

## PRIVATE PROPERTIES

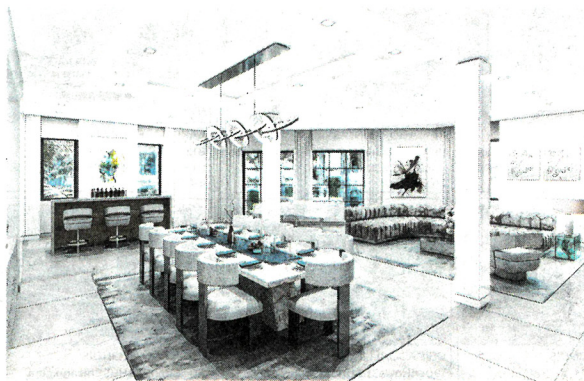
### Breakfast on Tiffany's? Rooftop Residence Offered

In Palm Beach, Fla., an area known for its sprawling estates, a developer is betting some multi-millionaire wants to become one of the first to own a home on a prime stretch of Worth Avenue, the area's upscale shopping corridor lined with stores like Chanel and Giorgio Armani.

The apartment, coming on the market for \$17.5 million, sits directly above the Tiffany & Co. jewelry store, which is on a prominent corner of the street. Seen in renderings here, it will be the only private home in the building.

It is rare to see a residential offering along this commercial strip. Developer John C. Kean said he hopes the unit will draw a local buyer who fancies condo living. He pointed to the example of beauty-and-haircare entrepreneur Sydell

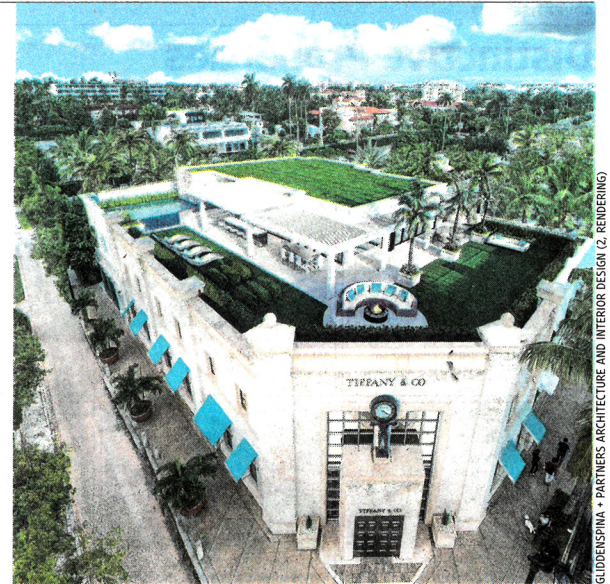
**FOR SALE**  
**\$17.5**  
**MILLION**  
13,000 sq. ft.,  
billiards area,  
custom lobby,  
rooftop  
entertainment  
pavilion



Miller, who recently sold her Palm Beach beachfront estate for \$111 million and purchased a penthouse in a condo building.

Asked whether the noise of a commercial corridor might be intrusive for residents, Mr. Kean said that Worth Avenue quiets down after the shops close in the evening and that even during the day the road traffic in the area is slow.

Slated to be completed in November, the five-bedroom apartment will be about 13,000 square feet, with views of the shopping corridor, Mr. Kean said. The unit is expected to include a large lounge area with a bar, a billiards area and a gym. There will be private elevator access from the ground floor, with a custom-built lobby. The unit is also slated to include a



GLIDESPINA • PARTNERS ARCHITECTURE AND INTERIOR DESIGN (2 RENDERING)

rooftop entertainment pavilion with an infinity pool, sunbathing areas, a putting green, an outdoor bar and a fire pit.

Mr. Kean's company, Kean Development, owns the project in partnership with Fortress Investment Group and Atlanta-based Hyde Retail Partners. He said he and his partners purchased the building for \$20 million in 2018,

and worked since then to secure permission from Palm Beach authorities to build the penthouse.

The listing agents are Gary Pohrer and John Reynolds of Douglas Elliman.

—Katherine Clarke

► See more photos of notable homes at [WSJ.com/RealEstate](https://www.wsj.com/RealEstate).  
Email: [privateproperties@wsj.com](mailto:privateproperties@wsj.com)