

New luxe condo coming to Rittenhouse Square

By Rachel Vigoda
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A stone's throw from tiny Rittenhouse Square, one of the most coveted addresses in Center City, Scannapieco Development is building 1706 Rittenhouse Square Street, a 31-story condominium tower. The groundbreaking is scheduled for the fall; completion is slated for 2008.

The new condominium will balance the energy and excitement of the city found along 17th street, with the intimate neighborhood feel of Rittenhouse Square. The podium of the building is being designed to complement the carriage homes that surround it, with a limestone exterior and garden trellises. The upper portion will convey a more modern look, with a glass-and-masonry façade, and will match the height of the Medical Tower Building across the street.

Underneath, Parkway Corporation is installing a below-grade, automated parking system. Owners can retrieve their cars with a card swipe in their elevators as they are leaving their units. "We're creating a unique floorplan concept with each unit occupying an entire floor; 4,200 square feet of virtually column-free space," says Paula Celletti-Baron, vice president of sales.

The first floor of 1706 Rittenhouse will house a lobby designed by Karen Daroff of the nationally acclaimed Daroff Design, Inc. Located on the mezzanine level, overlooking the two-story lobby and garden beyond, is a board/conference room complete with a kitchen and a powder room for private business meetings. The third floor includes a private first-class fitness facility, complete with a yoga and a Pilates area, an endless pool and a sauna.

Floors four through 29 will feature 4,200



The new condominium tower will rise 31 stories. The groundbreaking is scheduled for the fall.

square-foot full-residences, a rarity in area condominiums, plus an 8,000-square-foot two-story penthouse.

The building's steel skeleton will allow for virtually column-free units with unobstructed views, and for flexible floorplans that can be designed to a resident's specifications.

"Buyers can work within the floorplans we've created, or we can customize a unit to fit someone's program," Celletti-Baron says. Highlights of the residences include 10-foot ceilings, 8-foot windows on all four sides, south- and west-facing terraces, marble floors, Wolfe stoves and many other high-level finishes.

"The building will offer privacy only available in a building with full-floor units. There will be no studios, no one-bedroom units, no retail space and no hotel guest functions. 1706 Rittenhouse Square Street will offer the ambiance of a world-class Park Avenue building at Philadelphia prices," says Tom Scannapieco, president of Scannapieco Development Corporation.

Scannapieco Development has already taken several reservations on these exclusive residences.

Parkway Corporation will construct a fully automated parking system.

The Details

Name: 1706 Rittenhouse Square Street

Address: 1706 Rittenhouse Square Street, Philadelphia, PA 19103

Landmark: Rittenhouse Square

Phone: 215-731-1706

Website: www.1706rittenhouse.com

Type of Housing: Condos

Number of Units: 28 full-floor condos, plus a two-story penthouse

Price Range: \$3.5 to \$12 million

Owner/Developer: Scannapieco Development, with partner Parkway Corporation

Architects: Gerald Cope and David Ertz of Cope Linder Architects

Interior Designer: Daroff Design, Inc.

Amenities: Terraces; 10-foot ceilings; 24-hour state-of-the-art fitness center; automated parking system

Shopping: Abundant stores, boutiques and restaurants in Center City

Public Transportation: Walking distance to train, subway and bus lines

1706 Rittenhouse Square Street will go up right near Rittenhouse Square in Center City.

