

## Florida's New Must-Have Amenity: Yacht Slips

By Jeffrey Steele



Vita at Grove Isle, off the coastline of Miami's exclusive Coconut Grove neighborhood, will offer its own private marina complete with 85 yacht slips, which are proving popular with boating enthusiasts. [-] CMC GROUP

What began in Miami three years ago as a pandemic-era effort to indulge in as much outdoor recreation as possible soon gave way to an enormous upsurge in the number of well-heeled Miamians owning boats. But as big-ticket expenditures tend to do, that luxurious indulgence soon generated the need for yet another creature comfort.

After all, what's a yacht without the yacht owners possessing a home in an upscale building with its own private marina? And by extension, what's a marina without your own boat slip for your yacht? The result: many Miamians have not only purchased a boat but are considering the acquisition of a yacht slip at one of the more prestigious developments within the city's most exclusive enclaves.

"A boat slip is one of the most coveted amenities we've seen buyers express demand in," says Christine Martinez de Castro, vice president sales and marketing at CMC Group, developer of Vita at Grove Isle in the Coconut Grove nook, and Onda Residences in Miami's tiny Bay Harbor Islands neighborhood.

"Existing residents and those moving here are in love with the boating culture. The convenience of having your vessel steps from your front door is the ultimate luxury. Not only does it allow for easy access, but the docking facility allows for those living here to hop on friends' and family boats at a moment's notice. There's zero commute time required to enjoy one of Florida's most desirable offerings."

### Vita at Grove Isle

Three months after groundbreaking, construction on this ultra-luxe condominium development from Ugo Columbo's CMC Group is well underway.

Grove Isle is a 20-acre gated private island located not far off the shoreline of Miami's affluent Coconut Grove enclave, the longest-standing continuously inhabited neighborhood of the city. The island's last remaining waterfront parcel is the setting for Vita at Grove Isle, which will deliver 65 residences with unobstructed bay view panoramas and meticulously-honed architectural details. Completion is slated for 21 to 25 months from now in 2025.

The development's private marina will feature 85 boat slips, permitting vessels measuring up to 135 feet in length and accessible to anyone owning or renting a space. The slips have been among the development's greatest selling points, appealing both to boat owners and island inhabitants seeking a nearby water vessel for leisure activities. They are likely to be seen as a perfect complement to Vita at Grove Isle's collection of a dozen penthouses, offering waterfront views and full-sized pools on rooftop terraces.

## **Onda Residences**

The Bay Harbor Islands neighborhood's waterfront is the tableau for this 41-unit condominium development from Ugo Colombo of CMC Group and Valerio Morabito of Morabito Properties. Rising eight stories, the Arquitectonica-designed project features interiors by A++ Human Sustainable Architecture. The prime point of interest for boating enthusiasts is the development's more than 300 feet of bay frontage, with a private marina offering 15 slips for purchase by residents. Construction on Onda Residences is expected to be complete by the end of this year.

## **Rosewood Residences Hillsboro Beach**

Miami doesn't have a stranglehold on the demand for yacht slips. They're also proving popular up the coast in Hillsboro Beach. There, when complete, the 10-story Rosewood Residences Hillsboro Beach will offer 92 residences, including 70 beachfront homes, along with 11 private boat slips, along the stretch of sand known as Millionaire's Mile. Hillsboro Beach is 45 miles north of downtown Miami.

Another project designed by Arquitectonica, Rosewood Residences Hillsboro Beach will fittingly offer interior design inviting comparisons to a "regal yacht," highlighted with curving terraces and a blending of indoor and outdoor spaces. Sales are now underway, and the development is scheduled for completion in 2026.