

**REAL ESTATE**

Find Your Perfect High-Rise Home in Dallas

From Museum Tower to One Arts Plaza, these buildings offer stellar views and so much more.

BY D HOME STAFF | PUBLISHED IN D HOME JANUARY-FEBRUARY 2017

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Amenities far beyond tall ceilings, exceptional finishes, and concierges are now the norm in Dallas' luxury high-rise buildings.

The lifestyle has been soaring in the last decade. Today's buildings offer all the finishes, appliances, floor-to-ceiling views, and tasteful spaces where high-priced homes often fail. But they go far beyond, offering valet parking and concierge teams to handle every detail, from room service and assembling hors d'oeuvres to scheduling nail appointments and bringing in dry cleaning.

Residents read like a who's who of Dallas—entrepreneurs, *Fortune* 500 executives, doctors, lawyers, philanthropists, curators, and civic leaders.

The carefree life has never been so easy to attain—if you act fast. Few condos remain in The House, The Vendome, and The Ritz-Carlton. Prices are increasing with the housing market—condos might be going faster due to a market shortage, according to Mike Puls of real estate research firm Foley & Puls, Inc. (a Ritz unit just sold for \$1,350 per square foot).

Demand is also rising because high-rise development is in a lull: The LTD Edition No. 2505 project is on hold, and baby boomers are aging, he says. "As the age of Dallas residents increases, so does the interest in low-maintenance housing." Enter white-glove living.



Bleu Ciel

Architecture: The all-white, modern tower, a Harwood International development, was designed by renowned Paris



Floors / Units: 33 / 158

Avg. Sq. Ft.: Two-bedroom options start at 1,300 square feet; three-bedroom options start at 1,900 square feet.

Amenities: Spa, fitness center, two junior Olympic-size pools, private garages, valet, concierge, private dog park, landscaped gardens, private wine-tasting room, social room, and more.

Nearby Hot Spots: Walk to more than 100 venues within 10 minutes: Mercat Bistro, Saint Ann Restaurant and Bar, or Dolce Riviera, or head a bit farther to Uchi. The Katy Trail is a short jog away for a morning run, followed by coffee at Magnolias Sous le Pont.

Price: Two-bedroom condos start at \$800,000

Cool Company: Residents are empty nesters from the 'burbs who want urban living and the lock-and-leave lifestyle. A large portion of remaining buyers are from Chicago and California and are looking to invest or transfer.

Views: Floor-to-ceiling glass residences offer expansive vistas of Uptown and downtown.



The Azure

Architecture: Designed by Vancouver-based James K.M. Cheng Architects Inc., the 375-foot glass tower is illuminated



Floors / Units: 31 / 156

Avg. Sq. Ft.: One-bedrooms start at 880 square feet; two-bedrooms at 1,400 square feet; three-bedrooms at 2,380 square feet.

Amenities: Private garages, junior Olympic-size pool, fitness center, massage room, lounge, private 18-seat theater, terraces with gas fireplaces, and landscaped podium gardens.

Nearby Hot Spots: A tenth of a mile from the upcoming Bleu Ciel, The Azure is just a hop away from more than 100 venues and a short drive to the Dallas Design District for Ascension Coffee and FT33.

Price: Available condos start at around \$500,000 and rise as high as \$4.8 million.

Cool Company: Celebrity athletes and their entourages, plus local notables from restaurateurs to art curators. Exotic sports cars are parked in the garage.

Views: Vistas of Uptown and downtown; A higher-price condo affords extensive views of downtown.



Museum Tower

Architecture: Designed by LA-based architect Scott Johnson, the contemporary building is the second-tallest residential-



Floors / Units: 42 /100

Avg. Sq. Ft.: Residences span an 1,800-square-foot pied-à-terre to 9,000-square-foot-plus penthouses with 12-foot ceilings.

Amenities: Direct-access elevators, outdoor terraces, pool, green lawn, fitness center, private dog park, two dedicated chauffeur vehicles, and private event spaces.

Nearby Hot Spots: Break a sweat at Klyde Warren Park before grabbing weekend brunch at LARK on the Park. You're within walking distance to the Dallas Museum of Art, Nasher Sculpture Center, Crow Collection of Asian Art, and Winspear Opera House.

Price: Residences range from \$1.3 to \$4 million. The penthouse runs for \$21 million.

Cool Company: Resident ages begin at 30, with most in the midlife or empty-nester stages. Professionals, high-profile business executives, and entrepreneurs—many philanthropists—are in the majority.





Architecture: HKS Architects designed the transitional contemporary building, which opened in 1981.

Floors / Units: 24 / 138

Avg. Sq. Ft.: Floor plans span about 1,200 to 3,000 square feet; five custom penthouse floor plans span about 4,100 to 8,700 square feet.

Amenities: A renovated lobby, saltwater pool, hydrotherapy pool, fitness center, tennis court, steam shower, dog park, underground parking, and, of course, concierge services.

Nearby Hot Spots: A 12-minute walk to Al Biernat's and West Village, nine minutes to Lucky's Café, and an eight-minute walk to Katy Trail, The Warrington is nicely situated in Turtle Creek.

Price: Current listings span \$700,000 to \$1.2 million.

Cool Company: The age range spans professionals in their early 30s to empty nesters and people who want convenience and an easy travel lifestyle. A renowned Dallas developer owns here.

Views: Oak Lawn-facing homes overlook Highland Park; residences on Turtle Creek view downtown.



The House

Architecture: Designed by world-renowned designer Philippe Starck, the contemporary building opened in 2006.



Avg. Sq. Ft.: Floor plans range from 1,000 square feet and climb to 5,000 square feet.

Amenities: Fifth-floor terrace, saltwater infinity pool with private cabanas, stand-alone hot tub, large outdoor fireplace, owner's lounge, fitness center, private dog park, and 24/7 concierge service.

Nearby Hot Spots: A 15-minute walk or five-minute drive to Klyde Warren Park, the Nasher Sculpture Center, and Dallas Museum of Art, plus close proximity to restaurants CBD Provisions, Americano, Café Momentum, and the Dallas Farmers Market.

Price: Available units to purchase start at \$569,000 and climb to \$4 million.

Cool Company: A charity, arts, and fashion-driven group of buyers in their late 30s and up live here. Stylish, social, and design-minded, some empty nesters blend with doctors, lawyers, and business professionals.

Views: Catch views of downtown, the Dallas Arts District, and the Perot Museum.



The Residences at W Dallas-Victory

Architecture: Renowned Dallas architect Lionel Morrison designed the North Tower interiors, and Dallas designer David



Floors / Units: 33 / 150

Avg. Sq. Ft.: Residences range from one-bedroom units at 1,000 square feet to a five-bedroom penthouse at nearly 12,000 square feet.

Amenities: Bliss Spa, a Larry North–designed gym, two pools, resident lounge—and access to the W's 24-hour “Whatever/Whenever” telephone button.

Nearby Hot Spots: Given the prime location in Victory Park—and adjacency to the AAC—there's plenty within walking distance. Shop at V.O.D. before dining at Kenichi or Olivella's Neo Pizza Napoletana, Meso Maya, Stampede 66, or Saint Ann Restaurant and Bar.

Price: Available listings start at \$400,000 and climb to \$8 million.

Cool Company: You'll get the same trendy nightlife vibe from the hotels. A hip group spanning 35 to 50 includes one Dallas Cowboy, the CEO of a prominent Dallas home decor company, and several Schlegel family members.

Views: Unobstructed views of downtown and Uptown.



The Tower Residences at the Ritz-Carlton

Architecture: Robert A.M. Stern Architects designed the Regency-style building, which opened in 2009.



Ave. Sq. Ft.: One- to three-bedroom homes range in size from 1,500 to 6,000 square feet.

Amenities: Wine-tasting room, outdoor pool and garden, private fitness center, balconies, pet park, discount at spa, and 24-hour concierge who'll whip up cheese boards or dishes for parties.

Nearby Hot Spots: Walk downstairs for a drink at the Rattlesnake Bar or grab dinner at Fearing's Restaurant. Head to The Crescent for Ascension Coffee and shopping at Stanley Korshak, or breeze on over to Klyde Warren Park.

Price: Available listings range from \$850,000 to \$4.1 million.

Cool Company: The majority of buyers here are local, whether old- or new-moneyed. Single professional women and couples in their 30s and 40s with a handful of empty nesters make a diverse age demographic.

Views: You'll see views of the surrounding area, as well as downtown.



The Vendome

Architecture: Architect Juan Alayo designed the French contemporary building, which opened in 2002. It feels very



Floors / Units: 20 / 123

Avg. Sq. Ft.: Residences range from 1,500 to 5,000 square feet. Penthouses have 360-degree views and 3,300 to 12,700 square feet.

Amenities: Fitness center with outdoor heated lap pool and spa, poolside cabanas, entertaining rooms with full catering kitchens, library with fireplace, private elevator, and video security.

Nearby Hot Spots: Easy access to the Katy Trail, West Village, and Uptown can be found here, too.

Price: Available listings start at \$1.5 million and rise to \$3.7 million.

Cool Company: The same crowd as The Warrington, plus a high CEO count, buys here. Professionals ages 30 through empty nesters—who want convenience to travel—include residents primarily from Dallas.

Views: You'll look out over either downtown or Highland Park.



Residences at the Stoneleigh

Architecture: Gromatzky Dupree Associates designed the Art Deco building, which opened in 2013, with a sprawling grand



Floors / Units: 22 / 69

Avg. Sq. Ft.: About 3,300 square feet for two bedrooms, 2 1/2 baths, and a study. One unit is slated for up to four bedrooms.

Amenities: Access to architect and interior designer to select interior finishes and customize floor plans while working with one of two builders. Many amenities once your home is ready.

Nearby Hot Spots: Walk to Nick and Sam's Steakhouse, Dolce Riviera, The Common Table, or Uchi after shopping at The Crescent. The Katy Trail is a short jog away, and you can arrive at the Dallas Arts District after a short drive.

Price: Available listings start at \$1.5 million and climb to \$7 million.

Cool Company: Many are empty nesters from Highland Park and Preston Hollow—most pay cash—who want to simplify and take advantage of the lock-and-leave lifestyle. A few prominent residents are highly active in the city.

Views: Catch views of both Uptown and downtown from the residences.



One Arts Plaza

Architecture: Prominent Dallas architect Lionel Morrison designed the contemporary building, which opened in 2007.

Floors / Units: 24 (six residential) / 61

Avg. Sq. Ft.: One-, two-, and three-bedroom residences span about 1,000 square feet to 4,800 square feet.



Amenities: Large terrace “rooms” from 300 to 1,100 square feet, a 20th-floor pool terrace, fitness center, owners’ room for special events, plus One Arts Carts that will take guests to nearby art venues.

Nearby Hot Spots: In the heart of the plaza and the Dallas Arts District, you can easily walk to Tei-An, Proof + Pantry, Jorge’s Tex-Mex Café, Yolk, Savor, or LARK on the Park to dine, or hit any one of the food trucks under the AT&T Performing Arts Center Pavilion.

Price: Current listings start at \$700,000.

Cool Company: Most buyers are cultured and take advantage of the surrounding museums and performance venues; primarily CEOs and empty nesters. For many residents One Arts Plaza is their second home.

Views: The best views of the Dallas Arts District, overlooking Uptown and downtown.