

# Real Estate

special advertising section

**Focus on Condominium Housing**  
**Symphony House, Philadelphia**

## Symphony House graces Philly skyline

By Rachel Vigoda  
Hollister Publication Services

Set along the Avenue of the Arts in Center City, Dranoff Properties' Symphony House is gearing up to soon become one of the premier residences in Philadelphia. Construction is well underway, and the building is already over 75 percent sold. The first move-ins are scheduled for April 2007.

"Symphony House is growing, it's rising rapidly," says Carl Dranoff, president of Dranoff Properties. "It's now a factor on the skyline. The building is getting very tall, very quickly."

When complete, Symphony House will soar 31 stories above the renowned the-

aters and upscale restaurants of the Avenue of the Arts. Floors have been going up at a rate of one per week; by the end of October the building will be topped out, says Dranoff. "We're on schedule. It's exciting."

As for the brand-new, five-story, state-of-the-art, Broadway-style theater connected to Symphony House, the steel framework is finished and the developer is ready to start closing it in.

The theater is being built for the Philadelphia Theatre Company. "Anyone can go home and pop in a DVD," Dranoff says. "People at Symphony House can take the elevator to a live performance. That's real home entertainment."

Meanwhile, buyers are meeting one-on-one with architectural finishes and selections manager Blythe Marchetti to choose features for their units. "It's been a great summer, with a lot of activity at the Symphony House showroom," says Dranoff. "Those who have already purchased have been meeting with Blythe Marchetti in our design center to select their cabinetry, flooring, and other finishes and options. It's a very thrilling time for our buyers because they can personalize their residences to make them feel like home."

The 163 residences — no more than nine per floor — will offer Dranoff Properties' signatures, like walk-in closets with built-in shelving, high ceilings and glass window walls. Other highlights include recessed terraces or balconies (or both), full-size washers and dryers, and gourmet kitchens with pantry closets, breakfast



**Symphony House, on the Avenue of the Arts in Center City, will be ready for occupancy in the spring.**

bars and granite countertops. Buyers can opt to add features such as wine coolers, fireplaces, plasma TVs and wainscoting.

Selections manager Marchetti is also finalizing finishes for the building's public spaces: the lobby; the spa and fitness center, with its glass-enclosed 65-foot indoor lap pool and hot tub; the clubroom; the Internet-ready, AV-equipped boardroom; and the wine cellar, with individual wine lockers for residents and a wine-tasting area.

A selection of units is still available, but "traffic and sales have been steady," says Dranoff, and the remaining residences aren't expected to last long.

### The Details

**Name:** Symphony House Condominiums

**Address:** Broad and Pine Streets, Philadelphia

**Landmark:** Steps from The Kimmel Center

**Sales Office Phone:** 215-735-0800

**Website:** www.symphonyhousecondo.com

**Type of Housing:** One- to five-bedroom condominiums

**Number of Units:** 163

**Price Range:** Mid-\$500,000s to \$4 million

**Developer:** Dranoff Properties, Inc.

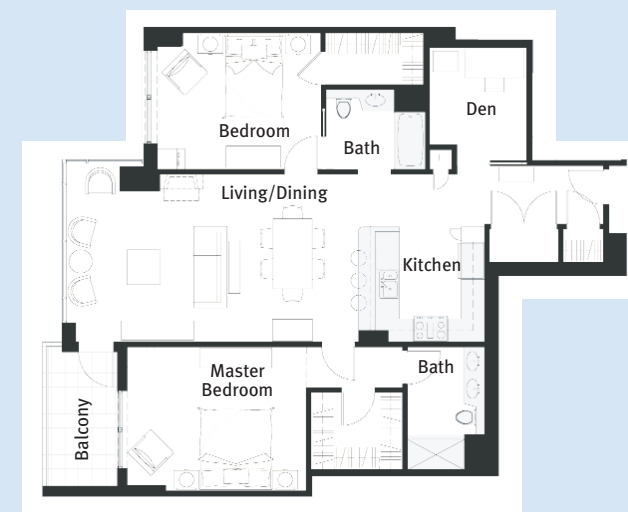
**Architect:** Bower Lewis Thrower Architects

**Amenities:** Onsite self-parking garage, glass-enclosed 65-foot indoor lap pool and hot tub, full spa, fitness center, wine cellar, clubroom, dining salons

**Pets:** Small pets allowed

**Shopping:** Center City's many shops, boutiques and restaurants; the Italian Market; Antiques Row

**Public Transportation:** Within walking distance of bus, train and subway lines



**Two-bedroom, two-bath floorplan with a den**



**The kitchens will include pantry closets, breakfast bars and granite countertops.**

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