

## Two Roads Development breaks ground on 57-story Elysee condo

BY ALLIE SCHWARTZ GRANT

South Florida-based Two Roads Development has broken ground on Elysee Miami, making it the newest luxury condominium tower to rise in East Edgewater, one of the fastest-growing neighborhoods in Miami's urban core.

The 100-unit project, now rising at 788 NE 23 St. along Biscayne Bay, is being developed in partnership with entities managed by New York-based investment firm DW Partners. Delivery of the 57-story tower is expected in 2019.

The announcement comes on the heels of this year's delivery of Biscayne Beach, Two Roads Development's first East Edgewater luxury condominium project, which was nearly sold-out at completion. Situated along the bayfront just north of Downtown Miami, nestled between the Venetian and Julia Tuttle Causeways — two main arteries connecting Miami and Miami Beach — East Edgewater is fast emerging as the epicenter of the new Miami. The surrounding neighborhoods of the 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.



Two Roads Development breaks ground on Elysee Miami, a luxury condominium tower to rise in Miami's East Edgewater neighborhood.

(Photo credit: World Red Eye)

"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."

Designed by legendary architect Bernardo Fort-Brescia of Arquitectonica, Elysee's striking three-tiered telescoping shape will provide direct 180-degree bay and city views from every residence.

"This building is a monument to functional rationality, that at first sight feels daring and whimsical," explained Fort-Brescia. "The 57-story reverse ziggurat form follows the building's function — with smaller apartments below and larger ones above all with maximized views to the bay and sky — resulting in an unexpected and distinctive addition to the skyline."

The tower's elegant design concepts are the creation of Paris-based designer Jean-Louis Deniot, one of the world's preeminent talents in interior design, who has signed on to imagine the building's common area amenity spaces. Elysee marks the designer's first high-rise condominium design project in the U.S.

Priced from about \$1.5 million to upwards of \$10 million, Elysee's 100 half-floor residences range from three- to five-bedroom layouts measuring between 2,300 and 4,000 square feet in size. All residences at the boutique-style tower will boast private elevators and foyers, soaring 10- to 12-foot ceilings, impact-resistant glass windows and sliding doors, bespoke Waterworks bathroom fittings and fixtures, and gourmet kitchens with

ItalKraft cabinetry, Wolf gas ranges and professional grade Sub-Zero appliances. Every unit will sport expansive east- and west-facing terraces where residents can enjoy unparalleled sunrise and sunset views.

"East Edgewater is the best value proposition in South Florida," said Alicia Cervera Lamadrid, managing partner of Cervera Real Estate, the project's exclusive sales and marketing brokerage. "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."

All residents share access to Elysee's seventh floor amenity level, stocked with a resort-size lap pool with adjacent refreshment bar; outdoor summer kitchen and barbecue terrace; fitness center and yoga studio; spa with private sauna, steam and massage rooms; blow-dry bar; and children's playground.

For large-scale entertaining, the Owners Sky Lounge — which encompasses the building's entire 30th floor level — is home to a Grand Salon lounge and bar area; a Grand Dining Room which includes seating for up to 30 guests, a professional-grade chef's kitchen and an indoor/outdoor chef's table, and a library/private theater, game room, and wine room.

For more information about Elysee, including preconstruction sales opportunities, contact Cervera Real Estate at 305-767-1414 or visit the project's sales gallery at 254 NE 30 St. Learn more at [www.elyseemiami.com](http://www.elyseemiami.com).