

# Philadelphia

## REAL ESTATE & HOME

### Just Listed: Penthouse Condo Overlooking the Parkway in Logan Square

Talk about rooms with a view — this full-floor condo atop 2100 Hamilton offers unrivaled views of the Center City skyline at one end and the Art Museum and University City at the other.



*Courtesy of Cashman & Associates*

Of course, you get floor-to-ceiling windows with this luxury condo atop 2100 Hamilton St., Philadelphia, Pa. 19130. You also get the biggest outdoor terrace of any city penthouse, fantastic views in three directions, and much more. | Renderings: Cecil Baker + Partners via Bock Development Group

This must be the Season of the Penthouse.

Last month, the breathtaking full-floor **46th-floor penthouse at the Residences at the Ritz-Carlton** on South Penn Square went on the market for \$12 million.

And down by Independence Hall, **the bi-level penthouse at 500 Walnut**, which went on the market last March, remains available for a breathtaking \$32 million.

Today's latest entry in the Penthouse Sweepstakes is more down-to-earth than these two, but it too is breathtaking.

More down to earth because the penthouse at 2100 Hamilton is a mere 10 stories above the street.

But still breathtaking because it arguably has the best views of all three of these.

And you get to enjoy those views from both indoors and outside. The renderings you see here give you an idea of how you may enjoy them.



East terrace

In the morning, you could watch the sun rise over the Ben Franklin Bridge and the Center City skyline from a huge, 3,340-square-foot terrace, the largest continuous outdoor space of any penthouse in the city.



Primary bathroom and west balcony

And in the evening, you could watch it set over the Philadelphia Museum of Art and University City while luxuriating in your primary bathroom. Or you could experience it from the 197-square-foot balcony off the primary suite, shown here through the sliding doors to it from the bathroom. (It also has an entrance from the primary bedroom.)

Then, in addition to these outdoor spaces, this full-floor penthouse includes a 239-square-foot interior courtyard, accessible on three sides and open to the sky.

If you want to, you could simply contract with project architect Cecil Baker + Partners, who produced these renderings, to configure and outfit your apartment. The buyers who have already taken 55 percent of 2100 Hamilton's 27 condominium residences have by and large opted for the off-the-shelf configurations, fixtures and finishes with only small tweaks here and there to suit their temperaments.

But because this is the penthouse, how you configure and outfit it is totally up to you. You can bring your own architect and interior designer and rearrange the interior layout, furnishings and fixtures to your liking. (Almost. You will need to keep the kitchen and bathrooms where the plumbing and wiring for them are situated.)

Like those other penthouses, this Logan Square penthouse condo for sale also comes with a great package of community amenities attached.



Ground-floor amenity deck garden



Reflecting pool and central plaza in garden

Those include a large half-acre ground-floor garden with a pergola seating area with a big-screen TV, grills, fire pits and a central reflecting pool and waterfall fountain.



Indoor infinity pool

Inside, the amenity space includes an open-plan space incorporating a lounge, an event space and a meeting room, a guest suite, a fitness center and an indoor infinity pool. The lounge/meeting room/event space combination should come in handy for your work-from-home business life, as you can use it to host meetings and functions now that COVID restrictions are being lifted. And even though the restrictions are being lifted, this building has been designed and equipped for safe social distancing and touchless access to your unit. The building also has 24-hour concierge service.

Because this penthouse is on the 10th floor, you get up-close-and-personal views of your surroundings, from the street-level garden to the surrounding skyline. And you can stroll into the city center or up to the Art Museum as you please. A Whole Foods Market at 22nd Street and a Target at 19th offer convenient shopping for your everyday needs, and there are several other shopping and dining options within walking distance.

All of that means you can probably leave your car in the 24-hour valet garage most of the time.

One thing about this Logan Square penthouse condo for sale that's not breathtaking, considering all that comes with it, is its price. Even less breathtaking is its monthly condo fee, which works out to a very reasonable \$1.13 per square foot. According to developer Bock Development Group, this is one of the lowest condo fees per square foot in a luxury condominium.

## **THE FINE PRINT**

**BEDS:** Up to 3

**BATHS:** 3 full, 1 half

**SQUARE FEET:** 5,256 interior, 3,776 exterior

**SALE PRICE:** \$16,000,000, as raw space

**OTHER STUFF:** A condo fee of about \$5,900 per month covers building insurance and maintenance, trash removal, water and sewer service, and maintenance of the building's common amenities, facilities and services.

**Penthouse, 2100 Hamilton St., Philadelphia, Pa. 19130** [Bock Development Group; use contact links on website for further information about the penthouse]

**Outlet:** PhillyMag.com

**Link:** <https://www.phillymag.com/property/2021/05/03/logan-square-penthouse-condo-for-sale/>

**UVM:** 1,700,000