

FEATURED PROPERTY

Venice Lofts throws its own 'welcome to the neighborhood' party

On a beautiful day last weekend, Venice Lofts, by Dranoff Properties, officially welcomed the public in to tour its new lobby, clubroom and models as it hosted the "Taste of Manayunk" Festival to benefit the Schuylkill River Project.

Some of Manayunk's most popular restaurants, shops and galleries, as well as locally based radio station 1340 AM, joined Dranoff Properties in supporting the local organization, which spearheads efforts to clean up and develop the Schuylkill River and the Manayunk Canal, as well as the development of Venice Island, located between the river and the canal.



In the kitchens at Venice Lofts, residents find granite countertops, wood cabinets, stainless-steel appliances, breakfast bars and hardwood floors.

Set on Venice Island, Venice Lofts is a key part of the success of The Schuylkill Project. Following the theme of other Dranoff properties, Venice Lofts has been a catalyst for continued, high-quality development in its neighborhood.

"We have combined several historic buildings and a sleek new six-story structure to create an unparalleled urban apartment community in the heart of Manayunk," says Carl Dranoff. "Venice Lofts combines the history and character of Manayunk's masonry architecture and 21st-century architecture and technology. The result is a one-of-a-kind, exciting community that feels right at home in one of Philadelphia's most lively and enduring neighborhoods."

The property features three- and four-story private-entry townhomes and one- and two-bedroom apartments, and offers Dranoff's signature amenity-filled lifestyle.

Amenities include a fitness center with a window wall overlooking the canal; a lounge with cedar ceilings, stone floors and a stone fireplace; a clubroom equipped with a full-service kitchen; 24-hour concierge service; controlled access; and, perhaps most importantly, garage and surface parking.

"One thing in very short supply in Manayunk — but abundantly available at Venice Lofts — is parking," Dranoff says. "There are indoor and outdoor spaces available, all gated and convenient to the main lobby entrance. There is even short-term



The lobby features cedar ceilings, a stone fireplace and stone floors.

parking available for guests, deliveries and special events. Of course, with the R6 light rail system within easy walking distance and a bus line in front of the property, you may not even need your car."

"Imagine living in a spacious, light-filled residence filled with the finest materials and finishes, with views of the river or the canal. And literally just steps from the shops, restaurants and nightlife of Main Street in Manayunk. That's exactly what you'll find at Venice Lofts," says Dranoff.

The residences feature floor-to-ceiling windows; gourmet kitchens with granite countertops, luxury wood cabinets and stainless-steel appliances; marble master baths; hardwood floors; French balconies; and walk-in closets.

"The flats and multi-story townhouses of Venice Lofts far exceed today's standards in construction, energy efficiency, security and comfort," says Dranoff. "Its building systems are state-of-the-art; its interiors fresh and forward-looking; and its amenities designed to make coming home even more of a pleasure."

About Venice Lofts

Name: Venice Lofts

Address: 4601 Flat Rock Road, Philadelphia

Nearby Landmark: Manayunk's Main Street

Phone: 215-483-4090

Website: www.veniceloftsapts.com

Type of Housing: Luxury loft apartments and townhomes for rent

Number of Units: 128

Developer: Dranoff Properties

Architect: Bower Lewis Thrower Architects

Amenities: Secured parking, library/clubroom, fitness center, hardwood floors, walk-in closets, gourmet kitchens with granite counters, marble baths, 24/7 concierge

Pet: Yes

Shopping: The abundant stores and restaurants along Manayunk's Main Street are within walking distance.

Public Transportation: Bus (Route 61) and train (R6) lines are within walking distance.

Directions: Take 76 East to Belmont Avenue/Green Lane (Exit 338). Cross the bridge. Turn left at the first light (Flat Rock Road). Follow the signs to the Venice Lofts leasing center.



Venice Lofts is located along the canal in Manayunk, a short distance from Center City.