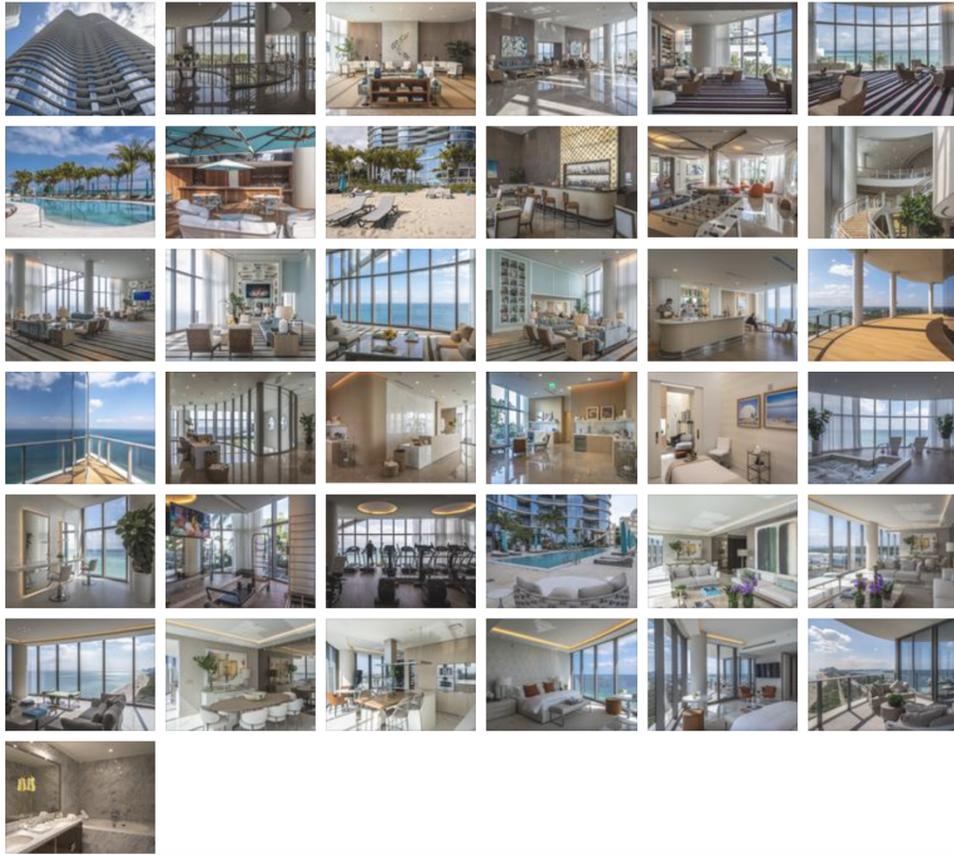


Inside the new Ritz-Carlton Residences in Sunny Isles Beach (Photos)

By Brian Bandell
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Château Group and Fortune International Group have unveiled the Ritz-Carlton Residences, Sunny Isles Beach, a 52-floor condominium that's home to many CEOs and entrepreneurs.

The owners of the 212 units are right on the beach and can enjoy the high-end services of Ritz-Carlton staff. Château Group CEO Manuel Grosskopf describes it as living in a five-star hotel, but with the privacy of a condo.

See the gallery for a tour of the Ritz-Carlton Residences, Sunny Isles Beach, at 15701 Collins Ave.

Standard residences range from 1,605 to 3,640 square feet and are priced from \$2.5 million to \$5.2 million. The penthouses are up to 6,320 square feet, with some priced over \$25 million.

Fortune International Group President and CEO Edgardo Defortuna said only about 23 units in the building remain unsold. All of the penthouses are under contract, although some of them have yet to close as the developer completes the interior finishes. Sales have surpassed \$630 million.

The buyers represent 28 nationalities, Defortuna said. Many of them are moving to South Florida for the lifestyle and the tax benefits.

“We have CEOs of major U.S. corporations, pharmaceutical and financial companies,” Defortuna said. “We have the head of a big company from India, and one of the owners of a big manufacturing company in Brazil.”

The condos have private elevator lobbies, Gaggenau appliances, wine coolers, cappuccino makers, Caesarstone quartz countertops in the kitchen, and smart home technology. The penthouses include large terraces with private pools and summer kitchens.

Amenities include a four-story lobby by interior designer Michele Bönan, two pools, private cabanas and chaise lounges for the beach, two hot tubs, a wellness center with a sauna and steam room, a beachfront restaurant, spa and salon services, a kid’s club with a game room, and a fitness center. The amenity deck on the 33rd floor includes a lounge and bar, private dining area, business center, media room/library, and eight guest suites that only unit owners can book.

Arquitectonica designed the project. The general contractor was Suffolk Construction. “It’s a combination between a great building and incredible management,” Defortuna said. “They are very much about attention to detail.”

Grosskopf said the Ritz-Carlton staff can clean and manage the condos for residents. The restaurants will handle any food request a la carte, and can even cater private parties in the lounge. Whether it’s travel or walking the dog, the Ritz-Carlton staff will handle residents’ needs.

As Château Group and Fortune International work to close out the building, they have an eye on their next project. They control a 4.7-acre site in the city that’s been approved for a condominium.

“The market is getting better and better, and in the very near future, we hope to move forward,” Grosskopf said.

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