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February 10, 2026

The Ritz-Carlton Is Offering a Limited Collection of Waterfront Residences in South Florida, Starting at $2.5 Million

The Boundary

Fort Lauderdale, FL, is seeing a surge in branded residences upping the ante on living a life of luxury. The Ritz-Carlton Residences is the latest to announce high-end condos are available, starting at $2.5 million.

Levy™

The Ritz-Carlton Residences right along Fort Lauderdale Beach is a new boutique, dual-tower residential development set along one of the city's most coveted waterfront stretches.

The development currently under construction, at 551 Bayshore Drive, will be 13 stories with 83 private homes for sale. The complex will be located between the Atlantic Ocean and Intracoastal Waterway.

The Ritz-Carton Residences joins other branded residences in Fort Lauderdale, including The Four Seasons and St. Regis Bahia Mar—which is not yet completed.

"Fort Lauderdale is having a genuine moment as a national luxury coastal market, reflecting the kind of lifestyle buyers are seeking today, defined by design-forward living, intuitive service and a strong connection to the water," says **Diana Ulis**, CEO and founder of Admire Capital. "This project carries that sensibility, while offering the distinctive luxury and service known of The Ritz-Carlton brand."

Exclusive lifestyle

The new development will offer a limited collection of two to three-bedroom homes with dens—ranging from 1,550 to 3,480 square feet.

There will be six penthouses for sale which will have ceiling heights up to 11 feet. The dual-tower design of the complex was thoughtfully laid out.

Each home will have wide-plank white oak flooring, floor-to-ceiling sliding doors, and spacious terraces. Some units will have both Intracoastal and Atlantic Ocean views.

Exterior renderings of The Ritz-Carlton waterfront residences currently under development in Fort Lauderdale, FL.THE BOUNDARY

A pool rendering at The Ritz-Carlton Residences in Fort Lauderdale.THE BOUNDARY

The bathroom with both a shower and soaking tub and double sinks.THE BOUNDARY

A kitchen with counter seating leading to a balcony in The Ritz-Carlton Residences.THE BOUNDARY

Kitchens will feature Shaker-style cabinetry and integrated Sub-Zero and Wolf appliances. Additional details include European-style solid-core doors, primary suites with walk-in closets and bathrooms featuring freestanding tubs and Waterworks fixtures, custom built-ins, and full-size vented washers and dryers.

Some residences will have access to private elevator lobbies with separate service elevators. The penthouse collection will include private rooftop terraces with plunge pools in select penthouse layouts, offering a different elevated level of indoor–outdoor coastal living.

"From the beginning, this project was about creating homes that feel connected to the rhythm of Fort Lauderdale and its waterfront setting," says **Vatsal Shah**, director of MICL, the construction and real estate development company behind the project. "Every residence was designed to take advantage of the light, views, and the openness that defines the city's coastal experience, creating a sense of ease for everyday living."

Residents will have access to indoor and outdoor amenities. Between the two towers, lush gardens will surround a lap pool and a separate leisure pool, along with private cabanas and an outdoor bar pavilion. There will be a select number of dock slips along the Intracoastal available for residents.

Inside, owners will enjoy a resident lounge with a catering kitchen, screening room, multisport simulator, conference room, and a dedicated children's playroom.

Douglas Elliman Development Marketing is the exclusive sales and marketing team for The Ritz-Carlton Residences in Fort Lauderdale.

"Today's buyers in Fort Lauderdale, like other lifestyle destination markets, are gravitating towards vertical residences that balance exceptional design with privacy, ease, sophistication and comfort," says **Jay Phillip Parker**, CEO of Brokerage, Florida Region and president of Douglas Elliman Development Marketing, Florida.

Residents will also have a 24-hour valet, concierge, and lifestyle coordination. The Ritz-Carlton Residences at Fort Lauderdale Beach are not owned, developed, nor sold by Marriott International, but residents can enjoy membership to ONVIA—which is Marriott's owner-recognition platform giving elevated global travel status and exclusive partnerships and experiences, such as yacht and golf access and cultural and wellness privileges.

"The Ritz-Carlton Residences Fort Lauderdale Beach speaks directly to that demand, offering a boutique experience with the Ritz-Carlton's notable high caliber service and amenities that reflect how discerning buyers want to live," says Parker.

Ritz-Carlton brand

There are over 40 Ritz-Carlton Residences, either existing or in development, across the U.S. From coast to coast, the residential properties offer owners the elite luxury lifestyle. Not all residences are owned by Marriott International, but those with the Ritz name have been granted a license to use the trademark and brand name.

For example, in Portland, OR, the Ritz-Carton Hotel is owned by Marriott, but the 35-story Block 216 tower, which houses the Ritz-Carlton Residences, is owned by Ready Capital—the lender involved in building the project. It took control of the property after sales stalled and the property faced foreclosure—since the residences were completed in 2024.

At the beginning of the year, Ready Capital went in with a strategy to slash the price of the luxury condos.

The units at Ritz-Carlton Residences, which start at over $1 million, are being offered for up to 50% less, according to KGW and the Portland Business Journal.