

The Berkeley Palm Beach

is a luxury 26-story pre-construction condominium located at **500–550 South Australian Avenue** in West Palm Beach. Positioned on the shores of **Clear Lake**, the tower is designed to provide a more family-oriented and accessible luxury alternative to the ultra-exclusive Bristol Palm Beach while maintaining comparable finishes and services.

Development & Design Team

- **Developer:** Al Adelson, the visionary behind The Bristol Palm Beach.
- **Architect:** Bernardo Fort-Brescia of **Arquitectonica**.
- **General Contractor:** John Moriarty & Associates.
- **Anticipated Completion:** Late **2027**.

Residence Details & Estimated Pricing (2026)

The building features 193 units ranging from **2 to 5 bedrooms**. Most units include "flex rooms" that can serve as offices or media rooms.

Residence Type	Approx. Interior Sq. Ft.	Estimated Price Range	Price Per Sq. Ft. (Avg)
2-Bedroom	1,700 – 2,100	\$1.9M – \$3.2M	~\$1,110 – \$1,750
3-Bedroom	2,500 – 2,700	\$2.9M – \$4.5M	~\$1,140 – \$1,400
4-Bedroom	3,800 – 4,500	\$5.0M – \$7.5M	~\$1,350 – \$1,650
5-Bedroom/Penthouse	4,700 – 5,800	\$9.0M – \$10M+	~\$1,900 – \$2,200

Data based on 2026 market listings and pre-construction offers.

Amenities & Lifestyle

The development offers three levels of premium communal spaces:

- **Rooftop Oasis:** Adult-only pool, sky lounge, private dining room, and chef’s kitchen.
- **Wellness & Fitness:** State-of-the-art gym overlooking Clear Lake, full-service spa with treatment rooms, and yoga lawn.

- **Family & Social:** Children's pool, teen room, game lawn, bocce and sport courts, and dedicated dog run.
- **Services:** 24-hour concierge, valet parking, and co-working library.

Financial Facts for Buyers

- **Taxes:** Property taxes in Palm Beach County for new construction generally range from **1.5% to 2%** of the assessed value. For 2026, the county proposed a flat millage rate of **4.5 mills**.
- **HOA Fees:** While specific per-unit fees for The Berkeley are finalized near closing, luxury towers in this class typically range from **\$1.15 to \$1.50 per sq. ft. per month**.
- **Deposit Structure:**
 - **10%** at Contract.
 - **10%** at Groundbreaking (targeted for 2026).
 - **10%** at Mid-floor pour.
 - **10%** at Top-off (Estimated Summer 2027).
 - **60%** at Closing.