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Sixty-two plans offered at new upscale condos

Turchi Properties last month unveiled 23 A Condominium, the first new residential condominium project to open in the Schuylkill Riverfront corridor, serving as an important residential link between Center City and University City.

The new community, whose sell out cost will reach over \$70 million, includes 85 new upscale premium condominiums at 23 South 23rd Street, the former AAA Parking Garage built in 1912. The property is within walking distance of many of the city's development projects including the quickly rising Cira Center; the first new office tower built in Philadelphia in a decade.

23 is adjacent to the recently announced Schuylkill Riverfront, an ambitious redevelopment project which will transform 200 acres on both banks of the Schuylkill River into a mixed-use community of residential living, upscale retail, two office towers, riverside dining and cafes and new pedestrian bridges that will link Center City to the young, hip and vibrant University City area. In October, the University of Pennsylvania unveiled WXPB and World Café Live, a one-of-a-kind broadcast, dining, live entertainment venue located at 3025 Walnut Street that will serve as the epicenter for programming from WXPB and its nationally syndicated music content. The new venue is located just five minutes from 23.

"23 is ideally located in the bulls-eye of the hottest development area in Philadelphia," said John Turchi, president of Turchi Properties, who has developed a number of upscale residential properties in the city including The Green Tree, Nineteen Thirty Chestnut Street, 1700 Walnut Street and The Oakwood. "The Cira Center alone represents \$116 million of investment and is already substantially leased. At the same time, over the next five years some \$705 million will be invested into the new Schuylkill Riverfront bringing unprecedented vitality to this area of the City."

The renovations at 23 include the coring of the building to create a 75-by-75 foot inner courtyard that will house glass-backed elevators, and a six-story trellis, vertically landscaped with pre-planted exotic vines, flowers and miniature shrubbery. 23's courtyard offers residents tranquil seating areas with flowing fountain and waters. The building's exterior will be clad in a combination of imported limestone, along with brick and stucco.



The community, which was designed by Philadelphia-based Cope Linder Architects, features 65 unique floor plans with open, airy lofts, one- to four-bedroom residences and two-story penthouses that will be accented by 9-foot French style windows. The property also features 12, two-story balconied penthouses with private courtyards. 23's residences include gourmet kitchens made spectacular with exceptional Morris Black Design custom cabinetry, granite countertops and top-of-the-line appliance packages from Viking. Marble flooring and vanities accent bathrooms that include glass-enclosed shower stalls and marble-encased bathtubs.

The lobby, manned by 24/7 security personnel, features a suspended stainless steel grand staircase and stone finished floors. Residents will enjoy covered, secure parking in the property's first floor, with an around the clock valet that allows residents to come and go with minimal hassle. The building's entrance even features snow-melting heated side-

walks for comfort during winter months.

The 85-unit property, which began pre-sales in September, has taken reservations on more than one-third of the residences. It's attracting buyers like a New York-based business executive, who loves the property's proximity to 30th St. Station and has plans to combine three of the building's floor plans into one living space. The property is also striking a chord with University City professionals, including Penn and Drexel faculty, doctors at the Hospital of University of Pennsylvania and The Children's Hospital of Philadelphia. Even the parents of students are buying residences at 23 to house their children or to utilize as investments.

"The stars are aligning for this area of the city," said Turchi. "23 will play an important role in providing the upscale residential housing needed for the renewed Schuylkill Riverfront."

To contact the 23 sales center call 215-564-2333 or visit www.23condo.com.