

# Condo across from Palm Beach for sale at \$23.9 million

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REAL-ESTATE

## Florida real estate: Chic furnished condo at The Bristol offers views of Palm Beach, ocean

**The oceanview unit on the 22nd floor at The Bristol on the West Palm Beach waterfront is offered fully furnished and decorated for nearly \$24 million.**

Christine Davis

Special to Palm Beach Daily News



Toronto residents Merita Hyssen and her entrepreneur husband, James, own a number of family homes, including a condo with lavish water and city views on the 22nd floor of The Bristol, the ultra-luxury tower on South Flagler Drive, directly across the Intracoastal Waterway from [Palm Beach](#).

The Hyssens bought the never-lived-in condo in 2021 from The Bristol's developers, the year after the completion of the tower, which set a new standard for condo living in West Palm Beach.

Today, the Hyssens have decided to go in a new direction for their vacations and are spending time in Marbella, Spain.

As a result, they are selling their three-bedroom, four-and-a-half-bath condo, which has 5,110 square feet of living space inside and on its balcony. Offered for sale as a turnkey package priced at \$23.9 million, the apartment is listed by Douglas Elliman Real Estate agent Samantha Curry. The price includes the furnishings, artwork, linens, throw pillows and other accessories. The condo also will be sold with garage parking for four cars.

After closing their purchase two years ago, the Hyssens placed their son, Alban Hyssen, in charge of renovating and redecorating the apartment, which slices through the tower, offering views of the Intracoastal, Palm Beach and the Atlantic to the east; and the city of West Palm on to the west.

“We initially had a place in South Beach, Miami, and decided to transition to The Bristol,” Alban says. “This is one of our multiple properties, and we specifically enjoy condo living; it’s headache free. We chose The Bristol because it’s a luxury, high-end condominium building close to Palm Beach.”

With 24 residential floors, the 69-unit Bristol offers on-site professional concierge, 24-hour valet service and front-desk personnel. Residents also have available to them a pair of house vehicles with a driver.

The building’s amenities include a gated entrance, two spas, a beauty salon, a waterfront fitness center, a 75-foot resort-style swimming pool, a club lounge and a dog park.

When the Hyssens first saw their condo, it was a “finished presentation unit” that had been toured by potential buyers, Alban explains, but he and his family wanted to redo it to better suit their tastes. As project manager, he worked with Solesdi Design of Miami on the renovation project. The apartment features high-end finishes and materials and is furnished it with pieces from luxe Italian lines that include Henge, Rimadesio, Salvatori and Molteni.

A private elevator vestibule opens to the condo’s foyer, which flows into the living and dining areas. Double doors from the foyer lead to the main bedroom suite. Glass doors in all three of these spaces open to an east-facing balcony.

The main bedroom suite comprises a bedroom with a sitting area, two bathrooms finished in Dolomite marble and a pair of custom-fitted dressing rooms.

To the west of the foyer are the family room, kitchen and two guest-bedroom suites, with the family room and one of the bedrooms accessing the west balcony. The unit also has a powder room and a laundry/utility room.

Although the Italian furnishings add drama to the interior, a savvy use of textures also plays an important role in the apartment’s decor, Alban says. The decor features layers of stone, metals, leathers, glass and wood.

“We envisioned a space that was sophisticated, contemporary, and timeless,” he says. “In addition to a huge procurement of furniture, we also used a lot of lighting elements. It’s magical at night.”

While the condo’s original floor plan was left intact, Alban installed modular systems and built out niches to make better use of space. For example, a niche near the kitchen was finished with Rimadesio cabinetry

to serve for wine storage. And to make a bedroom larger, he removed a closet and added a Rimadesio modular system in wood inlaid with metal, which includes built-in storage for clothing.

The other guest bedroom is highlighted by untreated wood paneling by Mafi, while the primary bedroom is finished with a modular system of panels incorporating fluted glass.

Floors throughout the condo are covered in marble, and many of the walls feature a textural seven-coat cement finish by Oikas. Both the elevator vestibule and foyer were layered with Salvatori marble in a bronze/charcoal hue. To create a grander feeling at the entry, a display unit — “Bistrot,” by Henge — acts as a divider to the living room.

The kitchen, designed by Snaidero, is finished with high-gloss contemporary-style cabinetry and professional-grade Gaggenau appliances.

“We have enjoyed the Bristol condo,” Alban says.

But with his parents pursuing other options, he adds: “I am ready for another project.”