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Site Work Permit Issued For 67-Story JEM Private Residences At Miami Worldcenter



JEM Private Residences. Credit: Naftali Group.

BY: OSCAR NUNEZ 8:00 AM ON OCTOBER 10, 2024

Miami's Building Department has issued a site work permit for [JEM Private Residences](#), a 67-story mixed-use development at [1016 Northeast 2nd Avenue](#) in [Miami Worldcenter](#). Valued at \$3 million, the permit was granted on October 3, with Coastal Construction as the contractor. The building will feature 259 condominium units on the upper floors and 530 multi-family units on the lower levels, with ground-floor

commercial space and 591 parking spaces. Naftali Group is the developer, and Arquitectonica is the project's architect. Completion is planned in 2027.

A phased vertical permit was applied for in March, accepted in April, and is currently under review. Additionally, a tree permit was approved in August to replace and plant new trees on the site. These permits, including the site work permit, reference the site address as 175 Northeast 10th Street.



JEM Private Residences. Credit: Naftali Group.

JEM Private Residences' design is inspired by the ocean, with each floor featuring wraparound terraces that foster a seamless connection between indoor and outdoor living spaces. Wood accents and lush greenery add warmth and a natural aesthetic to the overall design. Fort Lauderdale-based EDSA is responsible for the landscape architecture.

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JEM Private Residences. Credit: Naftali Group.

The units at JEM Private Residences embody a refined approach to modern living, designed by the renowned Rockwell Group to reflect Miami's dynamic character. These homes range from spacious studios to three-bedroom units, featuring open layouts that seamlessly connect indoor and outdoor spaces. Each residence has state-of-the-art kitchens, custom islands, and direct terrace access, making them ideal for relaxing and entertaining. Spa-like bathrooms crafted from natural stone and wood offer rain showerheads, floating vanities, and sculptural tubs, creating private retreats for rest and renewal.



JEM Private Residences. Credit: Naftali Group.

The outdoor and indoor amenities at JEM Private Residences offer a blend of relaxation, wellness, and entertainment spaces that provide residents with an unparalleled living experience. Outdoor amenities include a resort-style pool with cabanas, floating daybeds, a Jacuzzi zone with lounge seating, and a tropical outdoor shower. The Alfresco lounge, surrounded by lush landscaping, water features, and various seating areas, creates a serene environment. The Sky Deck, featuring a sculpture by Lorenzo Quinn, provides panoramic views of Miami's skyline and sunsets.



JEM Private Residences. Credit: Naftali Group.

The Sky Lounge offers seamless indoor-outdoor living, featuring a sculpted fireplace and a custom stone wet bar. Residents can enjoy the private dining room with a wet bar and terrace, a game lounge with billiards and entertainment systems, and a spirits-tasting room. For wellness, the property features a state-of-the-art fitness center, outdoor yoga and meditation deck, and a spa suite with a dry sauna, steam room, and Himalayan salt room. The co-working lounge also offers spaces for individual and group work, private phone booths, and a podcast room, making it ideal for relaxation and productivity.