

**MANSION GLOBAL**

# Five Marquee Luxury Developments Launching Sales in 2023

Nancy A. Ruhling

Boutique projects offer exclusivity and emphasize well-being and green living from Boston to Helsinki

As the global luxury home market continues to define and refine itself in the wake of the pandemic, it is apparent that exclusivity, sustainability and wellness are the chief priorities of affluent buyers.

High-tech boutique developments, some with fewer than a handful of residences, that offer the ultimate in privacy and therefore safety are in much demand as are larger complexes that cater to health and well-being.

Here are some select developments around the world launching sales in 2023 that are wooing ultra-high-net-worth individuals, either as primary or seasonal residents.

## **The Residences at Winthrop Center, Boston**

Health, wellness, fitness and sustainability are the signatures of the 317 luxury units at Boston's Winthrop Center, the 13.22-million-square-foot mixed-use tower whose energy-efficiency measures make it slated to become the world's largest Passive House office building.

The 777- to 5,880-square-foot residences, which top the tower from the 35th to 62nd floors, are selling for \$1.5 million to \$15 million.

MP Boston, the local arm of New York-based property developer Millennium Partners, partnered with a group of MIT professors to “create a holistic design strategy ... that would address health and wellness, boost occupant happiness and productivity and better the environment,” according to a statement.

To that end, the complex offers flexible live/work spaces, a fitness center; a wellness center for people and pets; a ground-floor community gathering space; and a culinary program by Michelin-starred Chef John Fraser.

The complex offers rock climbing, swimming, nutrition and golf lessons along with group exercise and older-adult mobility programs.

The kitchens, in particular, are designed to promote wellness and well-being. They feature convection steam ovens and induction cooktops.

“According to recent research, gas stoves can emit significant amounts of potent greenhouse gas, methane, when ignited and even when they’re turned off,” MP Boston Principal Richard Baumert said in a statement. “The Residences at Winthrop Center give residents peace of mind that their appliances are not damaging the environment or introducing harmful pollutants into their home.”

The complex also features a 65-foot-high, 50-foot-wide pedestrian thoroughfare on the ground floor that connects the Financial District to downtown.

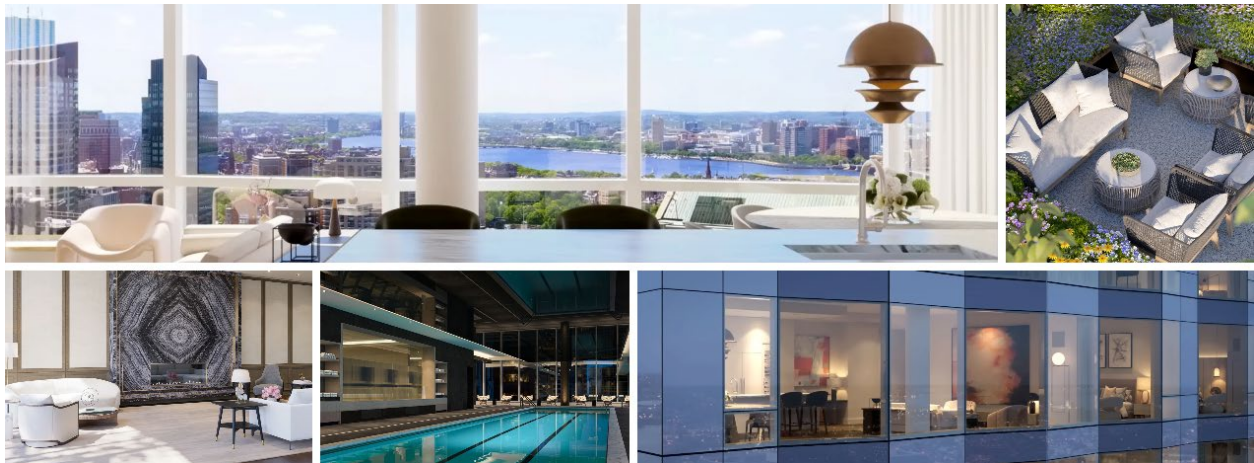




Photo: MP Boston/Steelblue