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#42 Miki Naftali

Founder, chairman and CEO at Naftali Group

Last year's rank: 46

BY ISABELLE DURSO May 8, 2026 9:00 AM

Things certainly didn't slow down for Naftali Group in 2025.

The global real estate development and investment firm made headway on several major Manhattan developments, including its 36-story luxury condo tower at 255 East 77th Street on the Upper East Side, where the 62 units are "almost sold out," according to Miki Naftali.

There's also the 22-story, 45-unit luxury condo building the Henry on the Upper West Side, where Naftali said units are 85 percent sold, and there's the 19-story, 69-unit, boutique-scale residential building the Willow in Gramercy Park, where work on the interior is almost complete and the remaining units are set to be sold this year, the CEO said.

Over in Brooklyn, there's Naftali's Williamsburg Wharf project, where the first phase of delivering three towers with 89 condos and 518 rentals was completed in late 2025. Following the second phase of the project, which is well underway, Williamsburg Wharf will consist of five 22-story towers totaling roughly 850 apartments and condos along the East River. Naftali, along with investment partner Access Industries, secured a \$525 million financing package in December for the project's second phase.

And, in one of the largest sales of 2025, Naftali in August closed on an \$810 million purchase of 800 Fifth Avenue, a 33-story rental on the Upper East Side that will be demolished by the developer to make way for a new luxury condo building facing Central Park.

“800 Fifth Avenue is a once-in-a-lifetime opportunity, and it’s going to be, by far, the best residential building in the U.S., and perhaps in the world,” Naftali said. “I feel very humble and very lucky to be able to do it in my career.”

But it wasn’t all work in New York City for Naftali in 2025, as the firm was also very active in South Florida. Naftali secured \$465 million in financing for its 67-story JEM Private Residences at Miami Worldcenter and also partnered with the H.Wood Group on its Viceroy Residences Fort Lauderdale, a 45-story luxury condo where Naftali will work with H.Wood to introduce Fort Lauderdale’s first private club.

The work is far from over in 2026, as Naftali said the company has a strong pipeline of deals.