

# Full-service NYC-style condos slated for Birmingham



Image: D&A Companies

A new project will include 28 luxury condos with amenities such as a round-the-clock doorman, concierge and security.

D&A COMPANIES



By [Marie Leech](#) – Managing Editor, Birmingham Business Journal  
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A new boutique condo development in Birmingham's Redmont Park that will offer a bit of Upper East Side living – albeit, with a slightly lower price tag – is now in the presale stage.

Suites in The Tramont, which will offer 28 luxury condominiums including a nearly \$5 million, 4,500-square-foot penthouse, are on the market, and developers say they hope to break ground on the project this year.

The building will feature amenities such as a 24-hour doorman and concierge as well as round-the-clock security.

The development was [first unveiled in November 2021](#) along with the larger 2222 Arlington redevelopment that includes Class A office space, but [only now are developers ready to start on the project](#) and are in the pre-sale stage for the units. They hope to break ground by the third or fourth quarter of 2024.

Developed by Manhattan-based D&A Companies in partnership with local developer The FiveStone Group, spaces in The Tramont range in price from \$699,000 for a one-bedroom on the first floor to \$2.2 million for a three-bedroom on the fourth floor.

The project will also feature three two-story “maisonettes,” which are essentially townhouses built into the building, said Susan Jackson, a real estate agent for Ingram & Associates.

Every residence will be a corner unit, allowing natural light to fill each home, she said. Each unit will have a private terrace, and the seventh-floor penthouse will offer a 4,600-square-foot wraparound terrace featuring panoramic views.



The Tramont is a luxury condo project being developed by D&A Companies and The FiveStone Group.

There are 10 floor plans ranging between 1,166 to 4,450 square feet but all are customizable, and units can be combined.

“My team and I have spent most of our careers developing high-end residences in New York City, and I think Birmingham is ready for a development like this,” said Evan Watts, architect and co-founder of D&A Companies. “This is the first real concierge property for Birmingham where residents can rely on those services for their changing lifestyle needs. We’ve had a lot of activity from people looking to sell their homes, maybe in nearby Mountain Brook or in the suburbs, and looking to live in a condominium with these types of amenities and perhaps even split their time between Birmingham and second-home markets.”

Watts said he designed the development to reflect the craftsmanship and architectural heritage of Birmingham.

"Birmingham is a masonry town rooted in really beautiful construction and craftsmanship, and that's why the building will be built out of masonry," he said. "It will

have a concrete frame and beautiful brick that reflects good architecture and quality of design, as opposed to flashiness."

Watts said once about one-third of the units are pre-sold, construction will begin - likely around the third or fourth quarter of 2024.

The Tramont will be located at 1236 22<sup>nd</sup> St. S., and is the second phase of a larger project by D&A that includes the [recently redeveloped office building at 2222 Arlington](#).

"It truly is an urban project but nestled in one of the most residential and beautiful neighborhoods in Birmingham on the slopes of Red Mountain," Watts said. "And as a result, it affords the building great views of Vulcan and Red Mountain and downtown – truly 360-degree views."