



7 Stunning Real Estate Developments with Private Restaurants for Buyers Luxury

From Mexico to New York City, these residential properties are *chef's kiss*.

By Shivani Vora

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The outdoor area at Palazzo Della Luna. Photo: Palazzo Della Luna

Forget trying to snag a reservation at the hottest restaurant in town. Don't you know that the most coveted one of all is in the development where you live? A growing number of luxury residential properties are introducing what they consider to be the ultimate amenity: residents only restaurants. Akin to private clubs that have people clamoring to join, these eateries are a perk that homeowners love, according to Anna Sherrill, a regional director of sales for ONE Sotheby's International Realty in Miami.

“There’s an ultra-exclusivity to them, and residents feel like they’re completely catered to with their own personal chef,” she says. “The menu is a guideline only because the chefs are more than happy to create custom dishes based on what you like and will go out of their way to get special ingredients for you.”



A look at the soon-to-debut private restaurant at New York's forthcoming Mandarin Oriental Residences

Sherrill adds that some developments are even bringing in star names to oversee the cuisine at these spots. The Michelin-starred chef Daniel Boulud, for instance, is running the dining venues at the Mandarin Oriental Residences in Beverly Hills and New York, both debuting next year. In Beverly Hills, Boulud will run the rooftop lounge and in-home dining program while in New York, he is behind Boulud Prive, a full-floor indoor and outdoor restaurant with views of the city skyline and Central Park.

These are Boulud’s first residential projects, and he says that he’s involved in them because their developer, Michael Shvo, has been a longtime fan. “We became friends over the years, and when he asked me sign on, it was a natural fit,” says Boulud.

Boulud Prive’s menu is still in the works, but the chef says that it will be inspired by his other dining establishments in New York. “If I am going to do a burger, it will be like the one at Bar Boulud, and from Daniel, I’m going to take inspiration from the terrine and seafood tartars,” he says. Boulud adds that he hopes to become involved in more residential ventures in the future.



A prime seating area at the restaurant Ballerina located at Oceana Bal Harbor in Miami, Florida.
Photo: Barry Grossman

In another example, Palazzo Della Luna, a condominium development on Miami's ultra-wealthy Fisher Island, has the residents only La Piazza. The chic boîte overlooks the property's sunset pool and has a large wine list. House favorites on the rotating menu include a whole roasted branzino, seared lamb chops, and Hamachi tartare.

Also in the Miami area, Oceana Bal Harbor has a restaurant, Ballerina, that's named after the multi-million Jeff Koon's sculpture of the same name which sits in the poolside garden. Designed by the celebrated Italian architect Piero Lissoni, it features ocean views and classic Italian dishes such as the always popular spaghetti frutti di mare and tiramisu.



The chic dining area at Costa Palmas Beach Club. Photo: Costa Palmas

Moving onto Cabo San Lucas, Mexico, Costa Palmas, located on the East Cape, has the Beach Club Restaurant, which is the heartbeat of the private club community. Steps from the Sea of Cortez, it has an expansive alfresco dining area and is always busy at dinner. The cuisine focuses on Mexican farm and sea to table dishes such as a locally caught red snapper with in-house made salsas and hand-pressed corn tortillas.

Hokuli'a, on Hawai'i Island's Kona Coast, tempts homeowners with The Pavilion Restaurant. Set amid tropical plants and trees, it serves both casual fare and fine dining and has ocean views, along with an outdoor bar. The fish tacos are the must-order dish, but make sure to enjoy a cocktail first—the drinks feature fruit grown onsite including mangoes and pineapples.



Nothing but tropical views at The Pavilion Restaurant at Hokuli'a in Hawaii. Photo: Panaviz

At Victory Ranch, near Park City, Utah, residents have the choice of Freestone Lodge and The Parlor at The Barn, which are inspired by the classic barns of the American West.

The last mention on our list of seven is One Wall Street in New York, debuting next spring. Residents will have exclusive access to The One Club, serving breakfast, lunch, and dinner. The menus will be seasonally inspired and include craft cocktails made by in-house mixologists.

We personally would be jockeying for a seat at any of the restaurants on our roundup, but given that they're for residents only, too bad for us that booking a table isn't even an option.



The Freestone Lodge at Victory Ranch in Park City, Utah. Photo: Victory Ranch