

Exclusive, Ultra-Luxe Living Touching Down on Miami Waterfront

By Andie Lowenstein, Associate Editor

Miami, FL – East Edgewater – say hello to exclusivity.

The Miami neighborhood's newest boutique high-rise, Elysee Residences, will feature 100 units in a 57-story waterfront tower directly on Biscayne Bay at 700 NE 23rd Street. The development follows the success of Biscayne Beach, a nearby residential tower now under development by the same team, which is almost sold out. South Florida-based development firm Two Roads Development, an entity formed by the parent company of Eastview Development, is developing Elysee. The project will break ground in the first quarter of 2016, with completion scheduled for the second quarter of 2018.



Elysee will offer spacious three- to five-bedroom residences with den options, as well as duplexes and full-floor penthouses, spanning from 2,660 to 4,000 square feet in size. At a maximum of two units per floor, each residence at Elysee will showcase direct, unobstructed views of Biscayne Bay, Miami Beach and the downtown Miami skyline. Preconstruction reservations are underway, with prices ranging from \$1.65 million to over \$10 million, and averaging nearly \$750 per square foot.

"As downtown Miami continues to emerge as a true 24/7 community, East Edgewater is growing more and more vibrant," said Reid Boren, partner at Two Roads Development. "Today's buyers have access to a host of luxuries and amenities that simply didn't exist in the last cycle – from world-class arts and cultural destinations to some of the best shops and restaurants in Miami. And Elysee is at the center of it all!"

Designed by admired Miami Architect Bernardo Fort-Brescia, founder of Arquitectonica, the 57-story glass structure will feature a unique three-tiered telescoping shape marking the tallest residential high-rise in the East Edgewater neighborhood.

The sophisticated design concepts were created by France's top interior designer Jean-Louis Deniot.

The Paris-based designer has been featured on the ELLE Décor and AD100 lists of the world's preeminent talents in architecture and interior design. Deniot has been acknowledged globally for his eclectic and exemplary interiors. With a portfolio of projects worldwide, from New Delhi to Moscow to Beverly Hills, Deniot has infused his unique style to some of the most important residences in the world. One of his latest projects is the restoration of the respected Chateau Latour winery for French business mogul Francois Pinault.

Taking the lead on Elysee's sales and marketing is Cervera Real Estate, South Florida's industry leader in luxury condominium sales for more than four decades.

"Jean-Louis Deniot's visionary designs, coupled with Bernardo Fort-Brescia's distinctive architectural eye, Elysee brings French-elegance with a modern flair to East Edgewater," said Alicia Cervera Lamadrid, managing partner of Cervera Real Estate. "From the intimacy and exclusivity of living in a boutique-style building, to the full-suite of amenities and white glove concierge services, Elysee is the address of choice for residents seeking the highest level of luxury living in Miami."

The seventh floor amenity level will include a 75-foot resort pool, an outdoor summer kitchen and barbecue terrace, a fitness center and yoga studio, children's room, men and women's spa with a sauna, steam shower and private massage rooms, and a blow dry bar. The building's dramatic 30th floor amenity level, which will offer 360-degree bay and city views, is designed to serve as an extension to each residence, providing a Great Room, a Grand Dining Room with seating for up to 30 guests, a Chef's Kitchen/Table with indoor and outdoor seating, a library and private theater room, a full lounge, bar, and a wine room.

All residences will feature floor-to-ceiling glass windows and sliding doors, private elevators and foyers, 10- to 11-foot ceiling heights, designer faucets and fixtures, premium appliances, top-notch Italian kitchen and bathroom cabinetry, and two east/west-facing terraces with 180-degree sunrise and sunset views. Units will be fitted with an advanced Savant wireless technology system allowing residents to control the A/C thermostat, window treatments, lighting and entertainment systems from a smartphone device.

Elysee is situated in Miami's elite East Edgewater enclave, a booming bay-front neighborhood just east of Biscayne Boulevard and between the Venetian and Julia Tuttle causeways. The surrounding Miami Design District, Wynwood Arts District, Midtown, Miami Beach and downtown Miami neighborhoods are conveniently accessible, with top destinations for luxury shopping, high-end dining and world-class arts, culture and entertainment.