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GRAVITAS
171-FEET OF LUXURY
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BREAKING GROUND
REAL ESTATE

THERE ARE FEW THINGS AS IMPORTANT AS THE PLACE YOU REST YOUR HEAD.
NAVIGATOR HAS COMPILED A LIST OF EXCITING NEW REAL ESTATE VENTURES THAT MAY PIQUE YOUR INTEREST.

WORDS JANINE KETTERER

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ONE Southeby's Riva will offer everything from marina slips to sunrise terraces

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The Riva promises buyers open layouts and supreme views

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The Ritz-Carlton Sunny Isles Beach's impressive amenities is rivaled only by its stunning backdrop

As they say, home is where the heart is and no matter where you go, you can always go home. Well if you're in the market for a new place to hang your hat, you're in luck. These three sunny spots, **The Ritz-Carlton Residences Sunny Isles Beach** in Miami, Florida; **ONE Sotheby's Riva** in Fort Lauderdale, Florida; and **Scrub Island Resort**, Spa & Marina in the British Virgin Islands, all make exceptional spots to nest.

Fort Lauderdale is renowned not only for its beautiful, sunny beaches, but also for its status as an international yachting hub and host to the yachting industry's largest annual event. But if you haven't looked farther than the marina lately, it's worth mentioning that Fort Lauderdale has grown into a luxury resort city with five-star everything at every turn.

With luxury homes and resorts blooming like wildflowers along the beaches and rivers, one exceptional property is developer Bradley Deckelbaum's **Riva**, a real estate venture that began 18 months ago with the launch of 100 riverfront condos across from a park on Middle River.

"Our buyers expect panoramic views and designs that flow from sunrise balconies to sunset terraces; they require outdoor living on 70-foot verandas and grilling from a summer kitchen that overlooks the beach," says Deckelbaum. "What surprises them about this property is that true waterfront lifestyle — boat slips, a paddleboard and kayak dock and a private water taxi stop — is combined with very large (more than 2,000 square feet) and luxurious condos priced, on average, more than a million."

As Riva's construction ramps up toward the move-in date next season, new owners are anticipating the lap pool over the river, the two-story lounge and wine room, the gym, and the spa. A unique "cucina," where owners host "everyone cooks" parties in a gourmet kitchen/dining room, also is garnering a great deal of buzz.

Sunny Isles Beach is as lovely as it sounds. This city offers beautiful beaches, perennial sunshine and close proximity to the cities of Miami and Fort Lauderdale, each of which offer incredible shopping, dining and entertainment. Taking advantage of this prime location, the luxury real estate development teams Château Group and Fortune International Group have come together to bring The Ritz-Carlton Residences to Sunny Isles Beach.

Due for completion in 2018, the 2.2-acre Ritz-Carlton Residences will stand 52 stories high over 250 feet of beachfront property. Managed by The Ritz-Carlton Hotel Co., the property promises residents the same exceptional, five-star service synonymous with The Ritz-Carlton® name. The Residences were designed by Arquitectonica, a revered architecture firm that has created a unique and impressive design. Italian designer Michele Bönan has added his stylistic touch to the interiors.

The Ritz-Carlton Residences will feature 212 residences, including 41 two-bedroom, 1,605-square-foot units; 40 two-bedroom-plus-den, 1,750-square-foot units; 42 three-bedroom, 3,080-square-foot units, which also will have a den and service room or family room; 84 four-bedroom, 3,640-square-foot units, and 5 four-bedroom, 6,320-square-foot penthouses.
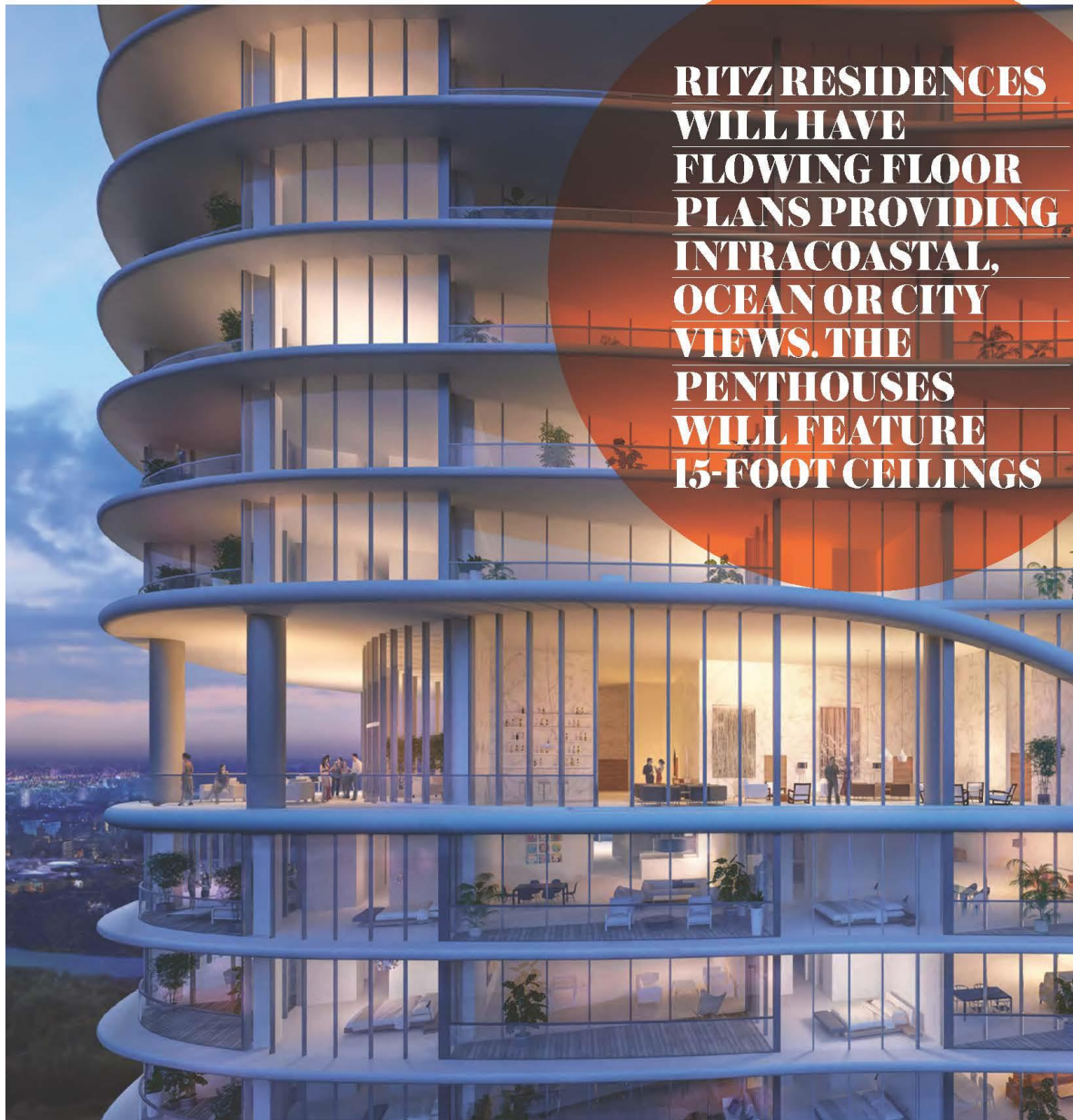
The residences will have flowing floor plans providing Intracoastal, ocean or city views. The penthouses will feature 15-foot ceilings while all other units will have 10-foot ceilings. Select residences will have oversized terraces and private pools. Each residence will have a private elevator lobby, kitchens with Italian cabinetry by Snaidero, stone countertops, wine coolers, European appliances by Gaggenau, cappuccino makers and more. All master bedrooms will feature walk-in closets. All units will have laundry rooms with full-size washers and dryers. The units all are prewired for high-speed Internet and WiFi and smart-home technology. Select residences will feature service quarters.

The Ritz-Carlton Residences also has a host of impressive amenities for residents, including private beach cabanas, chaise lounges and umbrellas; pool, beach and in-room dining service; a children's club with indoor and outdoor play areas; three pool deck areas: the east deck pool, the main pool, with direct access to the beach, and the west deck, which has a lap pool, two hot tubs and an outdoor massage space; and an oceanfront fitness and wellness center with sauna and steam rooms and dedicated treatment areas.

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