## Full-service NYC-style condos slated for Birmingham



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 Jan 9, 2024

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.

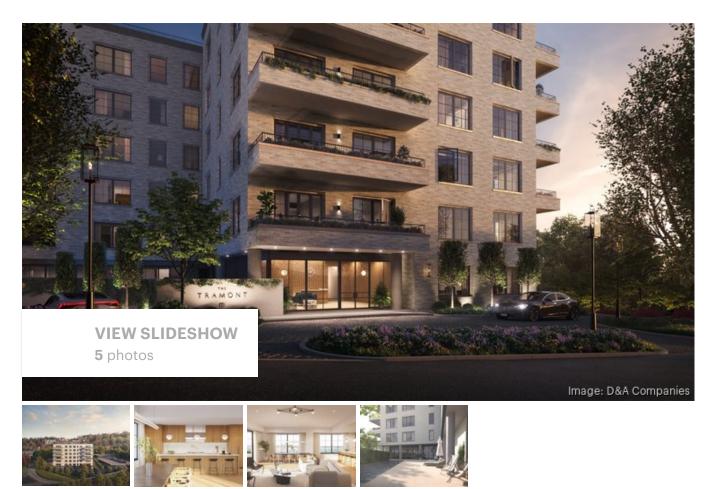
The building will feature amenities such as a 24-hour doorman and concierge as well as round-the-clock security.

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."