

New Luxury Houses Up for Grabs in South Beach

Homes at Eleven on Lenox feature roof terraces with private pools

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Eleven on Lenox, a collection of 11 'beach houses', has launched sales with prices ranging from \$2.99 million to \$4 million. Above, a rendering of the great room on the third floor.

SHOMA GROUP/ZYSCOVICH ARCHITECTS

In Miami Beach, a market overloaded with condominiums and high-rises, a new residential project looks to lure buyers with a combination of beach and metropolitan living.

Eleven on Lenox, Shoma Group's first residential development in Miami Beach, is now open for sales, with prices ranging from \$2.99 million to \$4 million.

The collection of 11 beach houses on South Beach's 15th Street is located within walking distance of Lincoln Road, and neighboring attractions include the New World Symphony, the Wolfsonian Museum and Miami's Art Deco district.

Yet, the three-level houses, which each include a rooftop terrace with a summer kitchen, a dining room and a private pool, aim to provide future homeowners with the “spirit of a coastal retreat,” said Masoud Shojaee, president and chairman of Shoma, based in Doral, Fl.

All units feature one bedroom, one bathroom, a foyer and a garage on the ground floor. Each second floor encompasses three additional bedrooms and three bathrooms, a loft, family room, master foyer, laundry and balconies. The third level is dedicated to the terrace, complete with a powder room and a great room. A glass-encased elevator connects all three floors.

One house, with a total area of 5,455 square feet, is on sale for \$2.99 million while the other 10, spanning 6,220 square foot each, are available for \$3.5 million and \$4 million.

ONE Sotheby’s International Realty is handling sales and marketing exclusively.

Eleven on Lenox is slated for completion in 2018.



All interiors, featuring sand, stone and ceramic textures throughout, were envisioned by interior designer Charles Allem. Here, a rendering of the living area on the second floor.
SHOMA GROUP/ ZYSCOVICH ARCHITECTS



The units were designed by Zyscovich Architects and developed by Shoma Group. Above, a rendering of the entry foyer on the ground floor.
SHOMA GROUP/ ZYSCOVICH ARCHITECTS



The Poliform kitchen with Gaggenau appliances and a smart lighting system that mimics the rhythm of day. It also includes a dining area.
SHOMA GROUP/ ZYSCOVICH ARCHITECTS



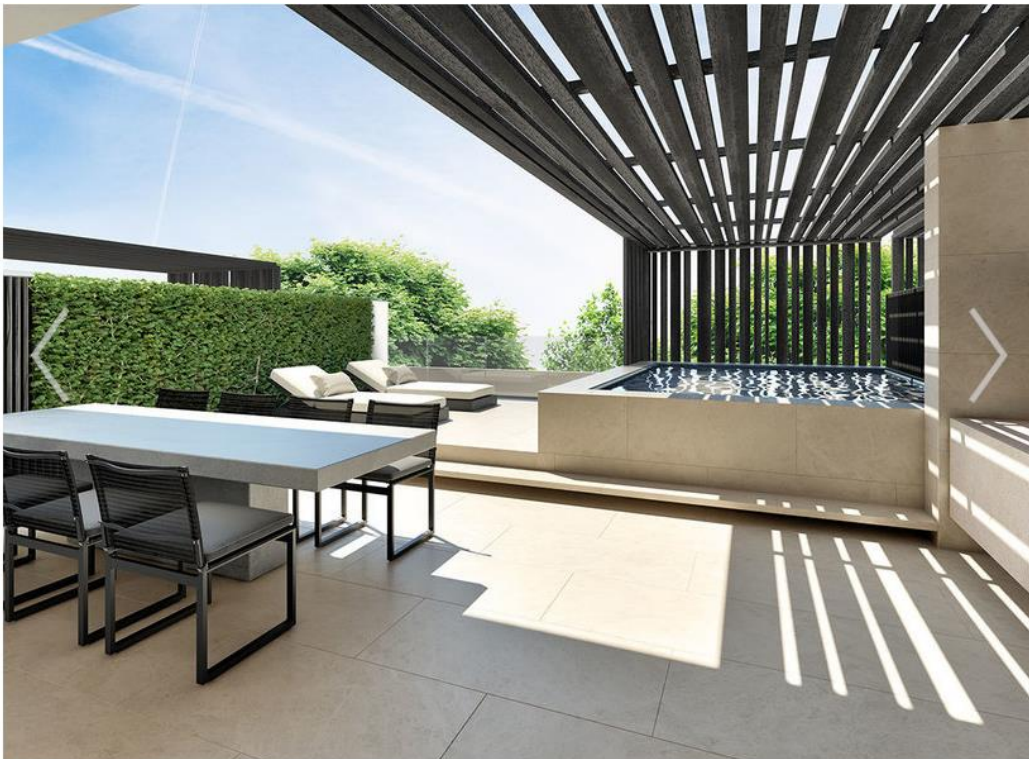
The family room on the second floor. Seen is also the elevator connecting all three levels.
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The master bedroom.
SHOMA GROUP/ ZYSCOVICH ARCHITECTS



The custom Italian spa master bathroom.
SHOMA GROUP/ ZYSCOVICH ARCHITECTS



The rooftop terrace includes a dining room, a summer kitchen and a private pool.
SHOMA GROUP/ ZYSCOVICH ARCHITECTS



The 11-house Eleven on Lenox is located at 1030 15th Street in Miami Beach. Completion is slated for 2018.
SHOMA GROUP/ ZYSCOVICH ARCHITECTS