

groundbreaking properties

NEW DEVELOPMENTS FROM BACK BAY TO THE WATERFRONT INCREASE BOSTON RESIDENCES IN NUMBERS NOT SEEN SINCE 2006. BY JANICE O'LEARY

For the first time since the economy started to founder, developers are taking advantage of Boston's tight real estate market, constructing new luxury properties and putting a fresh face on the East Boston waterfront, where the views of the city and its harbor are nothing short of spectacular.

THE NEXT BEST ADDRESS

The most significant new construction to happen on the first, most prestigious block of Newbury Street for 75 years has just gotten underway with the demolition of the former Ritz-Carlton garage at numbers 4 and 6. Development groups Tribeca Holdings London Ltd., Bristol Property Management, and Centremark Properties have planned for an 11,000-square-foot retail space and six exclusive condominiums. Chanel will move out of its current location inside the Taj hotel to occupy the first two floors at No. 4 Newbury, making it a flagship store. Peter Marino, Chanel's lead architect, will be collaborating on the building's exterior design and the residential lobby. The condos will include four floor-through units with three or four bedrooms apiece and two two-bedroom duplexes, with listing prices beginning at \$3.5 million. CBT founding principal Richard J. Bertman will serve as lead architect for the residences at No. 6 Newbury and design the 3,000- to 4,500-square-foot units, which will have floor-to-ceiling windows on three sides, oversize terraces, and balconies. Amenities include a discreet 24/7 concierge and valet parking for the 16 underground parking spaces. Occupancy is expected in 2013. Tracy Campion will be the exclusive broker for the condo units. 617-236-0711; campionre.com

MILLENNIUM MOMENT

The developers behind The Ritz-Carlton Hotel and Towers on Avery Street broke ground last November on a site across the street from the hotel, where Millennium

Partners will build Millennium Place, a 15-story tower on a former parking lot. The \$220 million project will include 256 residences. The New York-based developer has also become the majority stakeholder in the stalled Downtown Crossing project, on the blight that was once Filene's Basement. The original developer of that project, Vornado Realty Trust, will reportedly become the passive partner. For information, contact info@millenniumptrs.com.

EASTIE ON THE RISE

East Boston's waterfront has long been a priority for Mayor Thomas M. Menino, who has wanted to capitalize on the area's spectacular views of the harbor and city and the easy access by boat to Boston's financial district. Pending approval from the Boston Redevelopment Authority, a new project called DeNormandie Wharf will break ground this summer. It will include 95 rental units, and 90 percent of those apartments will have water views. Amenities include roof decks, a café, garage parking, a marina, and a water shuttle to and from downtown Boston. A six-room bed and breakfast will also be built on the site. Occupancy is expected in March 2014. For more information, contact CL Waterfront Properties. 617-624-9700; wpboston.com

WATERFRONT SPLENDOR

A very special home, once owned by a prominent local businessman who donated the property to a charitable organization, will be listed for sale in June at Rows Wharf, right on the Harbor Walk. The south-facing end townhouse has incredible harbor views from the master suite and the living and dining room's floor-to-ceiling windows, plus a large wraparound private terrace, two garage parking spaces, access to the marina and health club, and the services and amenities—such as pet care, maid service, room service, and a 24-hour concierge—of the waterfront's grand dame. The property is listed at \$3.6 million with CL Waterfront Properties. 617-624-9700; wpboston.com **BC**

