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LUXURY MAGAZINE



Real Estate: Under Construction

The top of the real estate market expects a dynamic year ahead. "Despite economic uncertainties and global geopolitical shifts, the luxury real estate sector has demonstrated remarkable resilience historically," Philip A. White Jr., president and CEO, Sotheby's International Realty, said in the company's 2025 Luxury Outlook Report. The market is booming in major wealth hubs as developers compete for some of the highest-net-worth buyers by offering amenity-rich condominiums with 24-hour services, chef's kitchens, spa-like baths, expansive terraces, pools with private cabanas, and reimagined activity rooms and outdoor spaces for children.



THE OCEAN CLUB, FOUR SEASONS RESIDENCES Paradise Island, Bahamas

On five miles of secluded white-sand beach, two- to five-bedroom residences (there are 67) from 3,100 to 7,400 square feet are being developed with the owner of the notable Huntington Hartford-designed The Ocean Club, A Four Seasons Resort.

OWNER ACCESS: Four Seasons service, oceanfront swimming pool, Har-Tru clay tennis courts, Balinese-inspired spa treatment villas, private cellar and rum room, and Versailles-channeling gardens. Restaurants Dune by Jean-Georges and the waterfront Ocean Blu. Tom Weiskopf-designed championship golf course. From \$7.3 million; theoceanclubresidences.com



PAGANI RESIDENCES North Bay Village, Miami

Collectors of Pagani hypercars (around 40 built per year) are lining up to buy high-design residences in this 30-story tower (opening 2027) with 70 entirely bespoke, fully furnished (by in-house interior design firm Pagani Arte) two- to four-bedroom residences and grand two-story penthouses, all with ensuite elevators, aerodynamically curved terraces, and Italian-designed Schiffrini kitchens with Gaggenau appliances.

OWNER ACCESS: Waterfront lobby, 24-hour concierge, and valet parking. Fitness center with advanced cardio-training equipment, dedicated yoga and Pilates studio. Palm-shaded rooftop pool. Private marina and boardwalk fronting Biscayne Bay. From \$2.9 million; paganiresidences.com



PARK HYATT RESIDENCES AT CABO DEL SOL Los Cabos, Baja, Mexico

The brand's first outpost in Mexico. Freestanding, furnished villas include a chef's kitchen, pool and Jacuzzi, and an indoor-outdoor living room with a covered terrace. Furnished residences within a three-story building feature private pools, terraces, and premium kitchens with Wolf and Sub-Zero appliances.

OWNER ACCESS: Two miles of swimmable coastline. Golf at the Tom Weiskopf-designed Cabo Del Sol Course; the opportunity to purchase a membership at the elite Cove Club (Jack Nicklaus-designed course). The Park Hyatt hotel debuts late summer 2025. Villas from \$10.5 million; residences from \$5.475 million; parkhyattloscabosresidences.com →



ONE WILLIAMSBURG WHARF Brooklyn, New York

On the East River, One Williamsburg Wharf is a neighborhood-defining project on 3.75 master-planned acres that include retail, dining, and cultural space. The 89 design-forward residences (from studios to three-bedroom penthouses) feature wide-plank oak floors, Sub-Zero and Miele appliances, and direct-vent gas fireplaces in some.

OWNER ACCESS: Open-air inner courtyard and a 24-hour concierge. Fitness center with terrace, rooftop pool and yoga room, and a game room. Ice rink in winter. Covered parking (with electric charging stations) available. From \$785,000 for a studio; \$4.85 million for a three-bedroom penthouse; williamsburgwharf.com



LITIBÚ BAY CLUB Punta de Mita, Mexico

On the Riviera Nayarit, the 21-acre private community offers 171 residences—three- to five-bedroom beach houses, estates, and villas (with direct beach access) and golf villas (on the 18th fairway of the Greg Norman–designed Higuera Golf Club). Some include outdoor kitchens, private gardens, and plunge pools.

OWNER ACCESS: A Sports and Adventure Club offering cross-fit equipment, yoga, Pilates, pickleball, padel, and tennis. Post-workout: sauna, Jacuzzi, cold plunge, and spa treatment rooms. Jungle-style tree house for families. The Outdoor Pursuits team arranges everything from kitesurfing to whale watching. From \$1.4 million; litibubayclub.com



THE HENRY New York City

Designed by the award-winning Robert A.M. Stern Architects, The Henry (on New York's Upper West Side) comprises 45 three- to six-bedroom residences. The townhouses open onto private gardens and penthouses have Central Park or Hudson River views. Double-height living rooms and dramatic arched windows. Marble bathrooms with rain showers, soaking tubs, and heated floors.

OWNER ACCESS: Two-lane bowling alley, pickleball court, and billiards lounge. Wood-paneled library, a fitness center, and a yoga studio. Rooftop garden with firepit, bocce ball court, and outdoor kitchen/dining. From \$6.55 million for a four-bedroom to \$26.95 million for a five-bedroom penthouse; thehenry-uws.com



THE RALEIGH, ROSEWOOD RESIDENCES MIAMI BEACH Florida

By acclaimed architect Peter Marino, The Raleigh is a fusion between the landmark Raleigh Hotel and a new 17-story glass tower with 40 private residences—two- to five-bedroom homes and eight penthouses. All have floor-to-ceiling windows framing ocean and city views.

OWNER ACCESS: Exclusive entrance to Rosewood's Asaya Spa, featuring an ocean-inspired hammam. Private beach and members-only beach club. Sunset and sunrise pools reserved for residents (including bar, individual cabana, and poolside service by Rosewood). Valet, doorman, and on-site parking. From \$10 million to \$150 million; theraleigh.com ♦



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litibubayclub.com