

Jake Nicholas · 2 days ago

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Inside the ultra-luxury equestrian and golf club community coming to Wellington

Wellington is about to see one of the most ambitious luxury developments in its history. Several of the country's most prominent real estate developers have quietly turned their attention to the equestrian enclave just 30 minutes from Palm Beach, and after years of assembling land, zoning, and approvals, one team is now moving forward with a massive private club community that will reshape the town's future.



Image courtesy of Wellington Lifestyle Partners

Wellington Lifestyle Partners (WLP) has officially secured all permits for **The Wellington**, a 400-acre ultra-luxury residential and private club development that is preparing to break ground this month. The Wellington will introduce 253 private residences alongside a curated town center and resort-style amenities, with home prices starting around \$5 million.



Image courtesy of Wellington Lifestyle Partners

Backed by a recent investment from UAE-based Modon Holdings and partnerships with NEXUS and Tavistock Group, the development represents one of the largest and most coordinated luxury projects ever in Wellington.



At full buildout, **The Wellington** will feature residences designed by several globally recognized architecture firms, with Workshop/APD leading the master plan and community amenities.



Image courtesy of Wellington Lifestyle Partners

The design team also includes D. Stanley Dixon, Morris Adjmi Architects, and Squire & Partners, bringing together a collection of distinctive architectural styles across the neighborhood. Anchoring the community will be a championship golf course designed by acclaimed architect David McLay Kidd, alongside premium equestrian facilities that reflect Wellington's longstanding reputation as one of the world's premier equestrian destinations.





Image courtesy of Wellington Lifestyle Partners

The project will also introduce a new town center known as The Marketplace, positioned at the entrance to the community and designed as a walkable destination for both residents and the broader Wellington community.



Image courtesy of Wellington Lifestyle Partners

The mixed-use district will include the town's first luxury hotel, 89 condominium residences, curated retail, destination dining, landscaped gathering spaces, and Class-A office space. Recently approved unanimously by the Village of Wellington, the district is intended to serve as a new social and cultural hub for the area.





Image courtesy of Wellington Lifestyle Partners

The development is being led by Douglas McMahon, CEO and Managing Partner of Wellington Lifestyle Partners, who previously helped lead the creation of Albany in The Bahamas, alongside President and Partner Paige Bellissimo Nuñez. Together, the team is positioning **The Wellington** as a long-term investment in the town's future — blending ultra-luxury living, equestrian heritage, and a new walkable center designed to elevate Wellington's next chapter.