

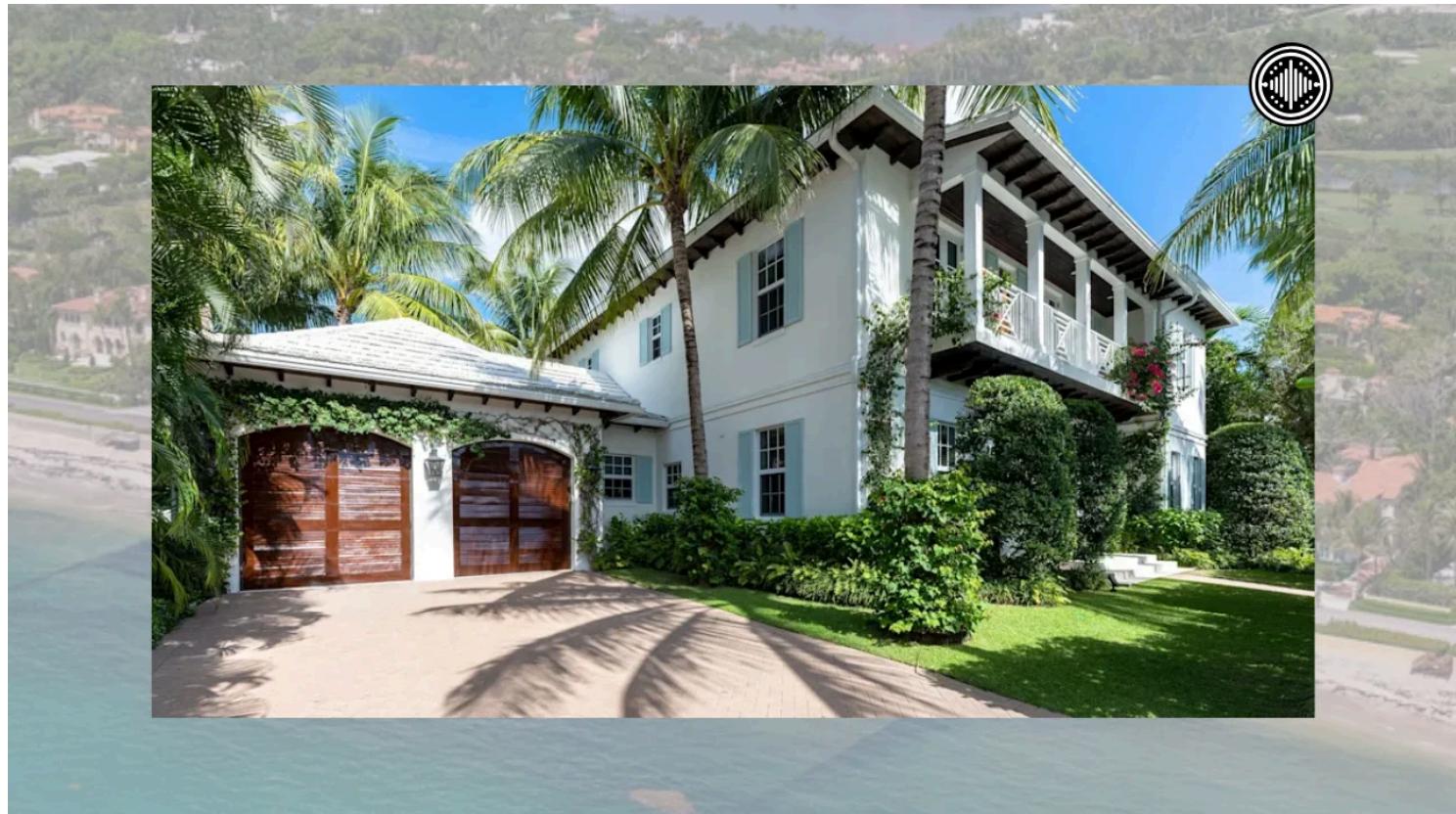
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Palm Beach Home Sells for \$13M to Delaware LLC

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A Bermuda-style home on Palm Beach's Atlantic Avenue has changed hands in a quiet but notable transaction that reflects the continued strength of the island's high-end real estate market. The five-bedroom, five-bathroom property at 245 Atlantic Avenue in Palm Beach's North End sold for \$13 million on June 30, 2025, according to Palm Beach County records.

The sellers, Julian and Christy Bharti, have deep personal ties to Toronto and have been familiar figures in Palm Beach's residential scene. The couple purchased the home in 2017 for \$4.6 million and made a series of upgrades during their ownership. Over the years, they

transitioned from seasonal visitors to full-time Palm Beach residents, with Julian Bharti previously sharing that the Atlantic Avenue property played a key role in that shift.

Now sold, the home at 245 Atlantic Avenue sits on a midblock, quarter-acre lot, several streets north of Royal Poinciana Way. Designed in a classic Bermuda style, the residence offers a total of 5,085 square feet of living space, inside and out. Features include a spacious loggia that opens to a pool and whirlpool spa, offering a comfortable setting for year-round indoor-outdoor living.

The buyers of the home are identified in the deed as a Delaware-registered limited liability company named Atlantic Jam LLC. The company lists a mailing address at a post office box in Conshohocken, Pennsylvania. Due to Delaware's strong corporate privacy protections, no additional information about the buyer has been made publicly available.

The Bhartis sold the property through a trust in Christy Bharti's name. Their mailing address on the deed connects to another Palm Beach home in the Estate Section area that periodically restricts through-traffic when former President Donald Trump is in residence at his nearby Mar-a-Lago Club.

Though the transaction was handled quietly, the sale marks a significant gain for the Bhartis and underscores continued demand for North End homes in Palm Beach. Properties in this part of the island are especially attractive to buyers seeking residential charm, proximity to town, and access to the beach.

For the Bhartis, the sale likely marks the end of a chapter that began nearly a decade ago when they first put down roots in Palm Beach. And while the new owner of 245 Atlantic Avenue remains publicly anonymous, the home now begins its next chapter under different stewardship, a sign of the ever-changing landscape of one of Florida's most exclusive communities.

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