

New Luxury Developments in Miami's South of Fifth Neighborhood

These are the hottest new homes and residential projects in the exclusive neighborhood.

Miami's waterfront location and sunny weather (not to mention its forthcoming [Major League Soccer team](#) led by soccer superstar David Beckham) make it an incredibly desirable place to live. And while there are plenty of swanky addresses, fewer neighborhoods are hotter right now than South of Fifth, an exclusive enclave surrounded by water on three sides. Head to the 17-acre South Point Park to picnic or exercise, or journey to nearby [Stubborn Seed](#) to try chef Jeremy Ford's elevated cuisine. Read on to find five of the neighborhood's top places to call home.

[Louver House](#) is one of those rare projects that perfectly captures the spirit of its surroundings. Designed by architect Rene Gonzalez and finished last fall, the 12-unit building incorporates plenty of South of Fifth characteristics (think tree-lined streets and lush green spaces) into the design. Ranging from 2,088 to 2,432 square feet, the [three-bedroom units](#) showcase 10-foot ceilings and private balconies with glass railings; the penthouses include rooftop terraces and spas. Residents can pass the days by lounging near the rooftop pool deck, practicing yoga in the outdoor yoga space, or watching the sunset over the water at nearby South Point Park. Current prices range from \$2.5 million to \$3.1 million.

For those who prefer an oasis all to themselves, [Villa 935](#) is a new-construction, single-family home built by Troy Dean Ippolito of Trend Design Build. The striking two-story home sports four bedrooms, a rooftop garden with a swimming pool and spa, a ground-floor terrace, and room for up to four cars. Sleek sophistication is the name of the game, as evidenced by Italian porcelain and stone floors, floor-to-ceiling glass walls, quartz and stone countertops, and 10-foot ceilings. Custom furnishings by Troy Dean Interiors and lighting from Flos and Oluce anchor the space. The home has been listed for \$7.5 million.

Designed by Thomas Juul-Hansen, [Three Hundred Collins](#) is a 19-unit boutique building geared toward a good cause—JMH Development is donating \$20,000 for each unit sold to charity: water, a nonprofit that has supplied clean, safe drinking water to over seven million people

worldwide. The loft-style abodes come with outdoor gardens, private balconies, and alfresco dining areas so residents can soak up Florida's sunny weather. Only two units remain: 4E, a two-bedroom, two-bath unit that is listed for \$2.3 million, and PH2, a three-bedroom, three-and-a-half-bath residence that is on the market for \$5.3 million. Residents will have access to the on-site fitness center, beach concierge, and rooftop saltwater pool. Occupancy is slated for later this spring.

Developed by Aria Development Group and designed by architect Enrique Norten, [321 Ocean](#) is an upscale urban oasis composed of 21 residences. Don't miss out on the opportunity to snap up the 4,500-square-foot beachfront townhouse, which is fully furnished with interiors by Maria Moraes of Associated Design Co. The two-story residence comes with everything necessary for luxe living: four bedrooms, five-and-a-half baths, two private terraces, an entertainment room, a 400-bottle wine room, and a family room that opens to a secluded garden. Equally sumptuous amenities await in the building, from a fitness center overlooking Ocean Drive to an oceanfront infinity-edge swimming pool and hot tub. The townhome is currently listed for \$9.75 million.

Developed by the Related Group, [Marea Miami Beach](#) is a striking new project that overlooks the Atlantic Ocean and Biscayne Bay. Prospective buyers can choose between one-, two-, and three-bedroom residences with floor-to-ceiling walls of glass and wraparound balconies. Swiss landscape architect Enzo Enea used verdant trees, flowers, and grass to complement the soothing waterfront location. Sunbathe near the swimming pool, or lounge in one of the cabanas. Pricing starts at \$1.2 million.