's eclectic culture. Nestled in the Crestview neighborhood, a tranquil area known for its treelined streets, The Ander is surrounded by local cafés, unique boutiques, and some of Austin's most beloved restaurants and live music venues.

With its prime location, The Ander puts you just minutes from The Domain, Austin FC's stadium, and popular craft breweries, while downtown Austin is a short drive away. Whether you're looking to dive into the city's lively scene or retreat to nature, The Ander offers the perfect balance. Designed to reflect Austin's distinctive charm, The Ander features spacious homes that encourage both community and personal relaxation. Whether enjoying the vibrant local spots or unwinding in your thoughtfully crafted home, The Ander brings the best of Austin living right to your doorstep.

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Artist's rendering

ELLIS HIGHLINE

AMENITIES

- Open-concept gourmet kitchens
- Farmhouse sinks
- Stainless steel appliance package
- Quartz countertops and tile backsplash
- Luxury vinyl plank flooring throughout the living room and kitchen
- Expansive walk-in closets with custom-built wood shelving
- USB port outlets
- Operable windows
- Kitchen islands*
- Full-size front-load laundry set
- Private balconies*
- Smart-code electronic locks
- Walk-in frameless glass showers*
- 42-inch soaking tubs*
- Energy efficient lighting

* Some features available in select units. Some amenities or features are subject to change.

UNITS NOW AVAILABLE FOR PURCHASE

STUDIOS FROM \$224,000

ONE-BEDROOMS FROM \$229,000

TWO-BEDROOMS FROM \$406,500

OPEN TO INVESTORS

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Lindsey Fenton
lindsey.fenton@elliman.com

Sales Gallery
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Austin, TX 78752

737.777.8580
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@ellishighline



Artist's rendering

LUXURY CONDOS FOR SALE IN CENTRAL AUSTIN

Ellis Highline is making the exciting transition from rentals to for-sale condominiums, offering a perfect opportunity for new homeowners to find their place in this vibrant community. With sophisticated living spaces designed to match your lifestyle, Ellis Highline presents luxury residences in North Austin's Crestview neighborhood, one of the most sought-after areas in Austin, all at very reasonable prices. It's not often that you can upgrade your lifestyle, comfort and neighborhood while saving money, but at Ellis Highline, it's possible. Just steps from the Crestview and Highland CapMetro Rail stations, with downtown only four stops away, residents enjoy modern in-unit amenities and easy access to popular dining spots like Easy Tiger, Black Star Co-op, Hopdoddy, Taco Flats, Home Slice Pizza, Kome and Uchiko. You can also enjoy outdoor activities at Brentwood and Highland Neighborhood Parks or take a quick 15-minute drive to experience the exciting nightlife of Downtown Austin.

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COLORADO

Below, from left: Spring skiing in Aspen; The Garden at Hotel Jerome

Aspen's natural beauty is not lost on its chefs. In fact, local culinary culture has long celebrated the field-, farm-, and forest-to-fork approach, showcasing delicious seasonal ingredients from area farmers and growers. Here are some of the best spots to enjoy a taste of Aspen this season.



Scott Markewitz/Getty Images (right); courtesy of Hotel Jerome (far right)



LOCAL FLAVOR
Prospect, inside the luxe **Hotel Jerome**, celebrates the region's bounty through four- and seven-course menus that highlight the terroir with ingredients from local producers in the Roaring Fork Valley, Independence Pass, and Grand Valley's wine country. Named "Taste of the Land" and "Journey," respectively, the menus are crafted so that each dish showcases a different part of Colorado's landscape, from mountain to meadow. An appetizer of mountain mushrooms, eggplant, and barley pays tribute to the forest. Colorado rainbow trout with agnolotti, dashi, watercress, and radish honors the rivers.

For a more relaxed setting, but no less delicious fare showcasing the local terroir, try **The Garden**, also at Hotel Jerome. It's only open during the warmer months, but it offers beautiful views of Aspen Mountain as you dine outdoors on the patio.

Family-owned **Bosq** offers a Michelin-star take on

homegrown cuisine with seasonal tasting menus showcasing ingredients from nearby farms or foraged from the mountains. Here, the "love local" philosophy extends beyond the cuisine. Even the plates are made by a local potter, and the tables are crafted by Aspen High School students.

Another go-to is **The Wild Fig** in downtown Aspen. This lively and charming restaurant designed to evoke a French brasserie offers an impressive wine list and tasty Spanish-, French-, Italian-, and Greek-inspired cuisine.

GOOD SPIRITS
At this altitude, you might well call **Stranahan's Whiskey Lodge** single malt heaven. The kind served here comes straight from the company's Denver distillery, and every batch is made with Rocky Mountain snow-melt. Try a whiskey-based seasonal cocktail, a flight of single malts, or our new favorite—Calvados Cask whiskey, exclusively available at the lodge.

Colorado



Slopeside Luxury at Aspen Highlands 370 Exhibition Lane, Aspen / \$42,000,000

Enjoy luxury living with direct, ski-in/out access at Aspen Highlands. This residence offers scenic views with magnificent floor-to-ceiling windows, spacious living areas, 6 beautiful en suite bedrooms, a theater, elevator, chef's kitchen and cozy sitting room off the kitchen. Enjoy the gym, spa with steam shower and massage room after a day spent skiing, hiking or biking. Additional amenities include club access in town with a pool, spa and gym. **Web #185221**

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Spring / 2025



Expansive Mountain Estate with Peaceful Indoor/Outdoor Spaces
761 Moore Drive, Aspen / \$30,000,000

Set on almost an acre with stunning mountain views, this 6-bedroom Aspen estate has ski access and endless amenities. Enjoy multiple balconies and peaceful outdoor entertaining spaces, a hot tub, sauna, steam room, elevator, theater, temperature-controlled wine room and tasting area. The home also features 6 en suite bedrooms, 2 offices, 8 fireplaces, 2 bars, multiple living areas and a 3-car garage. **Web #185266**

Melanie Muss, Broker Associate, O: 970.925.8810 / M: 970.987.2288 / melanie.muss@elliman.com

Colorado

Ready to Build
1765 McLain Flats,
Aspen / \$25,000,000

Set on approx. 10.5 acres, this contemporary mountain home features custom architecture by Scott Mitchell Studio. Created in partnership with award-winning landscape architect, Design Workshop, and world-renowned interior designer, Sybille de Margerie, this home features 7 generous bedroom suites, a private terrace, al fresco dining, multiple fire pits, pool lounge with indoor/outdoor heated pool and more. **Web #185767**

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Base Village Living: 65 Wood, 233, Snowmass Village / \$7,400,000

Enjoy the convenience of this turnkey, corner residence at Elk Camp Gondola with direct ski access. This 3-bedroom luxury residence offers a modern kitchen and white marble fireplace. **Web #182023**

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Aspen Core Condominium: 131 E. Durant, 208, Aspen / \$4,600,000

This remodeled, 2-bedroom ski haven is located across from Lift 1A at Aspen Mountain. With light and modern finishes, the open living space seamlessly flows into the chic kitchen as well as the outdoor patio. Enjoy many shared amenities such as the pool and jacuzzi. **Web #184727**

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NEVADA

The Strip might be skyscraper central, but there are many other breathtaking views to admire around Las Vegas. Some of the best—and most unexpected—can be found on the world-class golf courses nearby.

THINK GREENS

Ringed by the majestic Sierra Nevadas, **Shadow Creek Golf Course** is the ultimate desert oasis, with mature pines, streams, waterfalls, and perfectly manicured fairways. The Tom Fazio–designed course is as challenging as it is beautiful (lots of doglegs), but therein lies its appeal. You're in good company when you tee off here: Pro athletes from Michael Jordan to Phil Mickelson have played Shadow Creek. Though it was once open to the public (and boasted the most expensive green fees in the country), now you must be a guest of MGM Resorts to book a tee time. It's likely to cost more than your hotel room, but it's well worth the expense. Put it on your golf bucket list.

Equally tempting—and also designed by Tom Fazio—is the **Summit Club Golf Course**, exclusively for residents of the Summit neighborhood, in Summerlin. If you're lucky enough to get an invitation from a member, don't pass it up. It's one of the state's hardest courses to access. With Red Rock Canyon as a backdrop and a vista of the Las Vegas Strip (less than 10 miles away), the views are as marvelous as the golf.

Nearby and equally scenic is **TPC Summerlin**, a private course dotted with meandering streams, honey mesquite and pine



trees, and carefully preserved wildlife habitats. (It was the first course in the state certified as an Audubon Cooperative Sanctuary System by Audubon International.) Don't let the beautiful setting lull you into complacency; it sets the stage for seriously challenging play. TPC Summerlin hosts the PGA Tour's Shriners Children's Open every year.

For public access, we like the options at **Paiute Las Vegas Golf Resort**—54 holes spread over three courses with the evocative names of Snow Mountain, Sun Mountain, and The Wolf Course. (This last course is the longest in Nevada. Ironically, the most challenging holes on it are the shortest.) The emphasis at these Pete Dye–designed courses, an hour's drive from the

Strip, is on the natural surroundings—undulating swaths of green brightening a seemingly endless rocky desert and creating a tranquil, otherworldly ambience. Brace for wind. Some swear the water hazards have whitecaps.

THE HIGH LIFE

You needn't be a golfer to take in fantastic views in Nevada. We like **Canyon Tours**, which lets you

board a helicopter and fly over the West Rim of the Grand Canyon to see the Hoover Dam, Lake Mead, and the Colorado River. Enjoy complimentary refreshments once you land on the canyon floor, as well as transportation to and from your hotel on this memorable half-day adventure.

Another way to enjoy the “high” life is to dine at the **Eiffel Tower Restaurant** next to the Paris Las Vegas Hotel and Casino. Watch the Bellagio Fountains from 100 feet above the Strip during brunch or dinner. Or take a cue from us and sip champagne at The Caviar Bar.

Above: The fourth hole at Shadow Creek Golf Course

Nevada



Iconic Las Vegas Estate: Henderson / \$28,750,000

685 Dragon Peak Dr. 4BD | 9BA | Approx. 15,000sf | Approx. 1.26 Acres. Enjoy living a modern lifestyle in exclusive MacDonald Highlands with Strip, mountain, city and canyon views. Enjoy 4 pools, 1 spa, 3 kitchens, nightclub, theater, game room and 7-car showroom. **Web #2620585**



The Bond Estate: Henderson / \$11,500,000

665 Overlook Rim Dr. 5BD | 7BA | Approx. 8,288sf | Approx. 0.43 Acre. Modern custom with 3 cascading pools by Richard Luke, AIA with Strip, golf and Red Rock Mountain views. Complete with theater, game room, gym, 2 wine bars, 2 outdoor kitchens and rooftop deck. **Web #2609391**



Villa Golden Rock: Henderson / \$9,450,000

1492 MacDonald Ranch Dr. 4BD | 6BA | Approx. 8,586sf | Approx. 0.53 Acre. Enjoy Strip, golf and Red Rock Mountain views on the 5th fairway of MacDonald Highlands' DragonRidge Golf Course. Indulge in a 4-car garage, theater, wellness center, wine cellar and pool/spa. **Web #2629182**



The 18th Estate at DragonRidge: Henderson / \$8,450,000

641 Saint Croix St. 6BD | 9BA | Approx. 10,044sf | Approx. 0.48 Acre. Private enclave with 12-car showroom and Strip, golf, city and mountain views on the coveted 18th Fairway in MacDonald Highlands. Featuring a theater, game room, billiards room, gym, pool and spa. **Web #2622653**

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Modern Entertainer's Oasis: Henderson / \$8,800,000

11 Anthem Pointe Court. Set on the golf course of the exclusive Anthem Country Club, this modern estate offers unmatched privacy, security and design. The rooftop entertainment deck showcases stunning 360-degree views of The Strip, mountains, city and golf course. **Web #2619858**

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Tranquil Lakeside Retreat: Lake Las Vegas / \$4,990,000

38 Grand Corniche Drive. This 2-story, newly renovated home offers sweeping views. With 5 sub-levels accessible via elevator, the home was designed for seamless indoor-outdoor living with a backdrop of beauty and unmatched tranquility highlighted on every floor. **Web #2577333**

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The Bel Air Estate: Las Vegas / \$2,475,000

3240 W Richmar Avenue. This 5BD, single-story custom home was exquisitely remodeled and features RV parking, a game room with expansive bar, 500-plus-bottle wine cellar and a resort backyard with sparkling pool. **Web #2612805**

Shannon Luke, Licensed Associate Real Estate Salesperson,
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Palatial Equestrian Compound: Las Vegas / \$2,250,000

6265 N Fort Apache Road. This equestrian compound consists of 2 separate homes across approx. 2 acres. Block walls and automated gates offer privacy and tranquility. Complete with an 8-car garage, resort-like pool and spa. Currently zoned as 2 separate parcels. **Web #2617643**

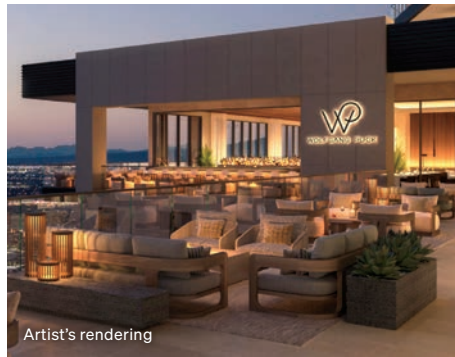
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Artist's rendering



Artist's rendering



Artist's rendering



FOUR SEASONS
PRIVATE RESIDENCES
LAS VEGAS

AN AZURE, LUXUS AND
TWO ROADS DEVELOPMENT

SERVICE-ORIENTED, AMENITY-RICH OASIS OVERLOOKING THE LAS VEGAS STRIP

Four Seasons Private Residences Las Vegas brings world-class living to the entertainment capital of the world. Set within the exclusive MacDonald Highlands community, home to DragonRidge Country Club and Golf Course, and just 20 minutes from the Strip, this location is close enough to play yet far enough to escape to your private oasis. WATG Architects and Wimberly Interiors have created an unrivaled experience to support the legendary Four Seasons services and amenities as well as the dedicated Wolfgang Puck Signature Restaurant and food and beverage program throughout. With seamless indoor-outdoor living and sweeping cinematic views of the Las Vegas Strip from every residence, the property has been created for those seeking an unparalleled lifestyle.

AMENITIES

- Two-to five-bedrooms from 2,300 to 8,350 sf
- Private outdoor balconies from 820 to 3,555 sf in all residences
- Wolfgang Puck Signature Restaurant and F&B throughout
- Private garage for every residence
- 90,000+ sf of amenities featuring cascading resort-style pools, wellness and fitness center, golf simulator, coworking and private office space
- 5-star hospitality services and seamless ownership by Four Seasons

OCCUPANCY LATE 2026

PRICED FROM \$3,675,000

Craig H. Eddins
702.245.6000
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Four Seasons Discovery Studio
By appointment only

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CALIFORNIA

There's no place quite like California. With both beach paradises and ski resorts that stay open long after winter ends, you may have a hard time choosing which board to pack for the day's adventures: snow or surf?

SEA AND SHORE

Venture offshore on an awe-inspiring **Whale Watching Tour** with Flagship Cruises and Events. Glimpse dolphins, sea lions, and gray and humpback whales through April from an open-air observation deck or a window seat safe from the ocean spray. Go for the wildlife or opt for a champagne brunch.

Another way to admire the coastline: Treat yourself to a weekend at the elegant **Montage Laguna Beach** (a *Condé Nast Traveler Readers' Choice* winner) and book a private coastal kayak and wildlife tour to explore hidden beaches teeming with aquatic life. For a more adrenaline-fueled perspective, opt for a private helicopter charter and coastal tour followed by an oceanfront picnic with champagne on Catalina Island.

For those who prefer to admire the waves from solid ground, membership in an elite oceanfront club is a must. We like Soho House's **Little Beach House Malibu** overlooking Carbon and Surfrider Beaches. Like the Soho Houses in other locations, this elegant refuge with its own contemporary art gallery is meant to be a haven where creatives can mingle, and members lean toward fields like film, music, and media. If you're already a member of the original Soho House, you can add Malibu Plus for \$2,200 a year.

Or if you've got the right connections, consider



one of the OGs—the celebrity-studded **Bel-Air Bay Club** or the **Jonathan Club** on Santa Monica Beach—both established in 1927 and appealing to the elite ever since.

ON THE SLOPES

Whether you prefer skiing or après-ski, **The Ritz-Carlton, Lake Tahoe** tops our list of favorites for its ski-in, ski-out access to the Sierra Nevada, a slopeside spa, and four dining options. With slopes typically open until May, you can ski, snowboard, and snow-tube to

your heart's content all spring. Bring the forest air indoors with a massage with native essential oils, followed by a soak in a private tub. You'll find us by the firepit, unwinding as we watch the sunset.

Or climb even higher to **Mammoth Mountain**, where the ski season stretches through the summer (sometimes until August). Skip the road trip and fly into the airport, which offers private transfers to many cozy lodges. Our pick? **The Westin Monache Resort**

is less than five miles from the mountain and boasts a heated pool with gorgeous mountain views, gas fireplaces, and a complimentary drink upon arrival. Mammoth has ski trails galore, but arguably the best mountain high happens after the lifts close for the day, when you can board a luxury snowcat to Minaret Vista for drinks, light bites, and a breathtaking view of the Eastern Sierra. Now, that's what we call happy hour.



Top: Little Beach House Malibu. Above: Whale watching

California



Casa Grande

San Juan Capistrano / \$150,000,000

31062 Casa Grande Drive. Perched atop a ridge line promontory on over 42 acres, Casa Grande's highland grants 360-degree views of Orange County's mountains, sea and cityscapes. The compound currently exists as both a residential estate and a working agribusiness with permitted plans to build an approx. 38,000sf Mission-style main home. **Web #LG24110884**

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Spring / 2025



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Bespoke Promontory Estate: Beverly Hills / \$68,000,000

410 Trousdale Place. Sited on a promontory in Trousdale, this contemporary trophy home encompasses 2 acres with unobstructed mountain, city and ocean views. Bold and audacious, the home is nothing short of spectacular, built entirely in exquisite poured-in-place concrete. **Web #24-404851**



Prime Beachfront Beauty: Malibu / \$44,000,000

22150 Pacific Coast Highway. Luxury, design and comfort converge in this coastal estate at Malibu's Billionaire's Beach. Spanning 3 levels, this dream home offers quintessential indoor-outdoor California living set against whitewater views. **Web #24-426669**

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California



Pinnacle of Modern Luxury: Bel Air / \$24,500,000

982 Stone Canyon Road. Moments from Hotel Bel Air, this magnificent home boasts gorgeous canyon views and elevated privacy, all within fully gated grounds. An open floor plan bathed in natural light, elegantly merges indoor and outdoor living. **Web #24-446695**

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The Park Elm at Century Plaza: Century City / \$20,500,000

211 Elm Court. Designed by Pei Cobb Freed & Partners, The Park Elm balances architectural pedigree with the highest level of privacy and panoramic views. Meticulously crafted, Penthouse 40B offers 4BD and 5.5BA across approx. 4,849sf. **Web #24-391517**

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Getty View Residence: Brentwood / \$13,250,000

12251 Castlegate Drive. Fusing contemporary design with its natural surroundings, this architectural estate welcomes breathtaking views of the Getty Museum throughout 3 distinct stacked levels, each with its own unique facade. **Web #24-382679**

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Contemporary Coastal Luxury: Newport Beach / \$8,995,000

2915 Cliff Drive. Awe-inspiring timelessness meets the height of contemporary luxury at this redesigned coastal estate. Harbor and ocean views paint the horizon, while a pool, spa, fire pit and built-in BBQ beckon for seamless indoor-outdoor entertaining. **Web #LG24200371**

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Regency-Style Refuge: Bel Air / \$8,750,000

880 Stone Canyon Road. Sited on over an acre near the prestigious Hotel Bel-Air, this gated compound offers both exclusivity and the utmost privacy. The property comes with plans by architect William Hefner (AIA) for a bespoke estate with an additional guest house. **Web #24-449813**

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Timeless Mediterranean Estate: Rancho Santa Fe / \$7,399,000

14242 Dalia Drive. Nestled within the exclusive Del Mar Country Club, this newly completed estate blends timeless design with modern conveniences. The property combines a rare half-acre lot with an additional approx. 0.47 acres of fenced, private grounds. **Web #240026685**

Raquel Benguiat, Licensed Real Estate Salesperson,
O: 619.363.4038 / M: 619.564.0759 / raquel.benguiat@elliman.com

LEGENDARY LIVING

LIVE in Beverly Hills and on Fifth Avenue in your own private Mandarin Oriental residence with legendary Mandarin Oriental services. **DINE** in the comfort of your own private Mandarin Oriental residence with culinary experiences by Michelin-starred Chef Daniel Boulud. **INDULGE** in the serenity of your own private Mandarin Oriental rooftop with a pool, spa, steam room, sauna and fitness center.

IMMEDIATE OCCUPANCY

A CHOICE SELECTION OF ONE TO THREE BEDROOMS
REMAIN FOR SALE FROM \$2.975M

INCLUDING A SPECTACULAR ROOFTOP PENTHOUSE

9200 WILSHIRE BOULEVARD, BEVERLY HILLS, CA 90212

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 Douglas Elliman
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SHVO

The BAHAMAS

Life in the Bahamas offers myriad benefits, from proximity to pristine beaches with powdery sands and turquoise seas, to a blissfully relaxed pace of life, to favorable tax codes. In recent years, the islands have also become a cornucopia for food lovers. Here are a few of the many gems to discover in this sun-kissed archipelago.



Above: A waterfront stroll at Staniel Cay Yacht Club, in the Exumas. Facing page: Harbour Island is known for its Pink Sand Beach, on the eastern Atlantic Ocean side.

HARBOUR ISLAND
Diminutive Harbour Island is one of our favorite under-the-radar slices of paradise. We're not the only ones who admire this spot off the coast of Eleuthera. Everyone from Elle Macpherson to Cameron Diaz has been spotted enjoying the shell-pink sands and strolling through charming Dunmore Town, admiring the pastel buildings.

When you crave refreshment and relaxation, hop in your golf cart—the preferred mode of transportation—and head to **Briland Club**. This exclusive residential community is home to two of our favorite spots. For casual fare with a view of the marina, we like the outdoor **Bar480**. There's no better place to relax with a cocktail in hand while enjoying the warm sea breezes. Nearby **R bar**, directly on the beach, tempts visitors to unwind in a hammock as waves lap the shore. Order the aptly named Pink Sand cocktail, a refreshing mix of Grey Goose, strawberry puree, lemon juice, and club soda.

BIMINI
The westernmost stretch of the Bahamas, Bimini is also the closest Caribbean island chain to the U.S. mainland—and one of the most secluded. It's reachable by seaplane, private aviation, or boat.

All eyes are on Banyan Tree Bimini Resort and Residences, an exclusive new residential development set to open soon with waterfront homes as well as overwater bungalows for those who have

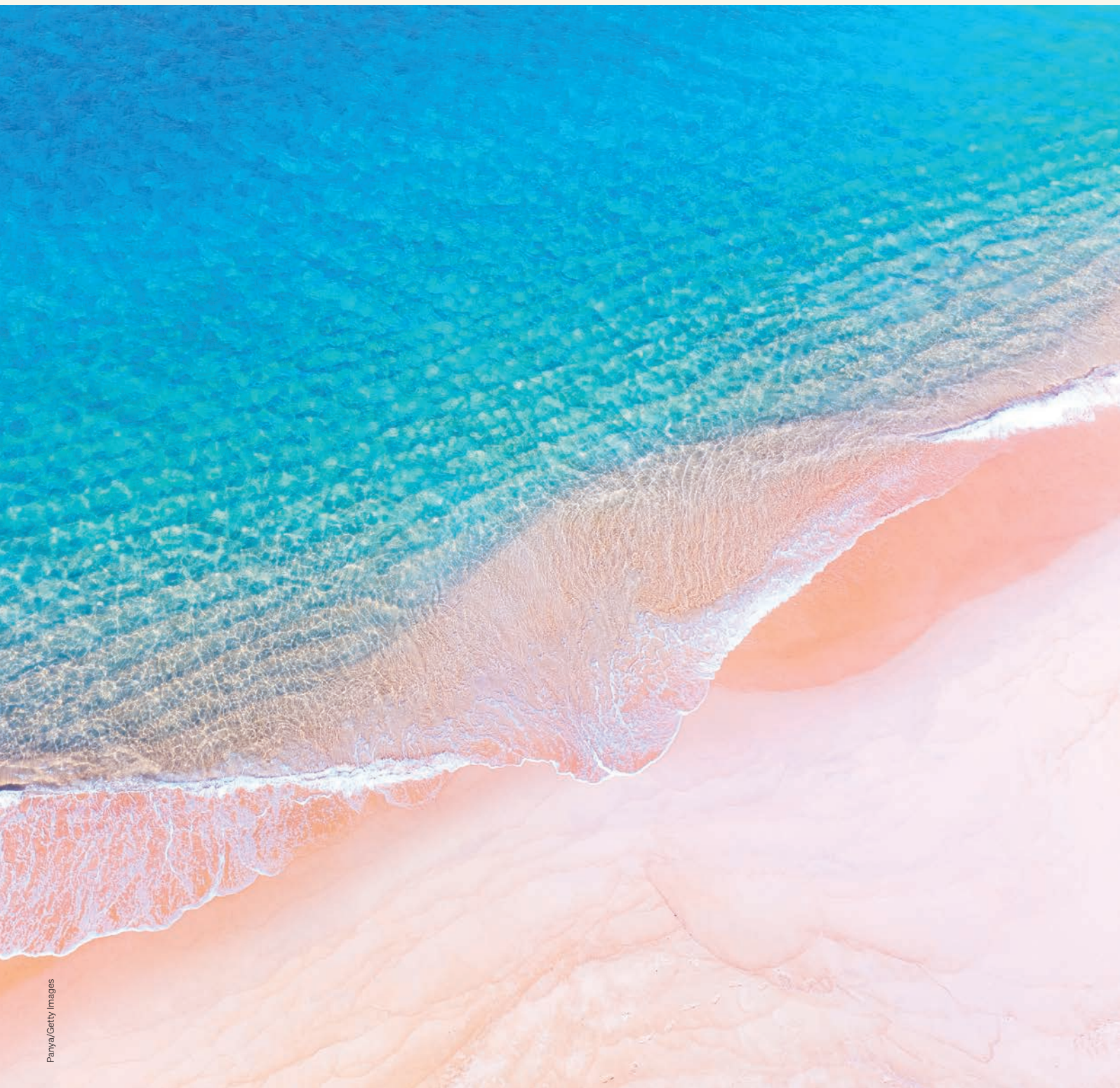
the foresight and good fortune to purchase here. We're looking forward to getting a closer look by booking a table at the resort's **Bonito Beach Club**, which will feature a private beach and dock.

NASSAU, NEW PROVIDENCE
Known for its hilly landscape, coral reefs, and colonial architecture, the Bahamian capital is a top choice for home buyers, thanks to its vibrant, lively pace; world-class shopping and culture; and convenient flights to the U.S. and Europe. Its buzzy restaurant scene earns kudos, too. Topping our list for lunch or dinner is **Island Brothers & CIE**. This cozy eatery offers tasty French Mediterranean dishes that blend European ingredients with fresh local fare. The best spot to enjoy a glass is at a table on the patio.

For a culinary journey without leaving Nassau, we travel to Australian-born chef David Rodgers' rooftop restaurant **Shima**. Located in The Island House, a popular Bahamian resort, the restaurant features a menu celebrating the flavors of Thailand, Vietnam, and Indonesia.

THE EXUMAS
These islands are beloved for their sapphire waters lining secluded beaches (not to mention swimming pigs, a must-see at least once). There's no better place to admire those azure seas than **Staniel Cay Yacht Club**. Stop in for a drink at the bar or lunch at the atmospheric **Captain's Lounge**, which has been welcoming visitors since 1956.





Panya/Getty Images

The Bahamas



Illawarra House:

Albany, New Providence, Bahamas / \$55,000,000

A bespoke 7-bedroom beachfront estate in the exclusive Albany Development. This property offers a pool house, gatehouse and expansive outdoor living space including a pool and hottub all designed to maximize the panoramic 180-degree beach views.
Web #rsi012413885

James Mosko, Managing Partner, O: 242.477.0351 / james.mosko@theislesgroup.com

Spring / 2025

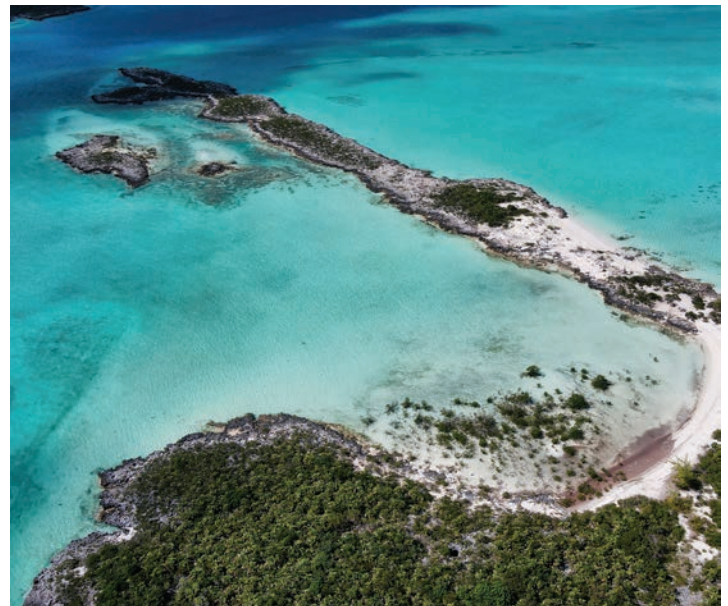
The Bahamas



Caves Point: New Providence, Bahamas / \$1,350,000

This renovated 1,600-square-foot beachfront apartment in the gated Caves Point community offers open-plan living and dining areas with large sliding doors providing stunning ocean views and access to an oversized covered balcony for outdoor entertaining. It includes 3 bedrooms with the principal suite featuring ocean views and is offered fully furnished. **Web #57916**

Dewitt Pratt, Agent, O: 242.819.7929 / dewitt.pratt@theislesgroup.com



Clove Cay, Exumas, Bahamas: Clove Cay, Exuma Cays, Bahamas / Price Upon Request

Clove Cay is a 144-acre private island located just 2 miles north of Great Exuma, featuring over 2 miles of oceanfront and stunning natural landscapes. This island is an ideal location for creating a personal retreat or developing a resort. **Web #rsi012430148**

James Mosko, Managing Partner, O: 242.477.0351 / james.mosko@theislesgroup.com



Artist's rendering



Artist's rendering



BRILAND CLUB
HARBOUR ISLAND

The Residences at Briland Club represent the finest expression of Harbour Island's unique way of life and the most all-encompassing way to experience the endless bounty of the Bahamas.

Spanning from beach to bay across 27 lush acres, this intimate community of 93 planned residences presents an array of real estate opportunities designed to fit each family's lifestyle.

AMENITIES

- Pink sand beach
- Megayacht marina
- Clubhouse
- Restaurants (hotel and clubhouse)
- Retail (patisserie, juice bar, clothing store)
- Resort pool
- Spa
- Fitness center with lap pool
- Pickleball courts
- Tennis court
- Golf simulators
- Children's playroom
- Speakeasy bar
- Bocce
- Seaplane and helipad

These materials are not intended to be an offer to sell nor a solicitation of offers to buy real estate in Briland Club respectively by residents of Connecticut, Hawaii, Idaho, Illinois, New York, New Jersey, Oregon and any state or jurisdiction where prior registration or advance qualification is required but not completed or where otherwise prohibited by law. Void where prohibited by law. These materials and these features, facilities, and amenities described and depicted herein are based upon the current development plans, which plans are subject to change without notice, and there is no guaranty that said features, facilities, and amenities will be of the same type, size or nature as depicted or described. Pricing and availability subject to change.



BANYAN TREE BIMINI

AMENITIES

- Resident concierge services
- The Sanctuary Club membership
- Signature Banyan Tree Spa
- Bonito Beach Club, featuring a restaurant and bar, beachfront lounge area, VIP table service, yachting and tender service, padel and tennis courts, and fitness classes as well as a children's recreation area and day care
- Signature beachfront all-ages pool
- Overwater pool with restaurant and bar

THREE- TO FOUR-BEDROOM WATERFRONT VILLAS PRICED FROM \$3,500,000

Jennifer Goldstein
jennifer.goldstein@elliman.com

Private on-site property
showings by appointment only

banyantreeresidencesbimini.com
[@banyantreebimini](https://www.instagram.com/banyantreebimini)



Artist's rendering



Artist's rendering

UNVEILING THE FUTURE OF BIMINI

Just 48 nautical miles east of Miami Beach, Banyan Tree Bimini Residences unveils the ultimate private destination—a premium living experience on 750 acres of exquisite natural beauty. This collection of 54 private waterfront residences was designed by globally acclaimed architect Chad Oppenheim to blur the boundaries between architecture and the Bimini landscape, featuring environmental design by Raymond Jungles and fully furnished villas by Artefacto.

Residents enjoy access to the extensive services and amenities of Banyan Tree Bimini Resort and the on-property Bonito Beach Club. Best of all, each villa enjoys private dockage from 96 to 150 feet, allowing owners to travel direct from Miami Beach to their Bahamian doorstep in less than two hours.

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International: THE ALPS

If you thought the Alps were just for ski season, think again. Remote work and the wellness movement have combined to fuel exciting new openings in this picturesque mountain region. If you're lucky enough to own a home in the Alps, or you're considering purchasing one, here are a few chic spots piquing our interest in some of our favorite towns.



FRANCE

Courchevel 1850

Nestled in the Three Valleys, Courchevel 1850 is famous for its manicured slopes. But it also boasts more Michelin-starred restaurants than any other ski resort in the world. Add to your dining wish list Chef Jean-Rémi Cailion's **Alpage Restaurant**, in the **Annapurna Hotel**, which earned its first Michelin star after only one winter in business. Though it's open only seasonally, do yourself a favor and book a table to

sample the buzzworthy cuisine, showcasing local ingredients and celebrating the region's farming heritage.

We're also fans of **Sylvestre Restaurant**, in the **Hotel Les Grandes Alpes**, which was recently awarded its second Michelin star for Himalayan-born Chef Sylvestre Wahid's inventive menu. There are only four tables here, seating for 15, so you can rely on being treated like royalty. Chef Yannick Alléno's three-star winner **Le 1947 à Cheval Blanc**, in

the **Cheval Blanc Courchevel** hotel, has just five tables. Both restaurants have open kitchens, so you'll get to watch the chefs work their magic.

Megève

In addition to being featured in *Emily in Paris*, the town of Megève is home to the **Four Seasons Hotel Megève**, perched on the slopes of Mont d'Arbois. The hotel is a collaboration with Edmond de Rothschild Heritage, reflecting the Rothschild family's long association

with the village. (In the 1920s, Baroness Noémie made it her mission to turn Megève into a resort to rival St. Moritz.) If you're a guest, while away an afternoon in one of the hotel's culinary, pastry, or mixology classes. Or try a perfume workshop. Another option: Take to the skies in a hot air balloon, a paraglider, or a small plane over Mont Blanc.

Craving a little decadence? Follow our lead and visit the **Glaçons de Megève** boutique, where the Vigliengo family has been crafting delicate, bite-size meringue-covered chocolate pralines ("Megève ice cubes") following a family recipe since 1910.

SWITZERLAND

Andermatt

The five-star **Chedi Andermatt** hotel may have put this small mountain village near Zurich on the map, but it still retains its understated charm. The Chedi's restaurant, **The Japanese**, is a must on any foodie's itinerary. Executive Chefs Dominik Sato and Fabio Toffolon's creative cuisine has earned them two Michelin stars. Turophiles will want to stop to admire the hotel's 16-foot-high, climate-controlled cheese tower stacked with more than 40 mouthwatering varieties of *fromage*.

The countryside here is as breathtaking when the snow melts as it is during ski season, filled with waterfalls and mountain lakes. Spend an afternoon admiring it on a bike ride or a hike. If

you prefer a more thrilling pace, rent a vintage car or a Harley-Davidson (available for guests at the Chedi) and head for the stunning **Furka Pass**, open June to October. One of the highest and most awe-inspiring mountain passes, it is also among the most difficult to drive, thanks to its many switchbacks. (James Bond fans will recognize it from the movie *Goldfinger*.)

Villars-sur-Ollon

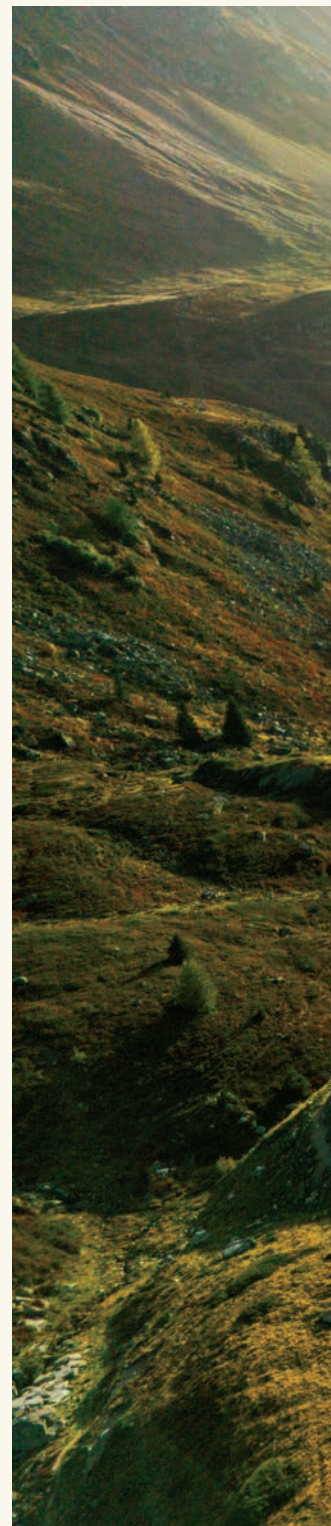
In the Swiss Alps, we like the recently renovated **Palace** hotel, which reopened in 2022 and now operates during both winter and summer seasons. **Le 1913** restaurant, named in honor of the year the historic hotel welcomed its first guests, serves a mix of regional and Mediterranean fare in a glorious setting with mountain views on one side and views into the open kitchen presided over by Chef Christian Bertogna on the other.

A short drive away you'll find vineyards, artisanal cheese makers, thermal springs, medieval **Chillon Castle** on Lake Geneva, and **Peak Walk**, a suspension bridge connecting the mountain peaks of Tissot and Glacier 3000. Traversing it is a bucket lister for thrill seekers.

Contact [knightfrank.com](https://www.knightfrank.com) to find out how our Alpine market experts can support your next property search.

Some information in this article appeared in *The View from Knight Frank*.

Left: Le 1947 à Cheval Blanc. Right: Furka Pass





International



An Outstanding Ski-In Ski-Out Chalet: Chamonix, France / €4,200,000

A fantastic 8-bedroom chalet in an elevated ski-in ski-out position in Les Houches offering beautiful views towards the Chamonix Valley and of the Mont Blanc massif. The chalet offers a double-height lounge area, TV/cinema room, a self-contained studio apartment and a sauna. **Web #rsi012413885**

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Charming Mas with Sea View: Grasse, Alpes-Maritimes, Côte d`Azur, France / €3,700,000

This beautifully renovated, 200-year old Bastide near Cannes offers an ideal blend of Provençal elegance with modern comforts. It features 3 hectares of land, 5 bedrooms, a heated swimming pool, a guest house, a wine cellar, a gym and more. **Web #rsi012476431**

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Boutique Tuscan Winery: Florence, Tuscany, Italy / €13,500,000

This splendid vineyard is set on 18 hectares of land in the glorious Tuscan countryside. It includes 2 farmhouses enjoying a total of over 1,140 square meters of living space, a swimming pool, a tennis court and a fully working vegetable garden. The property is offered for sale in its entirety or can be divided. **Web #flo012476504**

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Luxurious Contemporary Villa in Quinta do Lago, Algarve:
Quinta do Lago, Algarve / €24,500,000

Blackbird is a stunning architectural gem offering breathtaking views of the golf course, mountains and sea. This villa features a spacious open living area, 6-7 bedrooms, a gym, a cinema and a heated saltwater pool. Set on a private 2,880-square meter plot with lush landscaping. **Web #rsi012336846**

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Impeccable Townhouse in Soller with a Rental License:
Mallorca, Illes Balears / €3,800,000

This unique townhouse in the heart of Soller, built in 1902, combines historic charm with modern comforts. It has spacious living areas, 7 bedroom suites and a large terrace with a private pool. **Web #rsi012496347**

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Spectacular Apartment with Iconic Paris Views:
1st Arrondissement, Paris / €11,500,000

Facing the Tuileries Gardens, this spacious 5th-floor apartment offers 243.4 square meters featuring Versailles parquet, a fireplace, a long balcony, 3 bedroom suites, a cellar and parking. **Web #rsi012455296**

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Artist's rendering



Artist's rendering



Artist's rendering



ROCCO FORTE HOTELS

Immersed in Sicily's idyllic coastline and overlooking a valley of olive groves, Rocco Forte Private Villas are perched on a hillside with breathtaking views of the Sicilian coast. Rocco Forte Private Villas seamlessly combine space, serenity and sea views with the extensive five-star services of Verdura Resort. Wake up in the privacy of your secluded villa surrounded by approximately 230 hectares of tranquil golf, olive groves and postcard-perfect coastline, with unlimited access to a wealth of activities and experiences on your doorstep.

AMENITIES

- Concierge
- Restaurant
- Two championship golf courses
- Tennis and padel courts
- Infinity swimming pool
- Award-winning spa with indoor pool, thalasso pools and yoga rooms
- Gym

PRICED FROM €3,399,500

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SLS

MADRID INFANTAS RESIDENCES



Artist's rendering

AMENITIES

- Boardroom/private dining room
- Residents Only SLS Social House
- High-end game area
- Library
- Snug
- Pantry
- Wine cellar
- Media studio
- Yoga deck
- Outdoor kitchen
- Rooftop dining
- Meditation garden
- Screening room
- Fitness studio
- On-demand treatment rooms
- On-demand lifestyle services such as personal stylist, photographer, wellness advisor and more



Artist's rendering



Artist's rendering

HOME TO THE EXTRAORDINARY

Welcome to SLS Madrid Infantas Residences, an exceptional living experience defined by modern opulence, intricate detail and sensory indulgence. Every moment here is one to savor; every day, the opportunity to live life lavishly in the heart of Madrid's vibrant Justicia neighborhood.

In a historic building with original period features, discover 33 lavish residences comprising one-, two- and three-bedroom layouts and penthouses with private terraces. While benefiting from the exclusivity, privacy and carefully curated hospitality services associated with a stand-alone hotel-branded residence, owners will also have access to an enviable array of dedicated residential amenities, all managed by SLS.

ESTIMATED COMPLETION
Q2 2026

PRICED FROM €1,625,000

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brandresidences@es.knightfrank.com

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AN EXCLUSIVE BOUTIQUE COLLECTION OF FOUR NEWLY BUILT PENTHOUSE APARTMENTS OVERLOOKING LORDS CRICKET GROUND

Designed without compromise, these luxury residences feature expansive roof gardens and offer panoramic views of the iconic London skyline, including direct sight lines to Lord's Cricket Ground. The apartments feature award-winning interiors by Albion Nord, showcasing bespoke handcrafted joinery and designer kitchens equipped with premium Gaggenau and Miele appliances. Each home offers modern conveniences such as air-conditioning, underfloor heating, Lutron smart lighting, full fiber broadband, and Priva home automation. Residents can also enjoy expansive private terracing with over 800 square feet of outdoor space per residence, providing an exceptional blend of luxury, comfort and modern living.

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AMENITIES

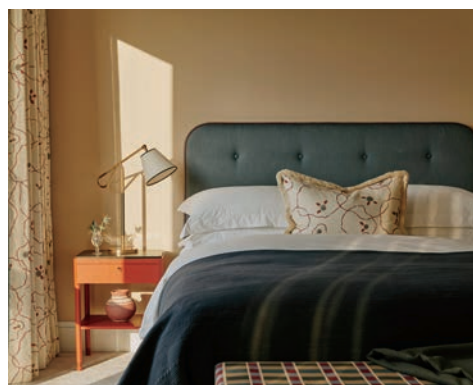
- On-site concierge
- Gated security
- 2 secure parking spaces per apartment complete with EV charging stations

THREE-BEDROOM LUXURY PENTHOUSES

PRICED FROM £7,150,000

Yazmin Murat
yazmin.murat@knightfrank.com

Sales Gallery
By appointment only



CHELSEA BARRACKS
BELGRAVIA

THE MOST DESIRABLE ADDRESS IN BELGRAVIA, LONDON

The historic Chelsea Barracks story continues with its inaugural collection of residences at Nine Mulberry Square, at the heart of this prestigious neighborhood in Belgravia, London. Set along a captivating garden square whose name the majestic building bears, Mulberry Square is resplendent with vibrant floral highlights and rich culinary delights. Exquisitely designed by Eric Parry Architects, each residence exhibits a sensitive balance between traditional charm and contemporary design. Elegant spaces complete with bespoke craftsmanship and enchanting vistas; each home cultivates an enriched lifestyle unique to Chelsea Barracks. Make Belgravia your home.

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AMENITIES

The Garrison Club is reserved for the exclusive use of residents and their guests. Spaces include:

- Multiuse sports court including championship tennis court
- State-of-the-art gymnasium with private studios
- 25m swimming pool
- Sauna and steam rooms
- Club lounge
- Business suite with boardrooms and private offices
- Children's playground

ONE- TO FIVE-BEDROOM SPACIOUS HOMES AND TWO PENTHOUSES

PRICED FROM £3,400,000

Hamish Eggins
hamish.eggins@knightfrank.com

Jeremy Pelissier
jeremy.pelissier@knightfrank.com

Sales Gallery
By appointment only



ONE GREEN WAY

SPECTACULAR NEW GATED DEVELOPMENT IN QUINTA DO LAGO OFFERING SUPERIOR PRIVACY AND EXCLUSIVITY



One Green Way is an exclusive gated community offering resort-style living with 89 contemporary residences. It includes 62 duplex apartments known as the Panorama or Garden Residences and 27 luxury villas called the Horizon Residences. Designed by PLAN architects, these homes feature high-quality materials and smart technology.

The Panorama Residences are stylish three- to four-bedroom apartments situated alongside the North Golf Course, with private entrances, lift access, outdoor terracing, basements, carports or underground garages, private roof terraces, and landscaped courtyards with outdoor kitchens. The Garden Residences are three- to four-bedroom apartments with beautiful gardens and outdoor dining areas, promoting indoor-outdoor living. The Horizon Residences are luxurious villas with up to six bedrooms overlooking the North Golf Course, offering various amenities and stunning views.

Residents enjoy a high-quality lifestyle in a natural environment that prioritizes health, wellness and family. The community offers access to excellent amenities, including world-class golf courses, a golf academy, a sports and fitness hub, restaurants, a golden-sand beach, dedicated concierge services, 24-hour security, property rental and management, and various family events and activities.

AMENITIES

- Private terracing and gardens
- Swimming pool
- Cinema
- Gym
- Private parking
- Clubhouse, reception and concierge
- Business center and 5G connectivity

- Trackman studio
- Spa with sauna
- Beauty salon
- Children's playground area

ESTIMATED COMPLETION Q4 2025

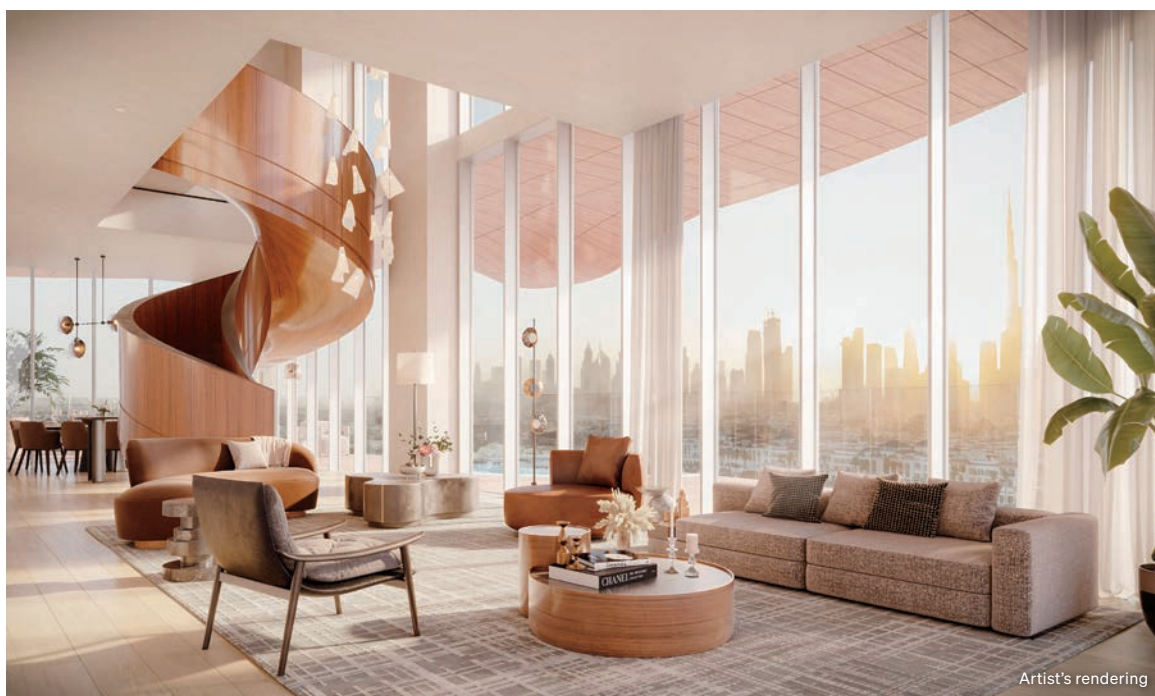
PRICED FROM €4,000,000

Alex Koch de Gooreynd
alex.kdeg@knightfrank.com

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Mr. C
RESIDENCES
Jumeirah

BY
IGNAZIO
AND
MAGGIO
CIPRIANI



AMENITIES

- Architecture by Arquitectonica
- Interiors by Meyer Davis
- Italian terrazzo and quartz countertops
- Italian cabinetry
- Private outdoor terraces with plunge pools
- Private elevators
- Open-plan layouts
- Digital entry
- AC-controlled parking
- Residents-only pools
- Bellini Cafe
- Poolside food and beverage service
- Outdoor yoga and massage space
- Outdoor movie theater

IMMEDIATE OCCUPANCY

PRICED FROM \$9,300,000

Paul Clark
paul.clark@me.knightfrank.com

QUINTESSENTIAL EUROPEAN COMFORT INFUSED WITH LUXURIOUS DUBAI LIVING

Mr. C Residences Jumeirah is home to those who appreciate finer things, those who live their lives with an inherent sense of style and believe that simplicity is the ultimate sophistication. It is for those who understand that modern living is a culmination of the little details.

An exclusive residential development, Mr. C Residences Jumeirah combines the best of Italian luxury and Dubai's cosmopolitan lifestyle. Located in the heart of Jumeirah, the project boasts 27 ultra-luxury condominiums and penthouses that offer unparalleled views of the Arabian Gulf and the iconic Dubai skyline. Designed to the highest standards of luxury and sophistication, each apartment at Mr. C Residences Jumeirah features spacious living areas, state-of-the-art appliances and high-end interior finishes. Welcome home to Mr. C.

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RENTALS

LUMAIRE
WEST PALM BEACH
201 Clearwater Drive
West Palm Beach, FL 33401
561.530.2042
Lumaire.com
leasing@lumaire.com





RUBY

243W28

RUBY

Congratulations

to MAG Partners for completing their first residential lease-up in New York with Ruby Chelsea! Douglas Elliman Development Marketing is proud to be your partner and looks forward to continuing our joint success at 335 8th Avenue and 300 East 50th Street, leasing in late Summer 2025.

Learn more about Ruby Chelsea:
212 551 RUBY | RUBYCHELSEA.COM

MAG
PARTNERS

 **DouglasElliman**
Development Marketing





Artist's rendering



Artist's rendering

Royce

NOW LEASING LUXURY STUDIO TO TWO-BEDROOM RESIDENCES

Welcome to The Royce, where luxury living meets the vibrant energy of New York City. Located at 339 West 38th Street, The Royce places you in the cross section of Hudson Yards and midtown Manhattan, offering residents unparalleled access to some of the city's best dining, shopping, entertainment, parks, and transportation. Our studio, one- and two-bedroom rental residences seamlessly blend industrial chic design with modern elegance, offering a perfect mix of style and comfort.

AMENITIES

- 24-hr attended lobby
- Cold storage
- Self-storage
- Bike storage
- Resident lounge with TV, fireplace, entertaining kitchen
- Business lounge—reservable for private use
- Game room featuring Ping-Pong table
- Fitness center including an array of cardio and strength training equipment
- Landscaped roof terrace
- Wi-Fi provided in community spaces

NOW LEASING STUDIO, ONE- AND TWO-BEDROOM RESIDENCES

INQUIRE FOR PRICING

Keyan Sanai
keyan.sanai@elliman.com

View by appointment only

212.564.3838
royceresidences.com
@RoyceResidences

Equal Housing Opportunity. Handicap Accessible.



AMENITIES

- Attended lobby
- Elevator
- Lobby lounge
- Lounge and coworking space
- Landscaped courtyard with firepit
- Pickleball court
- Dog park
- Fitness center featuring cardio and strength training equipment, including a private yoga studio
- Roof terrace with built-in grills and designated dining areas
- On-site indoor parking
- On-site car washing station
- Self-storage

NOW LEASING STUDIO TO THREE-BEDROOMS

INQUIRE FOR PRICING

Stacey Oestreich
stacey.oestreich@elliman.com

70 Memorial Plaza
 Pleasantville, NY 10570

View by appointment only

914.916.0353
pleasantvillelofts.com
 @pleasantvillelofts

Pricing and availability are subject to change. Please contact the leasing team for details.



WHERE MODERN SOPHISTICATION MEETS URBAN CONVENIENCE

Discover the perfect blend of modern sophistication and urban convenience at Pleasantville Lofts. Our chic studio, one-, two- and three-bedroom loft-style rentals are crafted to meet the needs of today's most discerning residents, providing an elevated living experience throughout every enclave.

The residences at Pleasantville Lofts offer modern industrial-style elegance with smart-home keyless entry, stunning wide-plank flooring, exposed beams, and in-residence Bosch washers and dryers for ease and comfort. Soaring 10-foot ceilings and oversized picturesque windows create a spacious, light-filled environment, while expansive built-in closets provide ample storage. Experience the pinnacle of urban living with these thoughtfully developed, chic and functional luxury apartments.



Artist's rendering



Artist's rendering



Artist's rendering



LUMAIRE

WEST PALM BEACH

AMENITIES

- Resort-style 90-ft pool
- Poolside cabana beds with privacy curtains and chaise lounges
- Yoga and fitness area
- Lushly landscaped poolside lounge
- Bocce and game lawn
- Barbeque grilling stations and dining areas
- Oasis park
- Pickleball
- 2,400-sf fully equipped fitness center with floor-to-ceiling glass walls and open views
- Yoga and movement studio
- Multisport virtual simulator with golf, gaming and private screenings

NOW LEASING STUDIO, ONE-, TWO- AND THREE-BEDROOMS

INQUIRE FOR PRICING

Leasing Gallery
201 Clearwater Drive
West Palm Beach, FL 33401

561.530.2042
lumaire.com
@lumaire_wpb

WHERE LIFE COMES TO LIGHT

Soaring 23 stories high, brightly perched above downtown and the Palm Beaches, Lumaire is at the nexus of it all. Experience stunning panoramic sunrise and sunset views from our collection of studio, one-, two- and three-bedroom residences overlooking the cityscape, ocean and Clear Lake. Lumaire is a haven for those seeking a worldly, full-service, socially connected and cosmopolitan lifestyle with an array of health, wellness and entertainment amenities that exceed expectations.

The best-in-class curated amenities are an extension of your Lumaire residence and offer enjoyment of air, sunshine, views and nature with tranquil design elements. Airy and serene, the sun-drenched residences are invigorated by an abundance of natural light. Featuring floor-to-ceiling glass views that stretch to the horizon.

Please contact the leasing gallery for details on available incentives and promotions. Features and specifications are subject to change. Pricing and fees are subject to change without notice. Additional charges may apply for building services, benefits, and amenities, which are subject to change. Benefits and services are not essential, required, or ancillary services provided by the landlord. All residential units are rented unfurnished. Lumaire adheres to all Fair Housing laws and does not discriminate based on race, color, sex, religion, national origin, familial status, or disability. Equal Housing Opportunity. Handicap Accessible.

THE E ITINERARY



From top: A horse and rider clear a jump at the Hampton Classic; yachts at the Palm Beach International Boat Show

Discover Boating Miami International Boat Show

February 12–16

The Miami International Boat Show and the Miami Yacht Show have joined forces to create the Discover Boating Miami International Boat Show, the largest boat and yacht event in the world.

miamiboatshow.com

Palm Beach International Boat Show

March 19–23

The 40th annual Palm Beach International Boat Show provides visitors, exhibitors, and the community at large with an unforgettable event featuring more than \$1.2 billion worth of yachts and accessories.

pbboatshow.com

Hampton Classic

August 24–31

The Hampton Classic is one of the largest outdoor horse shows in the United States, a premier destination for horse people, and a much-anticipated stop on the summer tour for competitors. Top equestrians from around the world compete for more than a million dollars in prize money. National champion hunter competitors, Olympic medalists, and scores of children and adult amateurs make up the field, riding approximately 1,400 horses each year in 200+ separate competitions.

hamptonclassic.com

MARKET UPDATE

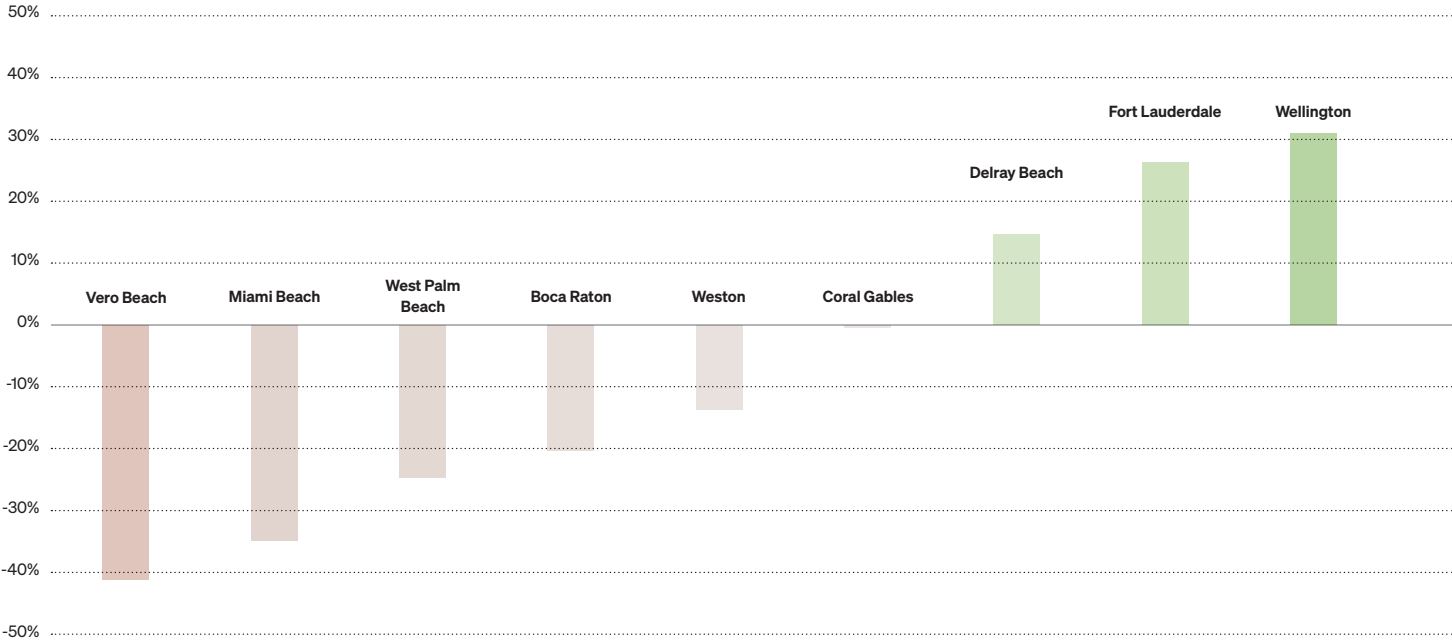
Jonathan Miller, author of the expanding *Elliman Report* series since 1994, shares market insights culled from his research and through his appraisal and consulting firm, Miller Samuel.

Low Luxury Inventory Challenges the Oceanside Markets of South Florida

In the luxury market, defined as the top 10 percent of sales, listing inventory varies significantly from market to market. The high end of the market is generally more limited in supply within Douglas Elliman’s market footprint in South Florida than in other Douglas Elliman markets. Of the nine markets located on the ocean side with at least seven sales in the third quarter, more than half saw a significant drop in listing inventory over the past year. The entry threshold for those single-family luxury markets began at \$1,400,000.

The decline in listing inventory in a large portion of the luxury sector countered the rising-supply narrative in the overall market. For markets that saw annual increases, the year-ago level was near all-time lows, exaggerating the percentage gain. The additional supply was the result of the decline in mortgage rates over the summer, reducing the impact of the lock-in effect—a phenomenon that motivates homeowners who enjoy a low mortgage rate not to list their homes for sale in the higher-rate environment. However, mortgage rates have been climbing since the mid-September Fed rate cut, reducing the rate of listing inventory entering the market. As a result of these higher mortgage rates, the decline of luxury listing inventory entering the market is expected to continue.

FLORIDA OCEANSIDE LUXURY LISTINGS YOY%



Source: Miller Samuel, Douglas Elliman

NEW YORK
EASTSIDE MANHATTAN

575 Madison Avenue
New York, NY 10022
212.891.7000

575 Madison Avenue, 3rd Floor
New York, NY 10022
212.350.8500

712 Fifth Avenue, 10th Floor
New York, NY 10019
212.702.4000
*Development Marketing

WESTSIDE MANHATTAN

1995 Broadway
New York, NY 10023
212.362.9600

2112 Frederick Douglass
Boulevard
New York, NY 10026
212.865.1100

DOWNTOWN MANHATTAN

936 Broadway
New York, NY 10010
212.598.3199

140 Franklin Street
New York, NY 10013
212.965.6000

111 Fifth Avenue
New York, NY 10003
212.645.4040

690 Washington Street
New York, NY 10014
212.352.3400

BROOKLYN

190 Fifth Avenue
Brooklyn, NY 11217
718.230.3201

156 Montague Street
Brooklyn, NY 11201
718.780.8100

187 7th Avenue
Brooklyn, NY 11215
718.840.2000

237 Smith Street
Brooklyn, NY 11231
718.522.2929

280 Metropolitan Avenue
Brooklyn, NY 11211
718.486.4400

664 Fulton Street
Brooklyn, NY 11217
718.715.7000

1410 Cortelyou Road
Brooklyn, NY 11226
718.856.3572

2503 Avenue U
Brooklyn, NY 11229
718.840.2100

RIVERDALE/BRONX

3544 Johnson Avenue
Riverdale, NY 10463
718.884.5815

QUEENS

36-29 Bell Boulevard
Bayside, NY 11361
718.631.8900

47-37 Vernon Boulevard
Long Island City, NY 11101
917.386.6164

NASSAU

390 Franklin Avenue
Franklin Square, NY 11010
516.354.6500

130 7th Street
Garden City, NY 11530
516.307.9406

71 Forest Avenue
Locust Valley, NY 11560
516.759.0400

30 West Park Avenue
Long Beach, NY 11561
516.432.3400

154 Plandome Road
Manhasset, NY 11030
516.627.2800

5066 Sunrise Highway
Massapequa Park, NY 11762
516.795.3456

2300 Merrick Road
Merrick, NY 11566
516.623.4500

1700 Lakeville Road
New Hyde Park, NY 11040
516.746.0440

998A Old Country Road
Plainview, NY 11803
516.681.2600

475 Port Washington Boulevard
Port Washington, NY 11050
516.883.5200

304 Merrick Road
Rockville Centre, NY 11570
516.669.3700

1528 Old Northern Boulevard
Roslyn, NY 11576
516.621.3555

263 Sea Cliff Avenue
Sea Cliff, NY 11579
516.669.3600

277 Jericho Turnpike
Syosset, NY 11791
516.921.2262

SUFFOLK

124 West Main Street
Babylon, NY 11702
631.422.7510

100 West Main Street
East Islip, NY 11730
631.581.8855

300 Main Street, Suite 2
East Setauket, NY 11733
631.751.6000

2410 North Ocean Ave, 2nd Fl
Farmingville, NY 11738
631.585.8500

1772 East Jericho Turnpike
Huntington, NY 11743
631.499.9191

164 East Main Street
Huntington, NY 11743
631.549.4400

110 Walt Whitman Road, Suite
106
Huntington Station, NY 11746
631.549.7401

*Long Island Corporate

150 Main Street
Sayville, NY 11782
631.589.8500

550 Smithtown Bypass, Suite 117
Smithtown, NY 11787
631.858.2405
*Commercial

200 West Main Street
Smithtown, NY 11787
631.543.9400

NORTH FORK

28200 Main Road
Cutchogue, NY 11935
631.354.8100

124 Front Street
Greenport, NY 11944
631.477.2220

11700 Main Road
Mattituck, NY 11952
631.298.8000

THE HAMPTONS

2488 Main Street
Bridgehampton, NY 11932
631.537.5900

20 Main Street
East Hampton, NY 11937
631.329.9400

14 West Montauk Highway
Hampton Bays, NY 11946
631.723.2721

99 The Plaza
Montauk, NY 11954
631.668.6565

134 Jessup Avenue
Quogue, NY 11959
631.653.6700

138 Main Street
Sag Harbor, NY 11963
631.725.0200

70 Jobs Lane
Southampton, NY 11968
631.283.4343

104 Main Street
Westhampton Beach, NY 11978
631.288.6244

WESTCHESTER

402 Main Street, Suite 1
Armonk, NY 10504
914.273.1001

438 Old Post Road
Bedford, NY 10506
914.234.4590

83 Katonah Avenue
Katonah, NY 10536
914.232.3700

26 Popham Road
Scarsdale, NY 10583
914.723.6800

NEW JERSEY

221 River Street
Hoboken, NJ 07030
201.721.8610

803 River Road, Suite 101
Fair Haven, NJ 07704
732.387.3807

CONNECTICUT

GREENWICH
75 Arch Street
Greenwich, CT 06830
203.622.4900

NEW CANAAN

199 Elm Street
New Canaan, CT 06840
203.889.5580

MASSACHUSETTS

BOSTON - BACK BAY
20 Park Plaza, Suite 820
Boston, MA 02116
617.267.3500

BOSTON - DOWNTOWN

46-48 Battery March Street
Boston, MA 02110
617.267.3500

NANTUCKET

12 Oak Street, Suite B
Nantucket, MA 02254
508.365.2833

WELLESLEY

40 Central Street
Wellesley, MA 02482
781.472.1099

**FLORIDA
AVENTURA**

18851 NE 29 Avenue, 530
Aventura, FL 33180
305.728.2420

BAY HARBOR ISLANDS

1021 Kane Concourse
Bay Harbor Islands, FL 33154
305.866.4566

BOCA RATON

444 East Palmetto Park Road
Boca Raton, FL 33432
561.245.2635

BRICKELL

777 Brickell, Suite 800
Miami, FL 33131
305.728.2444

COCONUT GROVE

3059 Grand Avenue, #340
Miami, FL 33133
305.695.6070

CORAL GABLES

1515 Sunset Drive, 10
Coral Gables, FL 33143
305.695.6060

DELRAY BEACH

900 East Atlantic Avenue, 1 & 2
Delray Beach, FL 33483
561.278.5570

FORT LAUDERDALE

450 East Las Olas Boulevard, 140
Fort Lauderdale, FL 33301
954.874.0740

2100 North Ocean Boulevard,
402
Fort Lauderdale, FL 33305
954.828.1858

1121 E Broward Blvd, Suite 200,
Fort Lauderdale, FL 33301
954.947.0121

1 North Fort Lauderdale Beach
Blvd.
Fort Lauderdale, FL 33304
954.522.3339

JUPITER

400 South US Highway 1, C1
Jupiter, FL 33477
561.653.6100

MIAMI

5555 Biscayne Boulevard, 302
Miami, FL 33137
305.677.5000

MIAMI BEACH

1111 Lincoln Road, 805
Miami Beach, FL 33139
305.695.6300

120 Ocean Drive, 110
Miami Beach, FL 33139
305.695.6075

NAPLES

536 Park Street
Naples, FL 34102
239.799.5303

800 Harbour Drive
Naples, FL 34103
239.799.5300

PALM BEACH

340 Royal Poinciana Way, M302
Palm Beach, FL 33480
561.655.8600

PONTE VEDRA BEACH

820 A1A N, E8
Ponte Vedra Beach, FL 32082
904.834.0032

SANTA ROSA BEACH

3124 West County Highway 30a,
Suite 2
Santa Rosa Beach, FL 32459
850.806.1410

SARASOTA

1350 Main Street
Sarasota, FL 34236
941.867.6199

WELLINGTON

13501 South Shore Blvd, 102
Wellington, FL 33414
561.653.6195

10680 Forest Hill Boulevard, 220
Wellington, FL 33414
561.758.1605

WESTON

1675 Market Street Suite 211
Weston, FL 33326
954.947.0120

1647 Bonaventure Blvd
Weston, FL 33326
954.947.0122

ST. PETERSBURG

100 Beach Drive NE, Suite
101/102
St. Petersburg, FL 33701
727.698.5708

VERO BEACH

3001 Ocean Drive, Suite 106
Vero Beach, FL 32963
772.763.1500

COLORADO

BASALT
310 Market Street, First Floor,
Office 102
Basalt, CO 81621
970.925.8810

ASPEN

630 East Hyman Avenue
Suite 101
Aspen, CO 81611
970.925.8810

520 East Durant Avenue,
Suite 102
Aspen, CO 81611
970.925.8810

520 East Durant Avenue
Suite 201 and 202
Aspen, CO 81611
970.925.8810

SNOWMASS

16 Kearns Road, Suite 113
Snowmass Village, CO 81615
970.923.4700

CALIFORNIA

LOS ANGELES
150 El Camino Drive, 150
Beverly Hills, CA 90212
310.595.3888

24025 Park Sorrento, Suite B
Calabasas, CA 91302
424.203.1800

103 S. Robertson Boulevard
Los Angeles, CA 90048
310.819.3250

11990 San Vicente Blvd, 100
Los Angeles, CA 90049
424.203.1800

22333 Pacific Coast Highway,
100
Malibu, CA 90265
310.975.3870

PASADENA

70 S Lake Avenue, 1020
Pasadena, CA 91101
626.204.5252

ORANGE COUNTY

3700 East Coast Hwy
Corona Del Mar, CA 92625
310.819.3250

8202 Cabot Road, 510
Laguna Niguel, CA 92677
949.354.0450

12 Corporate Plaza, 250
Newport Beach, CA 92660
949.270.0440

DEL MAR

853 Camino Del Mar, Suite 100,
Del Mar, CA 92014
619.363.4038

NEVADA

LAS VEGAS
1700 S Pavilion Center Drive,
Suite 150
Las Vegas, NV 89135
702.616.1910

HENDERSON

1170 E. Sunset Rd, 2nd Floor
Henderson, NV 89011
702.331.3948

TEXAS

AUSTIN
1717 W. 6th Street, Suite 190
Austin, Texas 78703
512.866.3795

DALLAS-FORT WORTH

4514 Travis Street, Suite 200
Dallas, TX 75205
469.273.1431

4400 State Highway 121, Suite
306
Lewisville, TX 75056
469.273.1431

HOUSTON

2001 Kirby Drive, Suite 600
Houston, TX 77019
832.320.2008

2800 Kirby Drive, Suite A-206
Houston, TX 77098
281.652.5588

MID-ATLANTIC

ARLINGTON
3100 Clarendon Blvd, 2nd Floor
Arlington, VA 22201
703.552.4180

BETHESDA

7200 Wisconsin Avenue, Suite
500
Bethesda, MD 20814
301.355.0510

WASHINGTON, D.C.

601 13th Street NW, 12th Floor
Washington, D.C. 20005
202.888.5720

FINISHING TOUCH

SUSAN SONTAG ONCE SAID,
"I HAVEN'T BEEN EVERYWHERE,
BUT IT'S ON MY LIST."
WE'RE FIRM BELIEVERS THAT WHEREVER
YOUR JOURNEYS
LEAD, YOU SHOULD GO
IN STYLE.

