

Real Estate News

Atlanta-based **Kronos Hotels** has announced it will build a 238-room **Crowne Plaza Hotel** at the corner of Peachtree Road and Peachtree Avenue in Buckhead. The development is expected to have ground-floor retail and 24 condo units at the top of the building. Other amenities expected are a luxury spa, meeting space and room for fine-dining restaurants. Construction is expected to begin this fall.



The Midtown Improvement District, managed by the Midtown Alliance, has released its annual report, which includes a recap on the significant

cityscape project. When complete, the \$82 million program will include 25 miles of new sidewalks, pavers, lighting and trees. Completed work has already added 239 decorative streetlights and 236 new shade trees along Midtown's sidewalks. Construction continues along Peachtree Street from 10th to Pershing Point, including a new park at the intersection of 15th Street and more on-street parking. www.midtownalliance.org.

Tishman Speyer is finishing construction this month on **Two Alliance Center** in Buckhead. The 30-story building on Lenox Road has 500,000 square feet of "trophy office space." Tishman Speyer, which also manages Rockefeller Center and the Chrysler Building in New York, is promoting the building's proximity to Phipps Plaza, Lenox Square, MARTA and its LEED certification (an industry standard for eco-friendly construction). www.twoalliance.com.



The **Pavilion at Studioplex**, part of Studioplex's 10-acre mixed-use development in the Old Fourth Ward, is a 9,100-square-foot retail space that will soon house renowned glass artist Matt Janke's glassblowing studio, as well as Scott Serpas' first restaurant, which are expected to open this fall. The live/work development that includes 112 residences and 18 offices is in a converted 1906 cotton warehouse. Currently, 70 percent of Studioplex has been sold, and remaining units start at \$159,900. www.studioplexlofts.com.

The Atlanta Regional Commission (ARC) has selected **Buckhead Village** to receive a Livable Centers Initiative (LCI) Supplemental Study funding grant. The LCI program

promotes quality growth by encouraging greater mobility and livability within existing centers and corridors. Buckhead received \$50,000 to help overhaul its special public interest district (SPID) plan, which offers a comprehensive look at mixed-use, mid-rise development, outlines visual character, parking manage-

ment and a streetscape program.

One River Place, a new community on the banks of the Chattahoochee River, is now open. Located inside the Perimeter next to Ray's on the River restaurant on the Chattahoochee River, the development is a private, 30-acre enclave surrounded by Cochran Shoals and Palisades National Parks. One River Place includes 442 residential units including brownstones (\$300s to \$800s), condos and single-family homes (\$100s to more than \$1 million). www.oneriverplaceatlanta.com.



element, the latest condo project to open in Midtown's Atlantic Station, is now selling from the \$180s to the \$450s. The one-, two- and three-bedroom homes have patios and balconies and European-styled kitchens, and many have views of Midtown, the lake and Millennium Gate, the six-story classical monument set to be completed this month. www.elementatlanta.com.

Gene Kansas Developments has completed **One Grant Park**, a new condo development overlooking the park. The condos all have two bedrooms, 2.5 baths, hardwood floors, balconies and more. The classically styled building was designed to fit in the historic neighborhood and features a lush, private garden. Prices start in the \$600s, and there is 2,000 square feet of commercial space on the ground floor. www.onegrantpark.com. **IN**



ANSELMY PARK 3BR/2.5 BA bungalow across from McClellan Park in the heart of Anselmy Ball in 1920s. High ceilings, hardwood floors, gracious marble entry 2 fpls. 10' ceilings. **\$799,000**



THE GRAFTON - HEART OF ANSELMY CONDO. Charming 1930's secured building directly across from Botanical Gardens. Adorable spacious One Bedroom Studio with Living Room, Full Bath, Cute Kitchen, Laundry, and glass block accents. Good storage. Walk to Piedmont Park. **\$129,000**

Anselmy Park



ANSELMY PARK JEWEL. Stunning Regency Revival nestled among the trees in park-like setting with seasonal skyline views! Sophisticated designer perfect interior with open plan, high ceilings, and gallery lighting. Two fireplaces create a warm and inviting atmosphere. Formal Living Room. Family Room. Cozy Library Dining Room. Two Bedrooms/Two Baths on main plus 3rd BR/Home office. Fabulous porch with dining pergola! Two Car Garage. **\$765,000**



ANSELMY PARK SHOWPLACE. Top Atlanta Designer's personal home. This 1940's brick traditional is a true showplace with attention to every detail. Exquisite hand painted coffered ceilings. Gracious Living Room with limestone fireplace. Banquet size Dining Room. Sunroom. Den. 3BR/3BA. Cook's eat-in kitchen. Gorgeous deep kit perfect for master gardener. Private gated drive with stacked Tennessee fieldstone walls surrounding lush gardens. Two car garage. **\$800,000**



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