

The Residences at Mandarin Oriental, Boca Raton

Fact Sheet

[The Residences at Mandarin Oriental, Boca Raton](#)

, is a 12-story luxury condominium tower integrated into **Via Mizner**, a 2-million-square-foot urban resort in downtown Boca Raton. This project features 89 to 92 private residences connected via sky bridge to a 164-room Mandarin Oriental hotel.

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Fact Sheet

- **Address:** 105 East Camino Real, Boca Raton, FL 33432.
- **Developer:** [Penn-Florida Companies](#).
- **Architects:** SB Architects (Design Architect) and Nichols Brosch Wurst Wolfe & Associates (Architect of Record).
- **Interior Design:** HBA (Hirsch Bedner Associates).
- **Status:** Under construction with an estimated completion in **mid-2026**. (Note: Developer filed for Chapter 11 bankruptcy in late 2025, but maintains commitment to completion).
- **Pricing & Size Range:** Prices range from approximately **\$2.5 million to \$27.5 million** for units between **1,446 and 10,552 square feet**.
- **Average Price per Square Foot:** Approximately **\$1,600 to \$1,900+ per sq. ft.**
- **Taxes:** Estimated property taxes range from **\$19.09 to \$118.39 per sq. ft.** annually.
- **HOA/Maintenance Fees:** Estimated at **\$1.30 per sq. ft.** per month.

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Pricing List by Residence Size

Residence Type	Approx. Size (Sq. Ft.)	Starting Price (Est.)	Price per Sq. Ft. (Est.)
1 Bedroom	1,453	\$2,000,000	~\$1,376

2 Bedroom	2,208 - 2,621	\$2,100,000 - \$3,700,000	~\$951 - \$1,669
3 Bedroom	2,771 - 3,330	\$5,000,000 - \$6,750,000	~\$1,804 - \$2,238
4 Bedroom	4,142 - 4,528	\$5,100,000 - \$9,900,000	~\$1,217 - \$2,186
Penthouse (4 BR)	4,839 - 5,838	\$14,600,000 - \$16,500,000	~\$2,826 - \$3,017
Penthouse (6 BR)	8,890	\$27,500,000	~\$3,093

Key Amenities & Features

- **Hotel Integration:** Direct sky bridge access to the [Mandarin Oriental Hotel](#) services, including 24-hour concierge, in-residence catering, and housekeeping.
- **Wellness & Recreation:** Rooftop pool with private ocean-view cabanas, fitness center, meditation garden, and a residents-only wine lounge with personal storage.
- **Exclusive Clubs:** Membership privileges at [Via Mizner Golf & City Club](#), featuring a Jack Nicklaus–designed championship golf course.
- **Dining & Shopping:** On-site Michelin-starred gourmet cuisine and ground-level upscale designer shopping at [The Shoppes at Via Mizner](#).
- **Interior Details:** Wolf & Sub-Zero appliances, Waterworks fixtures, floor-to-ceiling windows, and smart home technology.