

Construction & DESIGN

SECTION B

Metropolitan brings cosmopolitan to Stamford market



An interior look into Stamford's new "Manhattan-style" townhouse condominiums.

By JOHN MAJESKI

Seth Weinstein likes to think he brought a bit of the Big Apple to Connecticut. The Metropolitan, a new condominium and townhouse community in downtown Stamford, is made up of "Manhattan-style" units that are almost sold out.

"It's different from anything built in Stamford before," boasts Weinstein, Hannah Real Estate principal, who developed the property with Paxton and Ray Kinol of Stillwater Investment Management and Steven

Continued on Page 12B



The site of Weinstein's latest project, a \$30M conversion in Stamford.

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Continued from Page 1B
Wise of Summer Partners, LLC. "We created a loft-like experience."

Weinstein and his partners transformed a vacant office building into a modern, 39-unit condominium building, while an adjacent parking area now contains 12 luxury and "urban" town homes.

Conversions by nature are more complex projects that some developers are simply not interested in, Weinstein said.

"We gutted it to its concrete shell, and then from there, rebuilt," he said while giving a tour of the facility last week.

The 66,000 s/f building was purchased about two years ago and was in "terrible condition," Weinstein said. The conversion included doing away with part of the parking deck and adding amenities such as a fitness center, clubroom and controlled wine-storage area. Because it previously served as office space, the developers took advantage of the industrial-sized windows and high ceilings to create a bright and open feel inside the condominium units.

The units have wooden floors, modern appliances and covered parking. Inside one of the penthouses — a 1-bedroom, 4-bath unit with an asking price tag of \$2.19 million — there

is an outdoor terrace with teak wood flooring and a panoramic view of Stamford.

The \$30 million-plus construction project also includes Townhomes at The Metropolitan, two rows of town homes that sit adjacent to the condominium building. Town home owners have access to all of the same amenities as the condo owners, including concierge service. Each unit has a brick and masonry exterior with 9-foot ceilings, plus hardwood floors and stone countertops.

Unit size varies from 2,066 to 2,500 s/f with three and four bedrooms. The four-story structures include private garages and range in price from \$749,500 to \$875,000.

"It was designed as an urban town home, more what you'd find in Manhattan or London," Weinstein said, adding he's done similar conversions in Manhattan but never in Stamford.

While some buyers work in Connecticut's fourth-largest city, Weinstein said, others work in the Big Apple where prices for similar units would no doubt be higher. A 45-minute express train ride separates the two locations.

Weinstein is clearly playing up the price comparison as a selling point: "Exceptional value" is how the development is characterized in one news release.