

Condos selling Bellaire 'lifestyle'

By CHARLOTTE AGUILAR
Staff Writer

The new condo complex will be called "The Bellaire" and suggests a "Bellaire lifestyle" in its promotion, but this 27-unit project will actually be built in Houston, just outside the Bellaire city limits and south of the Triangle commercial complex.

Developers of The Bellaire, Rain Properties Ltd., say they have sold a third of the units before ground has even been broken on the weed-choked lot that once housed a small church at 7134 Mapleridge St. Construction is set to begin in November. Preconstruction prices start in the \$250,000s, according to architect and project partner Mort Mehdi, who claims a former affiliation with developer Gerald Hines.

Although Bellaire prides itself on being a "City of Homes" in its slogan, strict zoning requirements favor single family residential

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housing, with a smattering of town homes, a one-block area of duplexes and only one apartment building. "Yes, it's unlikely something like this could ever be built in Bellaire," acknowledges Mehdi, "but we think it offers many of the favorable aspects of the Bellaire location."

The project will be just blocks away from Bellaire's newly renamed "Town Square," which includes the Civic Center, pool, tennis courts, library, police and fire stations and Recreation Center. Although residents will not receive routine emergency services from Bellaire, the library and recreation facilities are open to residents and nonresidents. The planned structure is also within walking distance of a number of businesses, restaurants, banks and churches, "a great selling point," according to Mehdi. His partner in the venture is Dr.



ARCHITECT'S RENDERING OF 27-UNIT CONDO DEVELOPMENT

David Suchowiecky, a physician and investor.

The four-story Mediterranean-style building will feature secure parking on its bottom floor. All floor plans offer two bedrooms and two bathrooms.

Mehdi is undaunted by a high volume of new condo construction in Houston and conversion of

inner-Loop apartment buildings. "We're offering Bellaire and everything it means — location, access to an area that is already fully-developed," explains the developer, "and there's a strong market for that."

The development is featured on its own Web site, www.bellaire-lifestyle.com.