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Miami Beach goes boutique

Small luxe projects abound; rest of coastal Miami-Dade sees boom in tall towers

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One Ocean, a 50-unit condo in Miami Beach

Like Greater Downtown Miami, the high-end coastal markets in Miami-Dade County are booming once again.

In Miami Beach, condo developers are targeting luxury buyers who seek exclusivity and easy ocean access. Many of the area's new boutique projects have between 10 and 60 units in low-rise buildings. One South Beach development, Ugo Colombo and Valerio Morabito's Beach House 8, is designed with an individual condo on each floor of the eight-unit building. Even Related Group, which has much larger projects in other areas, tailored its 30-unit Marea and 50-unit One Ocean projects to meet market demand.

CONDO PROJECTS PLANNED OR UNDER CONSTRUCTION IN MIAMI-DADE COUNTY*

PROJECT NAME	NEIGHBORHOOD	TOWERS	FLOORS	UNITS	DEVELOPER
MIAMI-DADE COUNTY					
MIAMI BEACH					
Ritz-Carlton Residences	Mid-Beach	1	9	126	Lionheart Capital
4000 Alton	Mid-Beach	1	n/a	65	BH3
Versailles on the Ocean	Mid-Beach	1	10	54	Joseph Chetrit
Faena House	Mid-Beach	1	19	47	Alan Faena
Miami Beach EDITION	Mid-Beach	1	11	26	Ian Schrager
Atlantiqua	Mid-Beach	1	5	4	Atlantiqua LLC
Deauville Hotel Beach Resort	North Beach	1	21	412	Deauville Associates LLC
Peloro Miami Beach	North Beach	1	7	113	SMG Management
Mimosa	North Beach	1	9	69	n/a
TBA (South Shore Beach project)	North Beach	2	8	28	n/a
Bath Club Estates	North Beach	1	16	13	Don Peebles
500-700 Alton Road	South Beach	1	50	210	Crescent Heights/Related Group
TBA (Terminal Island project)	South Beach	1	n/a	60	Newgard Development
Vintro II Hotel Condo	South Beach	1	n/a	60	n/a
One Ocean	South Beach	2	14	50	Related Group
Palau Sunset Harbor	South Beach	1	5	45	SMG Management
1215 on West	South Beach	1	n/a	45	Domus Group
Marea South Beach	South Beach	1	7	30	Related Group
321 Ocean	South Beach	2	16	21	Aria Development Group
Glass	South Beach	1	18	10	Terra Group
Beach House 8	South Beach	1	8	8	Ugo Colombo/Valerio Morabito
AVENTURA AND NORTH MIAMI BEACH					
Puerto Aventura	Aventura	1	25	205	MG3/Chateau Group
Echo Aventura	Aventura	2	22	190	PMG/JDS Development Group
Prive	Aventura	2	32	160	BH3/Gary Cohen affiliate
Aventura Place	Aventura	1	n/a	28	n/a
Aventura Condominium	Aventura	1	6	5	n/a
TBA (3501 Sunny Isles Boulevard)	North Miami Beach	1	n/a	600	Dezer Development
Marina Palms Yacht Club (North)	North Miami Beach	1	25	234	The Plaza Group/Devstar Group
Marina Palms Yacht Club (South)	North Miami Beach	1	25	234	The Plaza Group/Devstar Group
BAL HARBOUR, BAY HARBOR ISLANDS, SUNNY ISLES BEACH AND SURFSIDE					
Oceana Bal Harbour	Bal Harbour	1	27	240	Consultatio
Island House	Bay Harbor Islands	4	8	87	n/a
Royal House	Bay Harbor Islands	1	8	72	n/a
Kai at Bay Harbor	Bay Harbor Islands	1	7	58	BH Developers
Bay View 102	Bay Harbor Islands	1	8	42	n/a
Club at Bay Harbor	Bay Harbor Islands	1	8	42	BH Developers
Edgewater Apartments	Bay Harbor Islands	1	9	41	Art + Tec Development
Ivory Condo	Bay Harbor Islands	1	8	41	n/a
La Boutique	Bay Harbor Islands	1	9	41	n/a
Bay Harbor 1	Bay Harbor Islands	1	8	36	n/a
Harbour Park	Bay Harbor Islands	1	9	20	Art + Tec Development
1120 Bay Breeze	Bay Harbor Islands	1	6	17	n/a
1150 Condominium	Bay Harbor Islands	1	7	17	n/a
Armani Residences	Sunny Isles Beach	2	n/a	500	Dezer Development/Related Group
Parque Towers	Sunny Isles Beach	2	53	329	J. Milton and Associates
400 Sunny Isles	Sunny Isles Beach	2	40	230	Key International
Jade Signature	Sunny Isles Beach	1	57	192	Fortune International
Porsche Design Tower	Sunny Isles Beach	1	57	132	Dezer Development
Chateau Beach	Sunny Isles Beach	1	35	84	Chateau Group
Mansions at Acqualina	Sunny Isles Beach	1	46	79	Trump Group
Muse	Sunny Isles Beach	1	42	68	Property Markets Group
Regalia	Sunny Isles Beach	1	43	39	Kevin Venger/Lou Montello
Surf Club Four Seasons	Surfside	5	44	285	Fort Capital Management
Chateau Ocean	Surfside	1	12	85	Chateau Group

Source: *This chart doesn't include Greater Downtown Miami - see chart on page 25 for that area. Data from CraneSpotters.com, news reports and *The Real Deal* research as of March 2014; "floors" indicates total floors in the project, which may be spread over multiple towers.