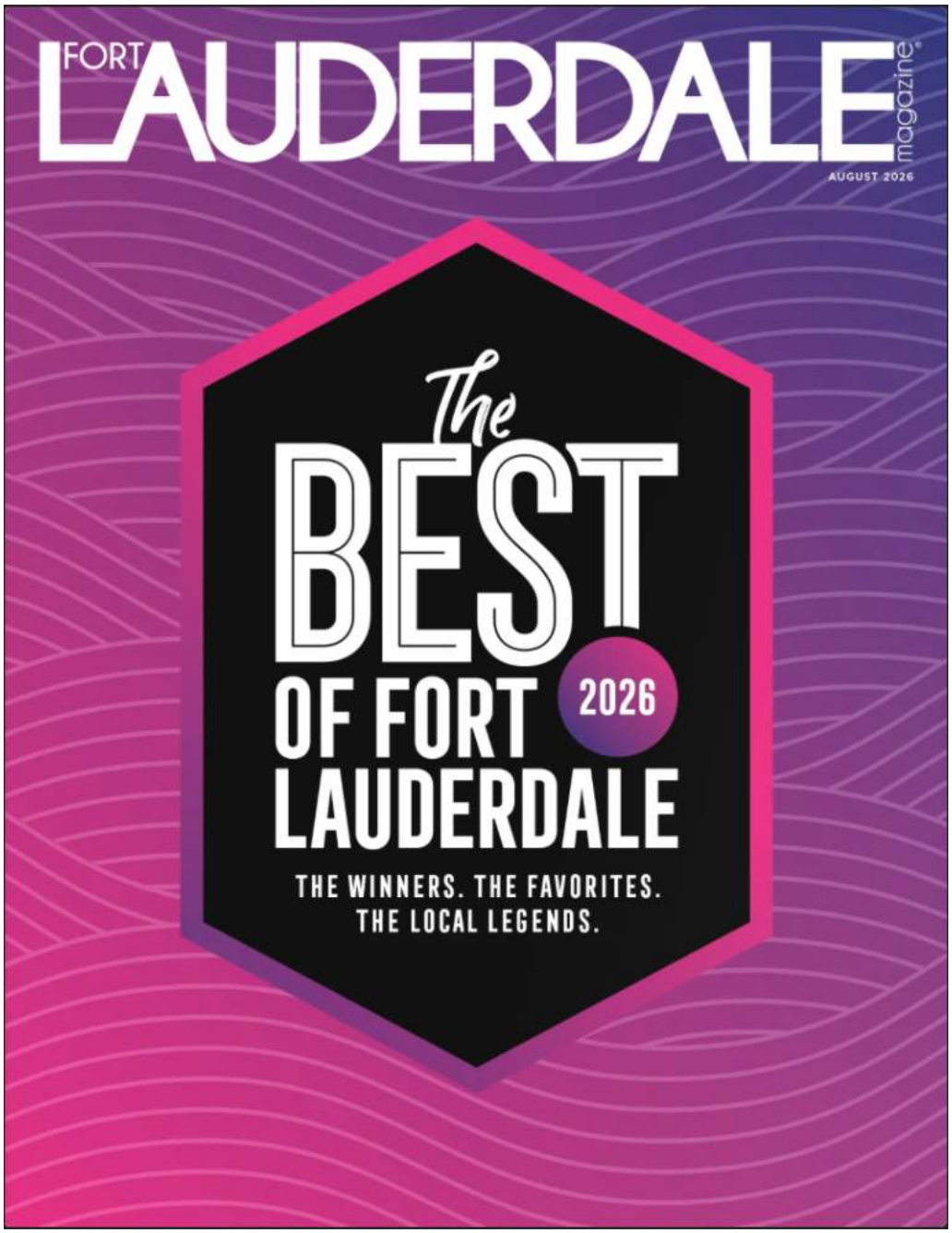
FORT LAUDERDALE magazine®

August 2026



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Development

CITY LIFE

Inside The Ritz-Carlton Residences, Fort Lauderdale Beach

With just 83 residences nestled between the Intracoastal and the Atlantic, The Ritz-Carlton Residences, Fort Lauderdale Beach is redefining coastal luxury through privacy, wellness and hospitality-driven living shaped by the rhythms of the waterfront.

FOR YEARS, LUXURY DEVELopment in South Florida followed a familiar formula. Build higher. Build larger. Add more units, more amenities, more spectacle. Somewhere along the way, luxury became loud.

But the newest wave of buyers arriving in Fort Lauderdale appears to want something very different. They still want the water views, the wellness spaces, the polished service and the resort atmosphere. What they no longer want is to feel like they live inside a crowded vertical city. Increasingly, luxury buyers are prioritizing privacy, calm, personalization and a sense of ease that feels difficult to manufacture in oversized towers packed with hundreds of residences.

That shift is helping shape The Ritz-Carlton Residences, Fort Lauderdale Beach, an 83-residence dual-tower development positioned between the Intracoastal Waterway and the Atlantic Ocean. While many new projects compete through sheer scale, this one is intentionally moving in the opposite direction.

"From the beginning, the vision was to create a far more intimate and elevated residential experience rather than a large-scale high-density development," says Vatsal Shah, director of MICL. "Limiting the project to just 83 residences allowed us to be extremely intentional about the scale, level of service, privacy and overall atmosphere of the property."

That decision ultimately became one of the development's defining characteristics.

"Today's luxury buyer is increasingly prioritizing exclusivity, discretion and ease of living, and many are seeking homes that feel highly curated and personalized rather than crowded or transactional," Shah says. "Keeping the building intentionally boutique allowed us to focus heavily on quality over quantity,

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from maximizing natural light, airflow, expansive terraces and panoramic water views to creating a quieter, more refined living experience deeply connected to the surrounding waterfront environment."

The project arrives during a period when Fort Lauderdale itself is undergoing a dramatic transformation. The city that once lived somewhat quietly beside Miami has matured into a serious luxury market of its own, attracting buyers searching for waterfront living that feels sophisticated without being overwhelming.

"What makes Fort Lauderdale so compelling right now is that it has evolved into a true luxury waterfront market while still maintaining a level of ease and livability that many buyers are increasingly prioritizing," Shah says. "We continue to see strong interest from buyers seeking luxury hospitality, dining, wellness, walkability and connectivity within a market that feels more relaxed and lifestyle-driven than many larger cities."

The location plays directly into that appeal. Positioned along the Intracoastal and just moments from the beach, the development leans heavily into Fort Lauderdale's relationship with the water. Rather than treating the waterfront simply as scenery, the design attempts to make it part of daily life.

"The Intracoastal is one of the defining elements of the entire living experience because it creates a constant sense of openness, movement and connection to the water throughout the property," says Diana Ulis, CEO and founder of Admire Capital. "We wanted the waterfront to feel fully integrated into daily life rather than simply serving as a visual backdrop."

That thinking influenced nearly every design decision inside the residences.

"From the earliest stages of the design process, we wanted the residences to feel timeless, functional and deeply connected to the surrounding coastal environment," Ulis says. "The dual-tower layout was carefully positioned to maximize natural light, airflow and views of both the Atlantic Ocean and Intracoastal Waterway throughout the day, while expansive terraces and floor-to-ceiling sliding glass doors help create a true indoor and outdoor living experience."

Inside, the aesthetic avoids flashy excess in favor of softer, more restrained materials and finishes. Dan Fink Studio's interiors lean into warm coastal textures, wide-plank white oak flooring, Shaker-style cabinetry, integrated Sub-Zero and Wolf appliances and oversized terraces designed to extend the living space outward toward the water.

"The goal was to create residences that feel elegant and sophisticated without sacrificing livability, functionality or comfort," Ulis says.

That same restraint extends into the amenity design. Instead of oversized amenity decks attempting to accommodate hundreds of residents simultaneously, the project focuses on spaces that feel quieter and more residential in scale.

"Because the project is intentionally boutique, we were able to approach the amenities much more thoughtfully and residentially rather than designing oversized spaces intended to serve hundreds of residents at once," Ulis says. "The focus was on creating

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spaces people would genuinely use as part of their daily routines."

The amenities include landscaped gardens, lap and leisure pools, private cabanas, wellness areas, a spa with steam and sauna facilities, cold plunges and a state-of-the-art fitness center. Yet the broader wellness philosophy extends beyond the spa itself.

"Wellness plays a significant role in the overall residential experience, but we approached it in a way that feels far more integrated and intentional rather than trend-driven," Ulis says. "Internally, we describe it as an 'invisible wellness' philosophy, where many of the most meaningful wellness elements are embedded directly into the residential environment itself and work quietly in the background to support residents' overall wellbeing."

That includes low-tox materials, advanced water filtration systems, abundant natural light, improved airflow and layouts designed to encourage indoor and outdoor living.

The project also reflects the growing popularity of branded residences across South Florida, though this development takes a notably more private approach than many hospitality-driven towers entering the market.

"Bringing The Ritz-Carlton level of service into a private residential setting is really about translating the brand's long-standing philosophy around anticipatory service, personalization and attention to detail into everyday residential living," Shah says.

Unlike traditional hotel-branded projects, this property does not include a hotel component, allowing owners to experience Ritz-Carlton service standards inside a fully residential environment.

"At The Ritz-Carlton Residences, Fort Lauderdale Beach, that takes shape through a dedicated on-site team providing concierge support, lifestyle coordination, valet and personalized services designed to simplify and elevate daily life for residents," Shah says.

That approach speaks directly to how luxury living continues to evolve. Increasingly, buyers are less interested in spectacle and more interested in how a home actually functions day to day.

"Hospitality-driven living today is less about traditional luxury amenities and more about how a residence supports and enhances everyday life," Shah says.

In many ways, that may explain why Fort Lauderdale's luxury market continues to gain momentum. The city still offers the boating culture, waterfront lifestyle and hospitality buyers want, but without the intensity found in larger coastal markets.

And projects like The Ritz-Carlton Residences, Fort Lauderdale Beach are responding accordingly.

Not by getting louder, but by becoming quieter, smaller, calmer and far more personal. ○

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