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BY EMILY L. FOLEY

Above & Beyond

Condo developments—high-rise, mid-rise, mixed-use projects and more—are taking over Atlanta's most famous street.

Peachtree Street—which runs north/south through the heart of the city—has long been Atlanta's main thoroughfare. Recently, the street has been getting a major face-lift, with the addition of glamorous new developments stretching from Downtown into Buckhead (where its name becomes Peachtree Road).

As an answer to the complaints of suburban commuters slogging through the city's notoriously heavy traffic, developers have been building condo towers along the stretch of office buildings and cultural key points, ushering Atlanta into the trend of vertical living. Buoyed by new commercial developments, these condos promise a new way for Atlantans to live.

Midtown Mile (www.midtownmile.org) is a redevelopment initiative that will bring 1 million square feet of street-level retail space to a 14-block stretch of Peachtree, from North Avenue to 15th Street. Because of the project's magnitude, the area has become very attractive to developers, and several new condos will be built in and around it, including **Viewpoint** (www.viewpointmidtown.com) and **1010 Midtown** (www.1010midtown.com).

Although the mixed-use **The Streets of Buckhead** (www.thestreetsofbuckhead.com) doesn't open until the fall of 2009, it already has the city abuzz. This \$1.2 billion redevelopment situated in Buckhead at the intersection of Peachtree and East Paces Ferry roads will include nearly 600,000 square feet of luxury retailers and restaurant space, three hotels and 300,000 square feet of office space.

Like Midtown Mile, this project has spurred other developers to lay down residential space nearby, like **Gallery Residences** (www.gallerybuckhead.com), which boasts the intriguing amenity of a lobby-level art gallery. And with only 94 homes, including three multilevel penthouses, **Mezzo** (www.mezzoatlanta.com) offers luxurious boutique-style living. Finally, the 70 condos at **The Astoria at The Aramore** (www.theastoriacondos.com) feature such spacious floor plans and impressive amenities that they are virtually high-rise mansions.

As more towers are built, developers are going above and beyond to entice potential buyers. When completed later this year, the 635-foot-tall **Sovereign** (www.sovereignbuckhead.com) will be the tallest structure built in Atlanta in 15 years. And amid the new mixed-use **Terminus** development is **10 Terminus Place** (www.terminus-atlanta.com). Once the 137 homes are complete, Terminus will truly encompass the live/work/play idea, with office space, dining and shopping.

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PEACH PERFECT
(right) Sovereign;
(top right) The Mansion on Peachtree



Hotel Homes

Mixed-use hotel/condominium developments are becoming a trend in Atlanta, and several world-renowned luxury brands are making their mark.

The Mansion on Peachtree (www.mansiononpeachtree.com), located on Peachtree Road in the heart of Buckhead, opened last month, while two other properties—**St. Regis Residences** (www.88westpacesferry.com) and **W Atlanta Downtown** (www.allenplazaresidences.com)—will be ready for late 2008 move-ins.

Finally, after much delay, **Trump Towers** (www.trumptowersatlanta.com) will be breaking ground soon, with move-ins scheduled for 2011.