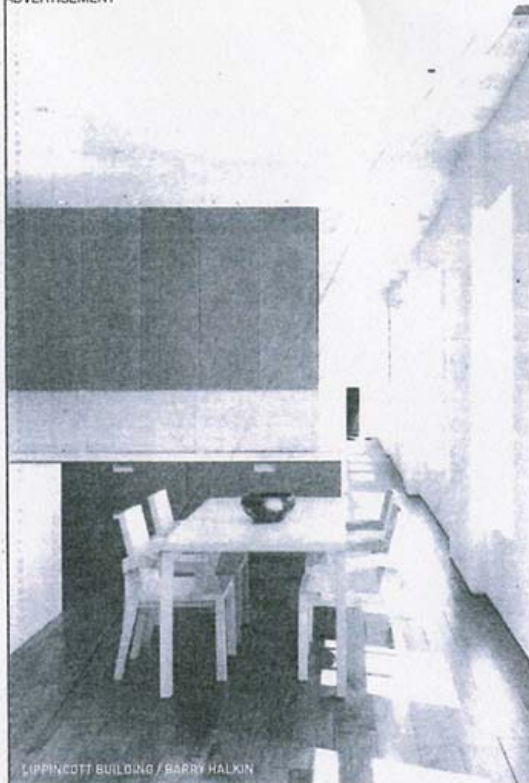


The New York Times

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HOME IS WHERE THE AMENITIES ARE

When realtor Laurie Phillips started marketing condos in one of the first Center City luxury buildings, few knew what she meant by a "New York-style loft."

Ten years later, the high-ceilinged posh quarters in prewar buildings — set in neighborhoods reenergized by boutiques, outdoor cafes and even a historic marker or two — are all the rage.

Although so many new properties have come on the market in recent years, demand is great for even more buildings in prime areas, including Rittenhouse Square and Society Hill, says Phillips, of Prudential Fox and Roach Realtors.

Up-and-coming Washington Square is also emblematic of the wonderful changes afoot, she says. Just a decade ago, the square was home to two lonely residential buildings. Now it's bustling with converted buildings, galleries and world-class restaurants, including Morimoto.

Another Washington Square Art Deco treasure is the Western Union Building. Once the epicenter of communication, it's being expanded both horizontally and vertically, adding eight new floors to the original four.

Both buildings are scheduled for occupancy in July.

Other gems ripe for discovery:

Aria, The Condominium
1419 Locust St., Philadelphia, PA 19102
(215) 545-1577
www.ariathecondominium.com

Located in the heart of the city's cultural scene, just seconds from the region's best restaurants, theaters and shops, Aria, The Condominium consists of 114 one- and two-bedroom condos as well as full-floor penthouse suites with 360-degree views of the city.

The Ayer
210 West Washington Sq., Philadelphia, PA 19106
www.theayer.com

These 56 luxury condominiums are housed in the nation's first advertising agency.

Center City District
Public Ledger Building
600 Chestnut St., Philadelphia, PA 19106
(215) 440-5500
www.centercityphila.org

The business improvement district, encompassing 120 blocks and more than 2,100 properties, is committed to keeping Center City clean, safe and attractive.

Coldwell Banker Realty Corp. Associates
(800) 820-5187
www.cbrca.com

An independently owned franchise of Coldwell Banker, the full-service company has three Center City offices and two others in the area.

The Ellington
1500 Chestnut St., Philadelphia, PA 19102
(215) 569-8174
www.ellingtoncentercity.com

Originally a 1920s-era office building, the 21-story, 160-unit building offers 10-foot ceilings, hardwood floors and new oversized windows as well as an elegant lobby with dramatic vaulted ceilings.

The Kaiserman Organization
201 South 18th St., Philadelphia, PA 19103
(215) 546-2665
www.kaisermanapartments.com

The Kaiserman Group delivers luxury rentals in both Philadelphia and its surroundings. The Rittenhouse Claridge, 201 South 18th Street, offers rentals in one of the most desirable locations in the city.

Laurie Phillips
210 W. Rittenhouse Sq., Suite 406, Philadelphia, PA 19103
(215) 790-5644
www.lauriephillips.com

A Prudential Fox and Roach Realtors real estate agent with more than 25 years' experience, Phillips sells exclusively in Philadelphia.

The Phoenix
1600 Arch St., Philadelphia, PA 19103
(267) 322-5020
www.phillyphoenix.com

Built in 1925, the Georgian Revival Tower offers 267 luxury condominiums. The landmark building retains the craftsmanship and stonework of its original construction and adds modern amenities.

Prudential Fox & Roach Realtors
210 W. Rittenhouse Square, Philadelphia, PA 19103
www.mickistolker.com

Rittenhouse Claridge
201 S. 18th St., Philadelphia, PA 19103
www.rittenhouseclaridge.com

Toll Brothers
24th & Bainbridge St., Philadelphia, PA 19146
(215) 732-TOLL
www.navalsquare.com

The largest builder of luxury homes in the nation, Toll Brothers has turned the Naval Home property, which served as the first home of the U.S. Naval Academy, into luxury condominiums.

Turchi Properties
1700 Walnut St., Philadelphia, PA 19103
(215) 545-6470
www.turchiproperties.com

A leading property development and management firm in Philadelphia, its latest offering, 23-A Condominium, transforms a former parking garage at 23 South 23rd Street into an 80-unit luxury condo complex.

Waterfront Square Condominiums & Spa
7 N. Columbus Blvd. Philadelphia, PA 19106
(215) 413-2000
www.waterfrontsquare.com

A 966-unit gated community on 10 acres of the Delaware River waterfront, Washington Square's amenities include a 12,000 square foot clubhouse with fitness facility and a year-round swimming pool.

The Western Union Building
111 Locust St., Philadelphia, PA 19107
(215) 670-9711
www.thewesternunionbuilding.com

A 100-unit condominium building in the Washington Square West neighborhood is being transformed into a thoroughly modern highrise.

The Winne Building
38-44 North Front St., Philadelphia, PA 19106
www.cbpref.com/New_Construction_Winne.asp
(267) 238-4224

The 32-unit building features a traditional exterior with modern amenities, including wine cellar and a rear courtyard.

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