

Juliet

RISES DOWNTOWN

Modern features and classic style come together in new condominium project

By Jennifer Blyth
Black Press

Move over Romeo's, Juliet is moving in. The downtown corner that was once home to the long-time Victoria restaurant is now bustling with construction activity, as the 96-unit Juliet condominium project begins to rise at Johnson and Blanshard streets.

Scheduled to be completed in spring 2008, Juliet features urban living ranging from 453-square-feet to 1401-square-feet, with prices starting at about \$229,900 and climbing to about \$950,000 for the penthouse suites.

Built by Vancouver's Chard Developments, which locals will know from the Corizon development on Cormorant Street, the building was designed by architects Musson Cattell Mackey Partnership, with interior design by Proscenium Architecture and Interiors, notes sales representative Donna Rogers, from the project's sales centre a little farther up Johnson Street. Construction is by Victoria's Farmer Construction.



Jennifer Blyth Photos

Juliet's design brings a European style to urban Victorian living. Get a sense of that style in the Johnson Street presentation centre downtown.

Not surprisingly, given its vibrant, central location, innovative design and stylish interiors, the development is appealing to a wide spectrum of the real estate market, from younger buyers in their 30s to empty nesters, Rogers notes. "It appeals to anyone looking for downtown living."

Those wanting access to outdoor living are also enjoying the appeal of the 15-storey-high rooftop terrace, a significant component to the project that will include an outdoor barbecue kitchen, telescope, a hot tub area and a unique outdoor theatre area.

And, with expansive, floor-to-ceiling windows in many areas, Juliet balconies and French doors, the outdoors will remain close at hand for homeowners, even when they're inside.

These "outside-in" features, paired with the open, well-designed layouts, also create a sense of spaciousness, Rogers notes.

Says the project's marketing information: "Juliet's interior designs are realized through a combination of crisp, sleek lines and a muted colour palette that establishes a modern, European flair to each residential suite..."

Three interior palettes include the strong, dark tones of "Romeo", the more colourful red tones paired with neutrals in the "Montague" design, and the lighter shades of the "Juliet" palette.

Highlights of the European-inspired kitchens include wood veneer cabi-

netry in natural, antique cherry or wenge finishes, self-closing doors and drawers, elegant engineered stone countertops and multifunctional islands. In the bathrooms, residents will enjoy hand-set glass mosaic vanity tiles, Avonite vanity top, soaker tub and European-inspired fixtures, including a rain-style shower head.

Environmentally friendly features to the development include "green roofs" and landscaping, a drip irrigation system, low-E glazed windows, water-saving dual-flush toilets, Energy Star appliances, including front-loading washer-dryer units, and paints and carpets with minimal VOC (volatile organic compound) emissions.

Those uncertain about buying a condominium they can't see or walk through will enjoy an interesting feature of the presentation centre: a large, flat-screen monitor that will not

only show images of the three interior colour palettes, but also what the views will be like from each unit. Using the touch-screen technology, simply choose the suite and floor, then pan 360-degrees to see exactly what your view would be like.

Other appealing features to the development include a live-in manager/caretaker, additional storage in the basement, secure underground parking and for those without vehicles, participation in the Victoria Car Share program. Juliet's ground floor will also feature a commercial component, with amenities such as a café, shops and services at street level.

"People really like the design; they like the unique urban feel for Victoria," Rogers says. In addition, "the rooftop terrace is an attraction. It's quite unique - you don't see that every day."

IN THE KNOW:

- The 96-unit Juliet development is scheduled to be completed in Spring 2008. To get a look at what will soon stand at the corner of Johnson and Blanshard streets, visit the Juliet sales centre at 834 Johnson St., open daily from noon to 6 p.m.
- A limited number of \$10,000 to \$15,000 furniture packages is also available on a first-come, first-served basis in conjunction with downtown retailers Chintz & Company, Sagers Home Living, InsideOut Home & Garden, Studio 201, Polished Home Decor and Urban Barn.
- For more information, visit www.julietliving.com or call 382-6005.

