

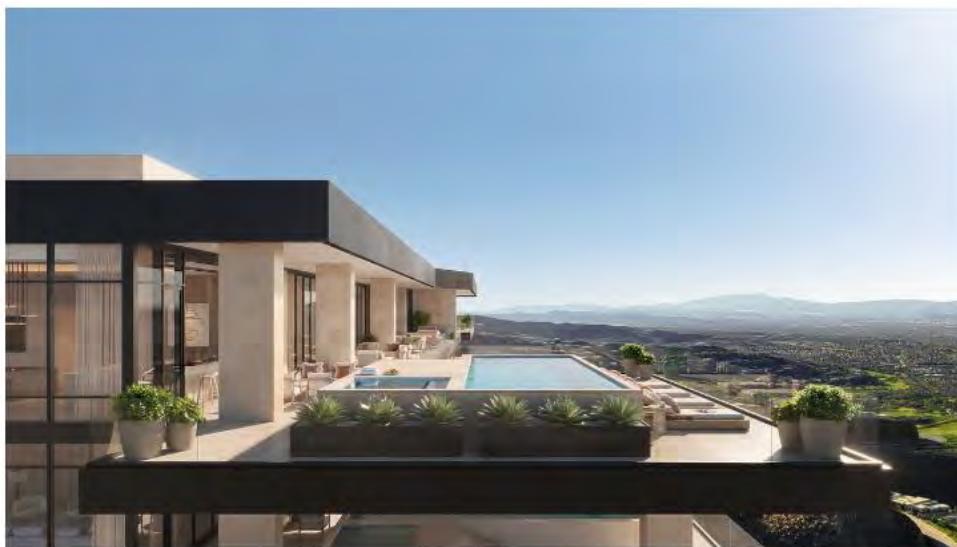
RESIDENT

A LUXURY LIFESTYLE MAGAZINE

| Real Estate

Less Square Footage, More Intention: Luxury Real Estate Embraces the Art of Living Smaller

Why Smaller Luxury Homes Are Redefining High-End Living in 2026



Elevated desert living redefined at Four Seasons Private Residences Las Vegas in Henderson Photo Courtesy of Four Seasons Private Residences Las Vegas

"Less" is quickly becoming the most coveted luxury in real estate. According to recent U.S. Census Bureau [data](#), the average new home size declined from 2,314 square feet in Q4 2022 to 2,169 square feet in Q4 2024, signaling a meaningful shift in buyer priorities. For today's luxury purchaser, especially those investing in second homes and resort communities, the appeal lies in residences that prioritize thoughtful design, lock-and-leave convenience, and effortless ownership. These homes prove that a smaller footprint does not mean sacrificing experience. Instead, it often enhances it.

Below, standout developments across the United States, Mexico, and the Caribbean are redefining luxury living with residences under 3,000 square feet that deliver elevated design, world-class amenities, and a lifestyle that values ease as much as elegance.

1. Jack's Bay | Eleuthera, Bahamas



A serene bedroom at Jack's Bay, Eleuthera, blends coastal views with refined island luxury. Photo Courtesy of Jack's Bay

Set across 1,200 acres on Eleuthera's southern coast, [Jack's Bay](#) blends barefoot luxury with serious sporting pedigree. Anchored by "The Playground," Tiger Woods' TGR Design 10-hole short course reopening in fall 2025, the community will also debut the world's first Jack Nicklaus Heritage Course in 2026.

Within this expansive natural setting, The Playground Residences offer an intentionally intimate residential experience. Limited to just 23 fully furnished homes, the two-bedroom floor plan spans 2,172 square feet and starts at \$1,995,000. Each residence includes private pools, rooftop decks, and seamless access to Jack's Bay's amenities, proving that downsizing can still feel distinctly indulgent.

2. Loraloma Private Club and Estates | Texas Hill Country



Equestrian life unfolds at Loraloma, where Hill Country living meets preserved open landscapes. Photo Courtesy of Loraloma Private Club and Estates

Loraloma Private Club and Estates offers a compelling model for small-scale luxury within one of Texas' most coveted landscapes. As one of the most amenitized master-planned communities in the state, Loraloma pairs its Bonnell and Limestone three-bedroom floorplans with adaptive flex spaces, chef kitchens, and generous entertainment areas.

What truly sets these homes apart is their relationship to the land. With 60 percent of the community preserved as open space, homeowners enjoy protected Hill Country views and direct access to more than 1,100 acres of outdoor amenities, including the Limestone Gulch experience. Ownership here means living expansively without the burden of maintaining it all.

3. Four Seasons Private Residences Las Vegas | Henderson, Nevada



Sunset terraces and seamless indoor-outdoor living at Four Seasons Private Residences Las Vegas. Photo Courtesy of Four Seasons Private Residences Las Vegas

Located within the prestigious MacDonald Highlands community, [Four Seasons Private Residences Las Vegas](#) introduces a two-tower residential offering that brings elevated, lock-and-leave living to the desert. The development includes 171 luxury high-rise residences starting at 2,288 interior square feet, with pricing beginning at \$3.95 million.

Designed with cosmopolitan desert aesthetics and supported by resort-style amenities, residents benefit from 24-hour concierge services, multi-level pools, and a curated menu of a la carte offerings. These residences cater to families and professionals seeking flexibility, privacy, and access without the demands of traditional single-family ownership.

4. Litibú Bay Club | Punta de Mita, Riviera Nayarit, Mexico



Litibú Bay Club introduces refined, low-density villas set within Punta de Mita's lush coastal landscape. Photo Courtesy of Litibú Bay Club

Set on a secluded 21-acre beachfront site in Punta de Mita, [Litibú Bay Club](#) offers a master-planned private community framed by Litibú Bay, Cerro del Mono Mountain, and the Sierra Madre range. The development will feature 171 residences alongside amenities such as a Sports and Adventure Club, Beach Club, signature dining, and a Greg Norman–designed golf course.

Villa offerings start at 2,971 total square feet for a Golf Villa, appealing to buyers who value a smaller footprint without sacrificing access to expansive amenities. Phase I is slated for completion by the end of 2026, positioning Litibú Bay Club as a refined option for buyers prioritizing ease, design, and coastal access.

5. The Waterfront Daniel Island | Charleston, South Carolina



An aerial view of The Waterfront Daniel Island highlights marshfront living along Charleston's Wando River. Photo Courtesy of The Waterfront Daniel Island

Developed by [East West Partners](#), [The Waterfront Daniel Island](#) is a 22-acre mixed-use community located along the Wando River. Upon completion, the master plan will include approximately 300 residences across luxury condominiums, townhomes, paired cottages, and multi-family offerings.

The three and four-bedroom Marsh Cottages provide a particularly compelling example of scaled luxury. Starting at 2,783 square feet, these attached single-family homes feature private two-car garages, shared front-entry courtyards, and access to exclusive amenities including a private pool, pavilion with outdoor fireplace, fitness center, and onsite property management. The design prioritizes privacy and connection to the marsh while maintaining a manageable, thoughtfully planned footprint.

6. Costa Palmas | East Cape of Los Cabos



Casa Blake interiors highlight Costa Palmas' relaxed, modern approach to marina-front living. Photo Courtesy of Costa Palmas

Spanning 1,500 acres along the East Cape of the Baja Peninsula, [Costa Palmas](#) has emerged as one of Los Cabos' most thoughtfully developed beachfront communities. Home to [Four Seasons Resort and Residences Los Cabos](#) at Costa Palmas, the forthcoming [Amanvari Resort and Residences](#) debuting in Spring 2026, and the world's only Four Seasons private marina, the destination balances scale with restraint.

Recognizing growing demand for smaller luxury residences, developer Irongate Group introduced Marina Cove Residences, offering marina views and 2,788 square feet of interior space. The forthcoming [Casa Blake](#), a combined residential and hospitality concept within the Marina Village, will further expand options, with residences ranging from 535 square foot studios to four-bedroom layouts measuring 2,497 square feet. The result is a refined approach to coastal living that emphasizes flexibility, ease, and access to a world-class setting.

The New Measure of Luxury

Across destinations and property types, these developments reflect a clear recalibration in luxury real estate. Square footage is no longer the primary status symbol. Instead, today's buyers are prioritizing efficiency, experience, and ease. Smaller residences, when paired with exceptional design and access to world-class amenities, offer a more intentional way to live well. In 2026, luxury is no longer about having more space. It is about using it better.