

## Dallas developer buys PH at 1 Hotel & Homes

*Buyer sold a condo at W South Beach in January*

By Katherine Kallergis | March 14, 2018



*Penthouse 1617 at 1 Hotel & Homes*

Dallas developer Joe Beard just closed on a new penthouse at 1 Hotel & Homes South Beach, about a month after selling his penthouse at the W South Beach.

Beard's Westdale LLC paid \$5.6 million for unit PH-1617, according to a spokesperson for the development. The developer, a joint venture between LeFrak and Starwood Capital Group, sold the three-bedroom, 2,781-square-foot unit. The condo also features a 255-square-foot terrace, a den and three-and-a-half bathrooms. Brazilian designer Debora Aguiar designed the fully furnished unit.

The buyer is managed by Beard, Westdale Real Estate Investment Management's CEO. In January, Westdale W LLC sold penthouse 2 at the W South Beach for \$8.7 million to plastics executive David Berges, former head of Hexcel.

In the 1 Hotel and Homes sale, Luis Gonell of Engel & Völkers Miami represented the buyer. Tracy Galya of Douglas Elliman represented the developer.

1 Hotel and Homes, at 102 24th Street, launched condo sales in 2013, and opened in 2015. The developer registered to sell its remaining units in New York a year later.

Tags: Residential Real Estate, Westdale Real Estate Investment Management

## Toymaker buys PH at 1 Hotel & Homes

*Developer sold the unit for \$2,500 psf*

March 22, 2018 | [Katherine Kallergis](#)



*1 Hotel & Homes penthouse 1708*

The CEO of a major toy and craft maker just dropped about \$6.4 million on a penthouse at 1 Hotel & Homes South Beach.

Roshan Wijerama, CEO of Horizon Group USA, paid \$2,500 per square foot for PH-1708 at 102 24th Street. The development was built by a joint venture between LeFrak and Starwood Capital Group.

Wijerama's company, based in Warren, New Jersey, makes and sells DIY activity kits, toys and craft supplies. Walmart sells more than 1,500 of its products, according to its website.

Wijerama's three-bedroom, 2,543-square-foot unit at 1 Hotel & Homes features a nearly 400-square-foot terrace and was designed by New York designer Samuel Amoia.



Eva Bouhadana and Nicole Bouhadana of Beachfront Realty represented the buyer, and Tracy Galya of Douglas Elliman represented the developer.

The LeFrak-Starwood joint venture launched condo sales for the project in 2013 and completed the gut-renovation of the historic beachfront property in 2015. [Dallas developer Joe Beard](#) recently closed on a penthouse at 1 Hotel & Homes.



<https://therealdeal.com/miami/2018/03/22/toymaker-buys-ph-at-1-hotel-homes/>



## The week in luxury: A map of Miami-Dade's priciest condo sales

*Closing prices in the top 10 deals ranged from \$880k to \$5M*

Katherine Kallergis | 4.17.18



Condo sales in Miami-Dade dipped in the second week of April.

The county recorded 127 closings for a total of \$51 million, down slightly compared to the [previous week's](#) \$53 million sales volume for 148 units. Condos last week sold for an average price of about \$405,000 or \$311 per square foot.

The most expensive closing was for unit 1440 at 1 Hotel & Homes South Beach. Tracy Galya, director of sales, represented the developer. Andrew Katz represented the buyer, Mēzezi LLC, a company controlled by LifeGlobal Group CEO Monica Mezezi. The 2,233-square-foot, three-bedroom condo sold for about \$2,240 per square foot.

The second priciest deal was the \$2.64 million sale of unit 1101 at Bal Harbour 101. The 3,300-square-foot condo sold for more than \$800 per square foot. Leeor Bar-Haim represented the buyer and seller.

Closing prices in the top 10 deals ranged from \$880,000 to \$5 million.

Here's a breakdown of the top 10 sales from April 8 to April 14. Click on the map for more information:

### **Most expensive**

1 Hotel & Homes #1440, Miami Beach | 107 days on market | \$5M | \$2,239 psf | Listing agent: Tracy Galya | Buyer's agent: Andrew Katz

### **Least expensive**

The Tiffany #506, Bal Harbour | 69 days on market | \$880k | \$436 psf | Listing agent: Sarah Sheridan | Buyer's agent: Brandee Goldstein

### **Most days on market**

Commodore Club #900, Key Biscayne | 282 days on market | \$2.13M | \$1,104 psf | Listing agent: Linda Chehab | Buyer's agent: Camilo Hidalgo Salazar

### **Fewest days on market**

Roney Palace #1226, Miami Beach | 1 day on market | \$922k | \$781 psf | Listing agent: Mercedes Saewitz | Buyer's agent: Mara Boccolini



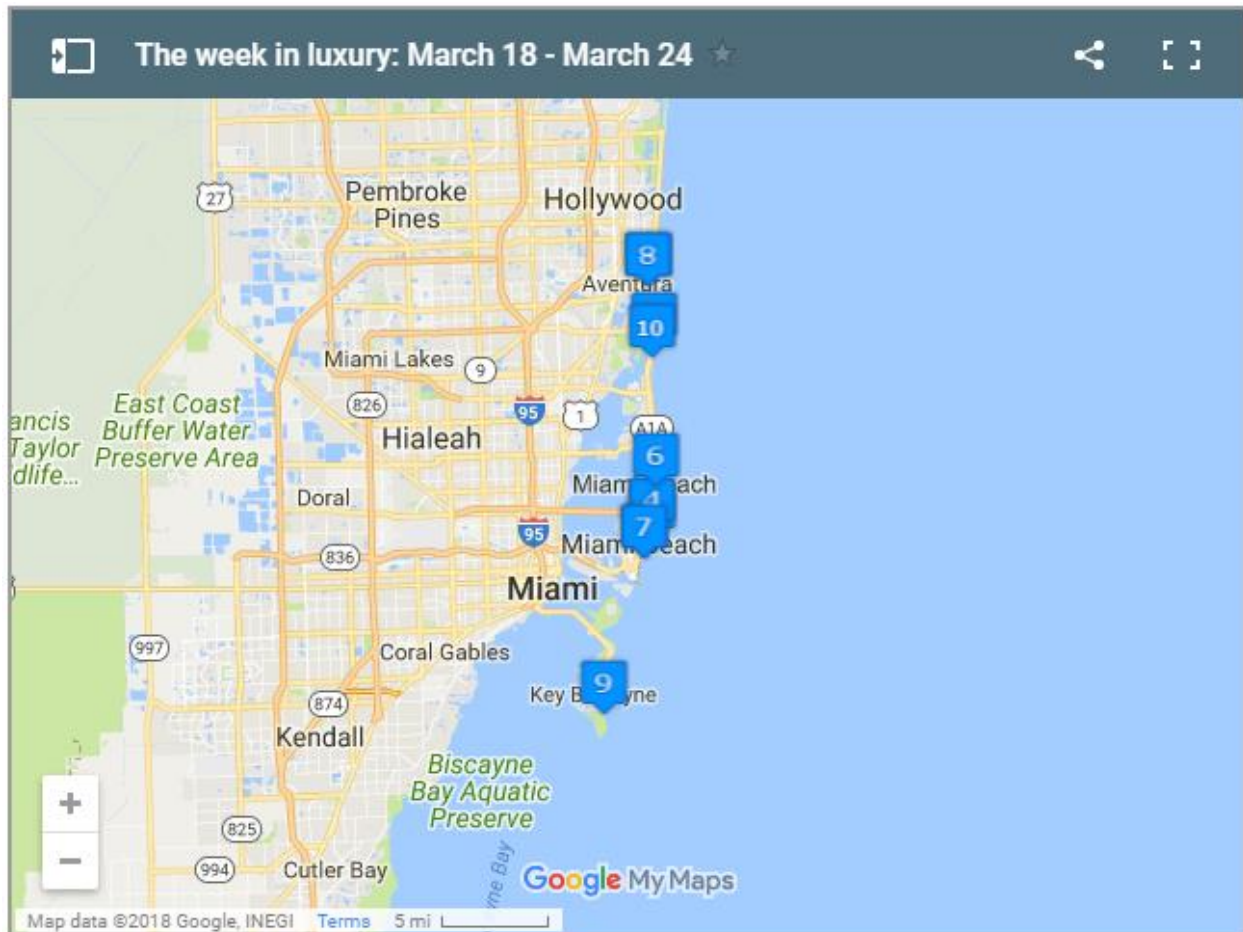
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<https://therealdeal.com/miami/2018/04/17/the-week-in-luxury-a-map-of-miami-dades-priciest-condo-sales-166/>

## The week in luxury: A map of Miami-Dade's priciest condo sales

*Closing prices in the top 10 deals ranged from \$935k to \$6.4M*

Katherine Kallergis | March 27, 2018



Condo sales in Miami-Dade fell last week, but total sales volume increased.

The county recorded 120 sales for a total of \$54 million, compared to the [previous week's](#) \$47.5 million sales volume for 134 units. Condos last week sold for an average price of about \$452,000 or \$325 per square foot.

The most expensive closing was at 1 Hotel & Homes in Miami Beach. [Penthouse 1708](#) traded hands for about \$6.4 million, or \$2,500 per square foot. Tracy Galya represented the developer and Eva Bouhadana represented the buyer.

The second priciest condo sale was a \$2.3 million closing at Atlantic One at The Point. The 4,950-square-foot unit sold for less than \$500 per square foot. Perla Bursztein represented the seller and Viviane Wolak represented the buyer.

Closing prices in the top 10 deals ranged from about \$935,000 to \$6.4 million.

Here's a breakdown of the top 10 sales from March 18 to March 24. Click on the map for more information:

### **Most expensive**

1 Hotel & Homes #PH 1708, Miami Beach | 386 days on market | \$6.4M | \$2,500 psf | Listing agent: Tracy Galya | Buyer's agent: Eva Bouhadana

### **Least expensive**

Oceania #915, Sunny Isles Beach | 68 days on market | \$935k | \$640 psf | Listing agent: Nicole Bouhadana | Buyer's agent: Veronica Bagnis

### **Most days on market**

Fontainebleau III Sorrento #723/722, Miami Beach | 458 days on market | \$1.8M | \$1,090 psf | Listing agent: Michele Redlich | Buyer's agent: Jean-Louis Delbeke

### **Fewest days on market**

The Caribbean #S-1403, Miami Beach | 49 days on market | \$2.15M | \$1,326 psf | Listing agent: Lisa Miller | Buyer's agent: Ida Schwartz



<https://therealdeal.com/miami/2018/03/27/the-week-in-luxury-a-map-of-miami-dades-priciest-condo-sales-163/>