

PRIVATE PROPERTIES

Miami Beach Penthouse With Pool Lists for \$33 Million

The L'Atelier Residences penthouse will have its own private 40-foot-long infinity pool



As envisioned, the penthouse, seen in a rendering here, will comprise the 17th and 18th floors of the building, connected by a floating glass staircase. ILLUSTRATION: ARX SOLUTIONS

By **CANDACE TAYLOR**

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The penthouse at L'Atelier Residences in Miami Beach, which is listing for \$33 million, will have its own private 40-foot-long infinity pool as well as dedicated cabanas at the building's two other pools—a 78-foot-long lap pool and an oceanfront pool with a bar and barbecue.

In a market that seems to launch a multideca-million-dollar new construction penthouse every other month, buyers now expect such luxuries. “A true penthouse in Miami has to have a swimming pool,” said Eloy Carmenate, director of sales at L'Atelier. “It’s the standard for luxury here.”

And like other new development condos hitting the market these days, this penthouse hasn't yet been built. Actually, construction hasn't yet begun on the building, which is being built on the site of the former Golden Sands hotel. Meir Srebernik of SMG Management, who is developing the project with W Capital Group and Shamrock Holdings, said the partners paid \$26 million for the site about 16 months ago, and they will break ground in October. Completion is slated for 2017.

Mr. Srebernik said that the penthouse's \$33 million price tag, reflecting its location on the north end of Miami Beach, makes it a great value in comparison to penthouses in pricier South Beach.

As envisioned, the penthouse will comprise the 17th and 18th floors of the building, connected by a floating glass staircase. With six bedrooms and 6½ bathrooms, the apartment will be about 8,000 square feet, with another 8,000 square feet of outdoor space. That includes the terraces and the roof deck, which in addition to the pool will also have a summer kitchen and a lounge.

Mr. Carmenate, of ONE Sotheby's International Realty, is listing the unit with Anna Sherrill, also of ONE Sotheby's.

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