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Two Roads Development Officially Breaks Ground On The Bernardo Fort-Brescia-Designed Elysee In Edgewater



South Florida-based Two Roads Development has officially broken ground on Elysee, marking the rise of newest luxury condominium tower in East Edgewater. The announcement comes on the heels of last year's delivery of Biscayne Beach, Two Roads Development's first East Edgewater luxury condominium project, which was nearly sold-out at completion. Edgewater has been one of the fastest-growing neighborhoods in Miami's urban core and Elysee will bring 100 ultra-luxury units to 788 NE 23rd Street along Biscayne Bay. The surrounding neighborhoods including Miami Design District, Wynwood Arts District, Midtown, and Miami Beach put residents within blocks of luxury retail shops, high-end restaurants and world-class arts and culture venues. Elysee is being developed in partnership with entities managed by New York-based investment firm DW Partners.

"We are thrilled that our second East Edgewater project is underway," said Reid Boren, managing partner of Two Roads Development. "The market response to Elysee – even before the first shovel was in the ground – speaks to the strong demand for ultra-luxury living that is on the waterfront, but also conveniently close to Miami's urban core. With Bernardo Fort-Brescia's iconic design and Jean-Louis Deniot's chic interiors, Elysee will take its place among Miami's signature buildings."

"This building is a monument to functional rationality, that at first sight feels daring and whimsical," explains Bernardo Fort-Brescia, principal of Arquitectonica. "The 57-story reverse ziggurat form follows the building's function – with smaller apartments below and larger ones above all with maximized

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views to the bay and sky — resulting in an unexpected and distinctive addition to the skyline."

"East Edgewater is the best value proposition in South Florida. With more than a dozen new residential projects in the works there, demand remains sky-high. As the last urban waterfront neighborhood in Miami zoned for residential condominiums, significant appreciation is virtually guaranteed. Elysee's boutique exclusivity, idyllic bayfront location, commanding views and world-class amenities will brand it as a standout property for a long time to come," said Alicia Cervera Lamadrid, managing partner of Cervera Real Estate, the project's exclusive sales and marketing brokerage.

The luxury condo tower will be located at 700 Northeast 23rd Street in Miami's Edgewater neighborhood. Elysee will rise 57-stories and was designed by architect Bernardo Fort-Brescia of Arquitectonica. The tower will feature 100 half-floor and full-floor residences priced from \$1.5 million to \$14 million. The tower will feature 3-tiered telescoping shape will provide direct 180-degree bay and city views from every residence. Luxury residences at Elysee will include floor-to-ceiling glass windows and sliding doors, private elevators and foyers, 10' to 12' ceilings, designer finishes and fixtures, premium appliances, top-of-the-line Italian cabinetry, as well as two expansive east/west-facing terraces with 180-degree sunrise and sunset views. Interiors were designed by Paris-based interior architect and designer Jean-Louis Deniot. The 7th floor will feature an amenity deck which will include a resort-sized lap pool with a poolside refreshment bar, outdoor summer kitchen and barbecue terrace; waterfront fitness center and yoga studio; spa facilities with private sauna, steam and massage rooms; children's lounge; and a blow-dry bar. The 30th-floor will feature an Owners Sky Lounge with Grand Salon lounge area and full bar; a Grand Dining Room with seating for up to 30 guests; a professional-grade chef's kitchen and chef's table; and a library/private theater, game room, and wine room. Cervera Real Estate is the exclusive sales team for Elysee. Delivery is expected for 2019.

