

Retired NFL'er  
LaDainian Tomlinson  
scores \$3.495 million  
M2



# MANSION

*'Santa Claus has the right idea:  
Visit people once a year.'*  
—Victor Borge

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THE WALL STREET JOURNAL

Friday, August 22, 2014 | M1

## Join the Club: A Second Miami Beach Condominium to Seek \$50 Million

Last year, a penthouse at Faena House became the priciest-ever condo to list in Miami Beach when it went on the market with a price tag of \$50 million. Now that unit is in contract, and another new-construction Miami Beach penthouse is seeking to hit the \$50-million mark.

Located on the top three floors of the Bath Club Estates, an 18-story beachfront condominium being developed by the Peebles Corp., the triplex penthouse will be roughly 9,200 square feet and will have about 9,000 square feet of outdoor space, said Chris Leavitt of Douglas Elliman Real Estate, who is listing the property with fellow Elliman agent Oren Alexander. The asking price will be \$50 million, Mr. Leavitt said.

A wraparound terrace will have exposures on all four sides of the building, providing views of the ocean, downtown Miami and Biscayne Bay, Mr. Leavitt said. The unit will have a great room with ceilings 23 feet high, its own internal elevator and a home theater. There will also be a private rooftop terrace with an infinity-edge pool, outdoor shower, an enclosed summer kitchen and room for another theater.

The unit will be listed with five bedrooms, seven full baths and two half baths, but Mr. Leavitt emphasized that the developer will work with the buyers to customize the layout, allowing them to "put their stamp on" it.

Don Peebles, founder of the Peebles Corp., said he plans to break ground on the 13-unit building in the fall, with construction to be completed by the first quarter of 2016. The building will have a doorman, a concierge, pools, a spa, a gym and wine cellar, Mr. Peebles said. Each unit will also have its own two-car parking garage, he said, and food and beverage service will be provided to building residents poolside and on the beach.

Located on Collins Avenue, the Bath Club will be up the street from the Faena House unit that had asked \$50 million. The Faena penthouse, which has about 8,270 square feet of interior space and nearly 10,000 square feet of exterior space, is now in contract, but the sale price hasn't been released.

Mr. Leavitt says he's confident there are more buyers in that price range. "There's a very high demand for these types of properties," he said.

