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Continuum Company Unveils First Look at Renderings for 12000 Sport & Wellness Residences on Biscayne Bay



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Florida Development Site Multifamily Mixed Use

Key Points

- First renderings released for 20-story, 262-unit wellness condo tower
- Anchored by 150K SF waterfront Mermaid Club amenity complex
- Interiors emphasize spa design, natural materials, and indoor-outdoor living

What the Exterior Renderings Mean for Waterfront Positioning

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The tower rises 20 stories along Biscayne Bay, designed to maximize water views and seamless indoor outdoor flow. Glass-heavy façades, layered terraces, and direct waterfront integration position the building as a lifestyle-first residential product rather than a traditional high-rise. The architecture emphasizes openness and connection to the bay. Water adjacency remains one of the strongest pricing drivers in South Florida luxury condos.

What the Mermaid Club Design Means for Amenity Differentiation

At the center of the project is The Mermaid Club, a 150,000 square foot waterfront sports and wellness complex. Renderings show floating pools extending into Biscayne Bay, overwater yoga decks, and direct watersports access. The concept blends resort programming with private residential access. Large-scale signature amenities help projects stand out in Miami's competitive luxury pipeline.

What the Interior Renderings Mean for Luxury Buyer Appeal

Interior design is led by Paul Duesing Design Partners, translating the waterfront setting into a calm, material-rich residential experience. Kitchens feature travertine finishes, quartzite surfaces, and custom European cabinetry. Primary bathrooms are spa-inspired and include private in-residence saunas. Natural stone palettes and wellness features align with evolving luxury buyer preferences.

What Lifestyle Amenities Mean for Resident Retention

Renderings also preview experiential lifestyle spaces designed for social and recreational use. Planned amenities include a golf putting green, sports lounge, spa plunge facilities, and curated gathering areas that extend living beyond individual residences. Amenity ecosystems increasingly influence both buyer decisions and long-term resale value.

What the Project Scale Means for Market Impact

The building will deliver 262 residences within a full-service wellness-oriented environment. Mid-sized luxury towers with destination amenities often strike a balance between exclusivity and operational efficiency, appealing to both end users and investor buyers. Waterfront-branded lifestyle projects continue to command premium absorption in Miami's condo market.