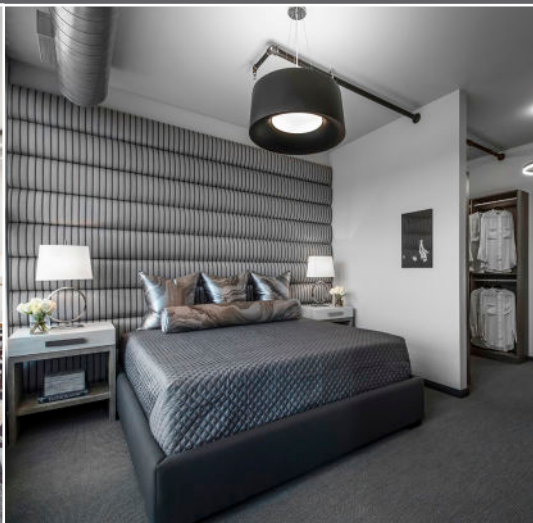
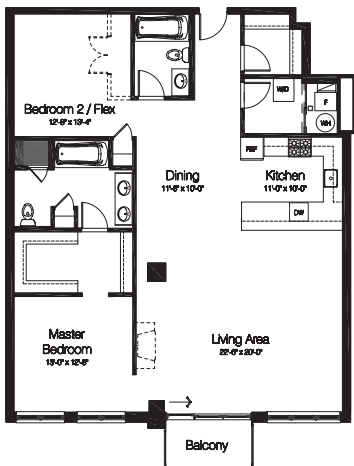




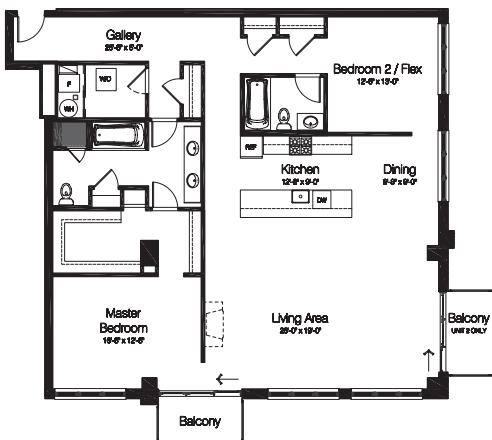
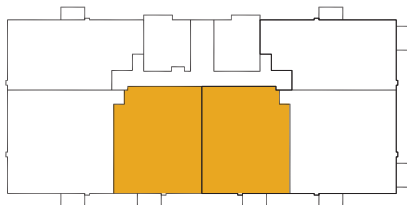
THE  
**VILLA** AT THE  
DISTRICT





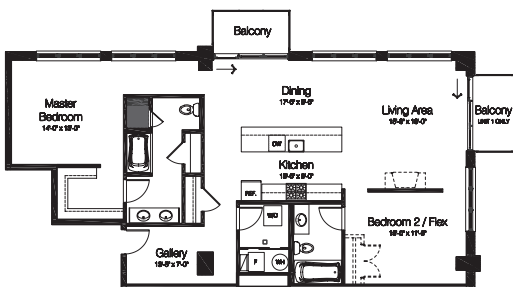
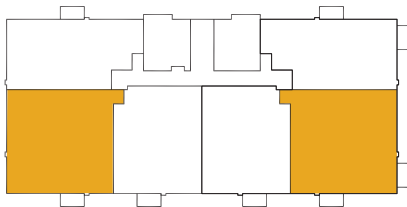
## Residence A

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



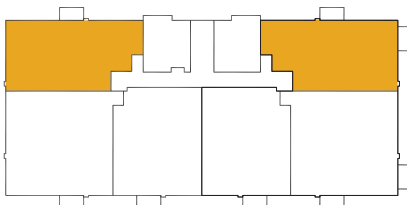
## Residence B

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



Imagine a world of refined elegance, where luxury knows no bounds. Welcome home to The Villa At The District, Birmingham's first single level living community offering modern urban living with a distinct neighborhood feel.

Starting at \$1.4 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 community is redefining the essence of quiet luxury living.

Amenities include spacious 2-3 bedroom homes, designer kitchens and owner suites, safe and heated underground parking garage, separate individual storage lockers, private fitness center, on-site property management, and secure interior package delivery area.

Located in Birmingham's popular Rail District, the community is adjacent to the new Big Rock Italian Chophouse restaurant opening in 2025. Residents can experience 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
- Elevator service from parking to fourth level
- Air conditioned waste room on each floor with utility sink and recycling
- Groundskeeper for trash removal and building maintenance
- Private indoor, heated and secure parking
- Individual storage lockers for each residence
- Bicycle and motorcycle parking

## 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

[cmonigold@TheAgencyRe.com](mailto:cmonigold@TheAgencyRe.com)

2051 VILLA ROAD | BIRMINGHAM, MI 48009 • 248.593.6000