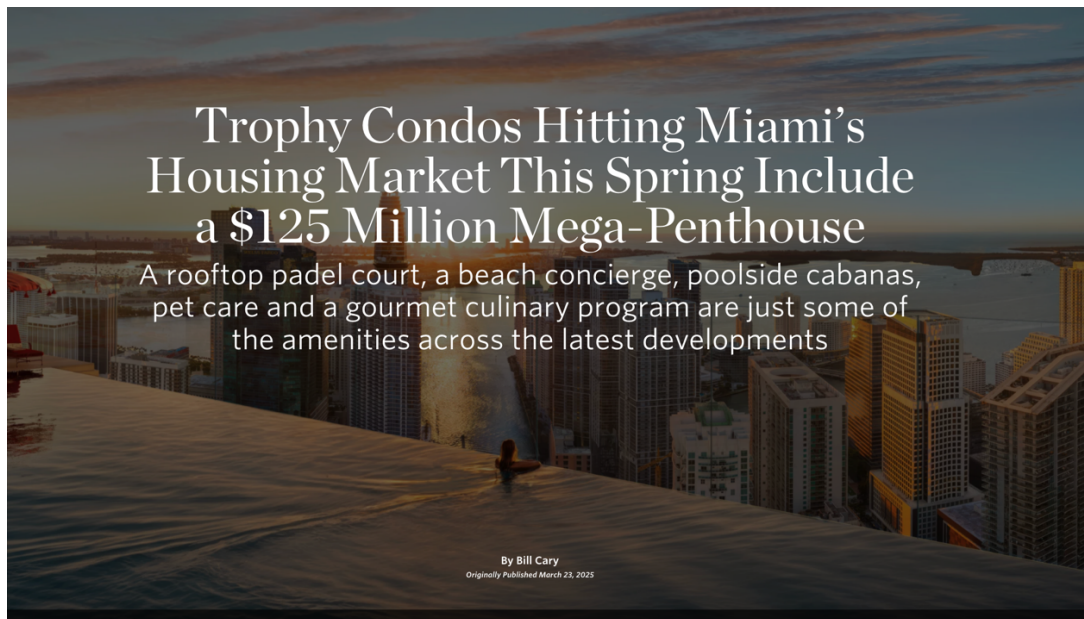


MANSION GLOBAL



In a sure sign that the ultra-luxury market in Miami continues to soar, the new Ritz-Carlton Residences tower in South Beach is offering a combined duplex penthouse priced at [\\$125 million](#), or individually the two units would go for \$69 million and \$52.5 million, plus additional fees.

Let's take a closer look at the new 15-story, 30-unit tower on Collins Avenue and four other luxury projects in Miami-Dade County that are launching sales now and into the spring.

Their amenities include a rooftop [padel court](#) (a mix of tennis and squash), top-shelf culinary programming, pet care, a sky garden, poolside cabanas, a beach concierge, a marina and, of course, wellness facilities.

Ritz-Carlton Residences, South Beach, 1671 Collins Ave., Miami Beach

Right in the heart of South Beach, this 15-story condo tower will offer panoramic ocean and city views, a 50,000-square-foot package of amenities and easy access to the beach and fine dining and shopping. The two duplex penthouses, priced at \$69 million and \$52.5 million, will have private rooftop terraces with outdoor pools and kitchens, and select residences feature private elevators, wraparound terraces, floor-to-ceiling windows and interiors and finishes by designer Alessandro Munge.

Sales launched at the end of February, with delivery set for 2027.

Number of Units: 30

Price Range: Starting at \$4.25 million with the potential to reach \$125 million for a combined purchase of the two penthouses

Developer/Architect: Flag Luxury Group on behalf of ownership, Sobe Sky Development/Kobi Karp Architecture and Interior Design Inc.

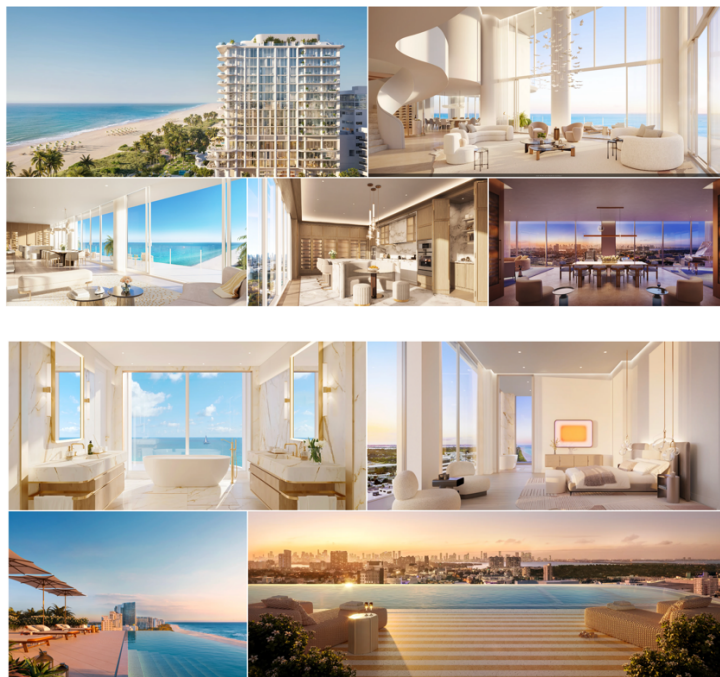
Home Sizes: One- to five-bedroom units, ranging from 1,582 to 5,560 square feet, with the two six and seven-bedroom penthouses ranging from 11,511 to 13,291 square feet

Amenities: A fitness center with personal treatment and training rooms; a sculpture garden; culinary programming by Michelin-starred chef José Andrés; a rooftop pool with dedicated cabanas; cultural programming; an entertainment lounge; and à la carte services such as a beach concierge and pet care. Residents will also have access to exclusive hotel amenities and services at the Ritz-Carlton, South Beach and the soon-to-be-renovated Sagamore.

[Website](#)



Credit: The Ritz-Carlton Residences, South Beach



Faena Residences Miami, 90 SW 3rd St., Miami

With designs by the late architect Rafael Viñoly, this project along the Miami River will offer 434 condos in two 60-story riverfront towers. It will have marina access and public spaces and is designed to be part of Faena's larger unveiling of a new cultural district, Faena District Miami River, which is anchored by the two towers and the 45,000-square-foot sky bridge that connects them. Interior designs are led by Faena Design Studio in collaboration with Bryan O'Sullivan Studio (BOS). Sales are launching in April, and the project is set to break ground in 2026, with delivery expected in 2029.

Number of Units: 434

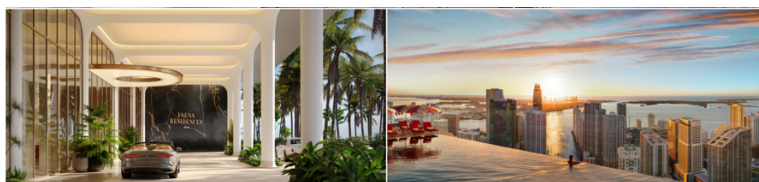
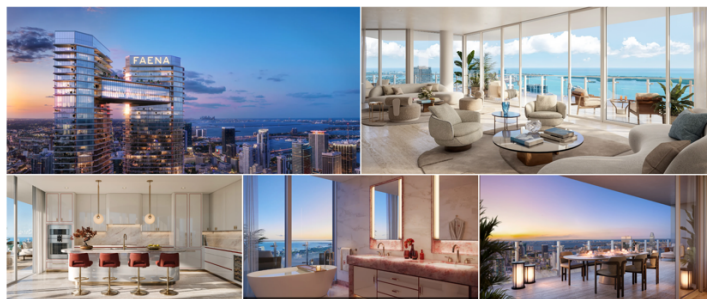
Price Range: \$1.3 million to about \$10 million for the standard residences

Developer/Architect: Fortune International Group and KAR Properties/Rafael Viñoly Architects

Home Sizes: One- to four-bedroom units, ranging from 700 to 3,300 square feet, plus lofts and penthouse units

Amenities: Curated cultural spaces, infinity-edge pool and terrace, a sky garden with panoramic views, wellness facilities, a marina and 24-hour concierge services.

[Website](#)



Tula Residences, 7918 West Drive, North Bay Village

Tula (Sanskrit for “balance”) will be the first completed condo development in over a decade in North Bay Village, a three-island waterfront community nestled between Miami and Miami Beach in Biscayne Bay, and the first of a new wave of luxury development transforming the neighborhood. This 21-story, 54-unit condo tower on the Harbor Island waterfront offers sweeping 360-degree views of the bay and city skyline. Interior designs are by SFD, a boutique design firm founded by Shannon Farrell.

Sales are launching this spring, and construction has begun, with closings and delivery set for 2026.

Number of Units: 54, including six penthouses

Price Range: Two-bedroom units start at \$1.995 million, three bedrooms start at \$2.995 million and the five-bedroom penthouses start at \$5.995 million

Developer/Architect: Bayshore Grove Capital and Pacific & Orient Properties/M77R

Home Sizes: Two to five bedrooms, each with private outdoor space, ranging from about 1,600 to 4,000 square feet

Amenities: The entire sixth floor is dedicated to a selection of indoor and outdoor amenities, including an infinity pool with poolside lounge and cabanas, an indoor lounge, a fitness center and a media room for screenings, meetings and private events

[Website](#)





Credit: bloomimages for Tula Residences

Cora, 4241 Aurora St., Coral Gables

Nestled within the village of Merrick Park, Cora is Coral Gables's first wellness-focused residential development, including a partnership with Lamarca Well, a leading lifestyle wellness brand from Spain and advanced air filtration and water purification systems, and the first to offer a rooftop padel court. It will have 74 condos in a 12-story building, with interior designs by Urban Robot. Sales launched earlier this month, with delivery set for 2027.

Number of Units: 74

Price Range: \$940,000 to \$2.64 million

Developer/Architect: Constellation Group and the Boschetti Group/Arquitectonica

Home Sizes: One- to three-bedroom units with a bonus den range from 678 to 2,651 square feet

Amenities: A yoga terrace, sauna and steam with a cold plunge pool and indoor and outdoor activity spaces, including a fitness center and the padel court.

[Website](#)



Credit: Arquitectonica



Midtown Park by Proper, 2901 NE 1st Ave., Miami

This 28-story condo tower is set within a \$2 billion mixed-use development on nearly 5 acres in the heart of Midtown Miami, with easy walkability to the Design District and Wynwood. Midtown Park by Proper is the brand's second residential project, building on the success of The Austin Proper in downtown Austin, Texas. It will feature interiors by Meyer Davis Studio and landscaping by Naturalfficial.

Sales are launching in March, with delivery in 2028.

Number of Units: 290

Price Range: \$700,000s to \$2.7 million. (Prices for penthouses have not been released.).

Developer/Architect: Proper Hotels, Rosso Development and Midtown Development/ Arquitectonica

Home Sizes: One- to three-bedroom units, with the average size ranging from 600 to 1,750 square feet; there will also be penthouses with private rooftop pools and terraces

One- to three-bedroom units, plus penthouses, ranging in size from 532 to 4,500 square feet.

Amenities: A lobby art gallery; a 40,000-square-foot pool deck on the seventh floor with a restaurant and bar featuring panoramic skyline and water views; a fitness center; a Pilates studio; a yoga and meditation garden; a pickleball court; a spa pool; steam and sauna; private massage treatment rooms; a residential center with a coffee bar; an events lounge; a private party room with a chef's pantry; a kids club; a virtual golf simulator that doubles as a projection room; and a business center with co-working spaces and a conference room.

[Website](#)



Credit: Midtown Park by Proper



Midtown Park by Proger

https://www.mansionglobal.com/articles/trophy-condos-hitting-miamis-housing-market-this-spring-include-a-125-million-mega-penthouse-d06fd9a8?mod=djem_mg_Spring%20New%20Devs%202025%20Special%20Report&tesla=y