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Commercial Real Estate

# Developers reveal plans for Mr. C condo in Boca Raton



The Mr C Residences in Boca Raton are planned by Key International and Wexford Real Estate Investors.  
BINYAN STUDIOS



Key International and Wexford Real Estate Investors revealed plans for a condo in downtown Boca Raton branded by Mr. C, a hospitality band founded by brothers Ignazio and Maggio Cipriani.

Located on the 1.64-acre site at 41, 33 and 14 S.E. 4th St., plus 36 S.E. 3rd St., the property currently has three office buildings and one retail building. KW SE 4th Street Boca LLC, an affiliate of Miami-based Key International and West Palm Beach-based Wexford, assembled the property for a combined \$25.1 million in 2023.

The 12-story Mr. C Residences Boca Raton would have 133 condos, a Bellini Restaurant, and a rooftop residences-only Mr. C Bar & Lounge. The condos would range from 1,522 square feet with two bedrooms to 2,869 square feet with three bedrooms and no short-term rentals would be permitted. Prices start at \$1.7 million.

“Boca Raton has long been one of South Florida’s premier luxury markets, supported by sustained investment and deep buyer demand that continues to draw national attention,” said Inigo Ardid, co-president of Key International. “Buyers here take a long view, and the city attracts capital that supports thoughtful, high-quality development. Mr. C Residences Boca Raton is designed for this moment, offering a hospitality-driven residential experience that elevates daily life. We’re pleased to partner with Mr. C on a project that speaks to how Boca’s luxury buyer lives today, and the level of quality the market will continue to demand.”

The condos will include kitchens in the signature Mr. C style, with custom Italian cabinetry, natural stone countertops and Wolf and Sub-Zero appliances.

Amenities in the project would include a rooftop pool deck with private cabanas, an open-air cinema, grilling areas, a social lounge with billiards and card tables, a golf simulator, a playroom, EV charging stations, a fitness center, padel and pickleball courts, and a spa with a sauna, steam room, a lap pool, and hot and cold plunge pools.

Mr. C Residences Boca Raton was designed by Arquitectonica, with interiors by 1508 London.

“What stood out was the opportunity to bring a truly elevated standard of living to Boca Raton – one rooted in hospitality, wellness, and thoughtful service,” said Philip Braunstein, an executive at Wexford. “Mr. C approaches residential living with a genuine hospitality mindset, and that’s reflected in the details that shape how residents will experience their home every day.”

Douglas Elliman is leading the marketing effort for the project. Sales will officially launch in spring 2026. The gallery will be located at 36 S.E. 3rd St.

There is also a Mr. C condo in Coconut Grove, plus a Mr. C condo [under construction in West Palm Beach](#).

