

THE VILLA AT THE DISTRICT

As Birmingham, Michigan's first single-level luxury living community, The Villa At The District offers modern urban living with a distinct neighborhood feel. Starting at \$749,000 to \$1.2 million, The Villa At The District is now available for sale. Designed with the highest attention to detail and a special focus on a sophisticated lifestyle, the building is constructed with the same eight-inch thick concrete floor method as the Four Season Hotel and Tower in Miami, Florida and the Hyatt Grand Resort in Huntington Beach, California.

The Villa At The District is situated on the grounds of The District in Birmingham's popular and emerging Rail District. Residents are able to have the opportunity to participate fully in Birmingham's cultural and entertainment scene while enjoying the ease of condominium living in a quiet, secure and conveniently located boutique property.



Design Excellence:

At The Villa at The District, you'll experience a thoughtfulness of design that is rarely seen.

Distinguishing features in the building include:

- Well-appointed guest lobby
- Digital security system with remote access feature
- Secure interior package delivery area with refrigerator for food delivery services
- On-site dry cleaning and laundry services provided by Huntington Cleaners
- On-site private and modern Fitness Center including Peloton and Tonal
- Elevator service from parking to fourth level
- Waste room on each floor with utility sink
- Groundskeeper for trash removal and building maintenance
- Private indoor, heated and secure parking
- Individual storage lockers for each residence
- Bicycle and motorcycle parking
- Air conditioned trash room with recycling

Home Features:

- 10 foot ceilings
- 42" imported cabinets in kitchen
- Stainless steel appliances package
- Kitchen peninsula with bar seating and built-in sink
- 1 1/8" solid surface countertops in kitchen and baths with under-mounted sinks
- Euro-style glass shower door in owner's bath
- Solid surface flooring in owner's bath
- Designer closet system in owner's suite
- Wood flooring throughout foyer, kitchen, living and dining areas
- Spacious private balconies

A new outdoor living space will be coming soon complete with a dog park and sitting area with firepits and barbecues.



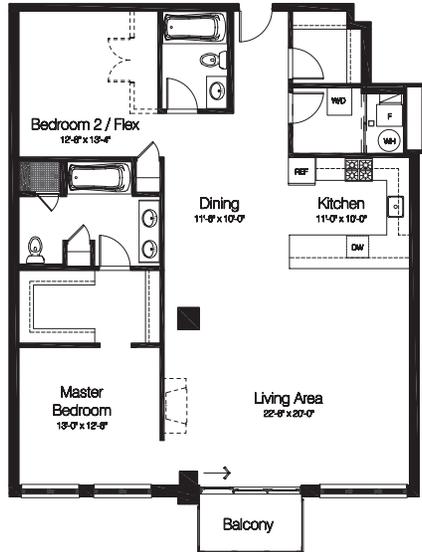
HALL & HUNTER

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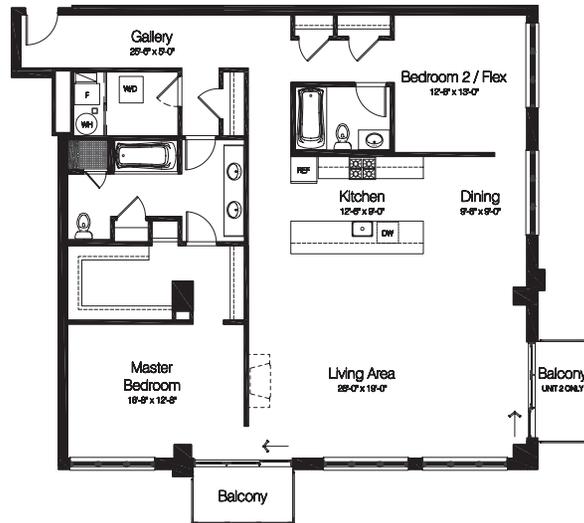
Residence A

1,626 square feet of living space
1 Bedroom / 2 Bath



Residence B

1,950 square feet of living space
2 or 3 Bedroom / 2 Bath



Residence C

1,544 square feet of living space
2 Bedroom / 2 Bath

