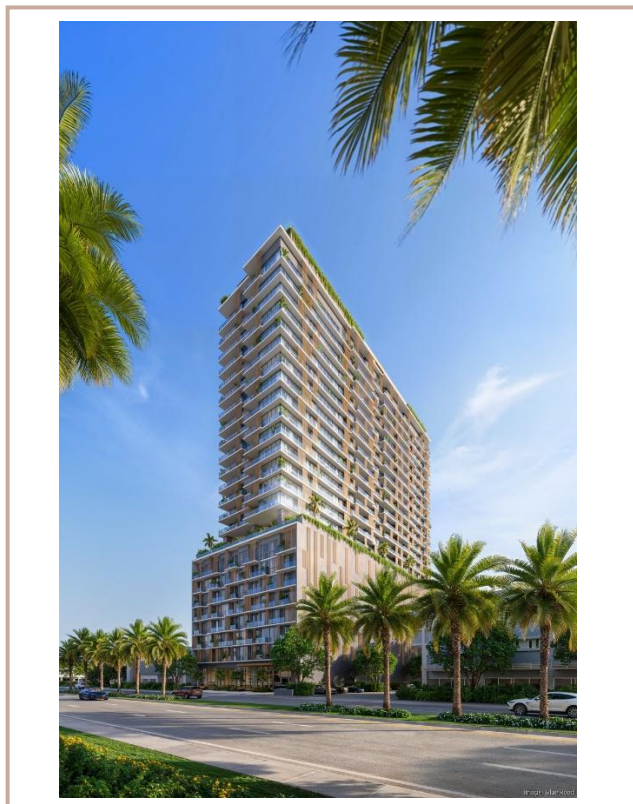


These South Florida condo projects launched sales in 2025 (Photos)



By Brian Bandell

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Condo developers have been forging ahead with new projects this year, whether with luxurious buildings and high-profile brands or more affordable units aimed at investors.

South Florida had 16,286 new construction condo units in 37 projects, according to the November new construction market report from the Miami Association of Realtors. International buyers made up 52% of the new condo sales, the majority of them from Latin America.

Here's a look at some of the biggest condo projects in South Florida that first launched sales in 2025:

The Delmore, Surfside

DAMAC International, led by billionaire Hussain Sajwani, started sales in the Delmore in Surfside. The 12-story project has a starting price of \$15 million, making it one of the most expensive in South Florida. It's on the site of a deadly condo collapse that took place in 2021.

Ritz-Carlton Residences, South Beach

Flag Luxury Group and owner Sobe Sky Development commenced sales of the Ritz-Carlton Residences, South Beach, with prices starting at \$4.25 million. This boutique condo will rise behind the historic Sagamore Hotel.

Residences at the Mandarin Oriental, Miami

Swire Properties launched sales of the second tower at the Residences at the Mandarin Oriental, Miami on Brickell Key. The North Tower will have both condos starting at \$3.9 million and hotel-condo units starting at \$3.8 million. The Mandarin Oriental, Miami hotel shut down and will be demolished.

Midtown Park Residences by Proper, Miami

Rosso Development and Midtown Development launched sales of the Midtown Park Residences by Proper in partnership with Property Hospitality. Prices start in the low \$700,000. This is the first phase of a mixed-use project on 4.6 acres in Midtown Miami that will include multiple padel courts.

Sereno Fort Lauderdale

Integra Investments and Flying Point partnered to begin sales for Sereno Fort Lauderdale, a 14-story condo in the Central Beach neighborhood. Units start at \$1.4 million.

3000 Waterside, Fort Lauderdale

Also in Fort Lauderdale, Claridge Homes, led by billionaire Bill Malhotra, launched sales of the 3000 Waterside condo. Located along the Intracoastal Waterway, this 18-story tower will have condos starting at \$990,000.

Ocean Terrace, Miami Beach

Witkoff Group and Ocean Terrace Holdings teamed to start sales of a 20-story condo in the North Beach neighborhood of Miami Beach. Prices start at \$6.3 million. The project will have both condos and hotel condo units.

72 Carlyle, Miami Beach

Also in North Beach, Lefferts launched sales of the 20-story 72 Carlyle. Prices start at \$1.8 million. The same developer completed 72 Park nearby this year.

7200 Collins, Miami Beach

Still in busy North Beach, Northlink Capital commenced sales of the 12-story 7200 Collins. Prices start at \$600,000 and short-term rentals will be allowed.

Hollywood Moon

Located just west of the beach, Hollywood Moon has started sales by developer Unilog Group. Units in this six-story condo start at \$1.1 million.

Gaia Residences, Hollywood

Alta Developers started sales for Gaia Residences in downtown Hollywood. This 18-story condo has units starting in the \$400,000s.

Ponce Park, Coral Gables

Allen Morris Co. launched sales of the 11-story Ponce Park condos in Coral Gables. This boutique project has units starting at \$2.4 million.

Alhambra Park, Coral Gables

Also in Coral Gables, MG Developer and Vertical Developments teamed to begin sales for Alhambra Parc. This eight-story condo will include office and retail space. Prices start at \$1.1 million.

Cora, Coral Gables

Constellation Group and the Boschetti Group started condo sales in Cora, a mixed-use building in Coral Gables. The 13-story building will also have offices and retail. The condos start in the \$900,000s.

The William, North Miami Beach

Blue Road and Ilia Development Group partnered to launch sales for the 26-story the William condo in North Miami Beach. Replacing an office building, this condo has units priced in the high \$300,000s.

Seven Park, Hallandale Beach

Kadima Developers began sales for the Seven Park Condominium in Hallandale Beach. Prices start at \$375,000 and short-term rentals will be permitted. The developer recently broke ground on the eight-story project.

Cloud One Hotel & Residences, Miami

Motel One Group launched sales of condos that will be part of its Cloud One Hotel & Residences in Wynwood. The eight-story building will feature residential condos, starting in the high \$500,000s, and hotel rooms.

Unique Visitors Monthly: 6,716,830

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