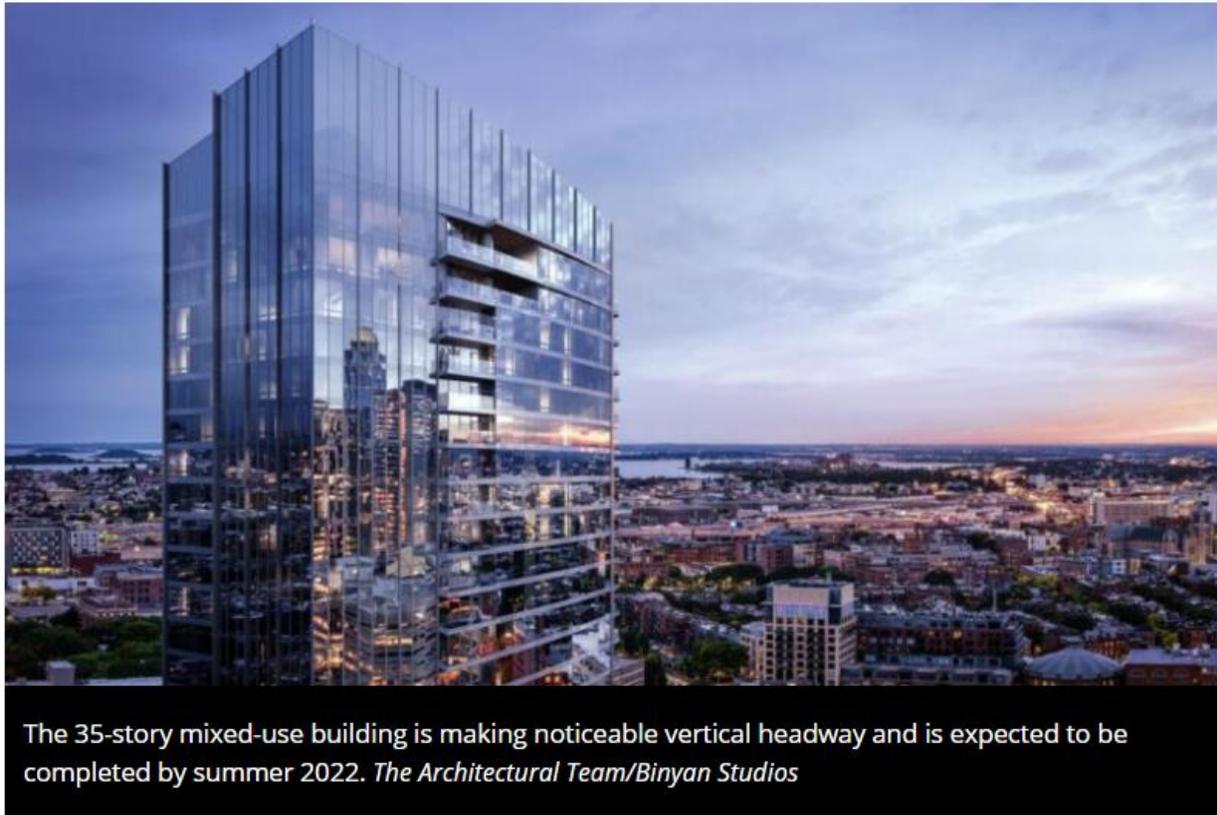


## Raffles Boston Back Bay Hotel & Residences expected to hit market this spring



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Just like spring blooms, Raffles Boston Back Bay Hotel & Residences has begun to peep skyward.

After last spring's pandemic shutdown delayed the \$400 million-plus project on Stuart Street in Back Bay, the 35-story mixed-use building is making noticeable vertical headway and is expected to be completed by summer 2022.

Topping the Raffles-managed hotel, the 146 residences are expected to go on sale this spring, with pricing information released around the same time.

Eventually, the reflective glass-clad tower, designed by Chelsea’s The Architectural Team, will rise to 400-plus feet and, due to the purchase of air rights, cantilever over neighboring University Club of Boston, adding both sculptural form and more space.

“The footprint would have been very different without the cantilever. It would have been significantly smaller,” said Jordan Warshaw, partner at developer Trinity Stuart Development, a union of Warshaw’s Noannet Group, Saunders Hotel Group, and Cain International.

“The size of the homes isn’t affected so much as the perimeter-to-depth ratio — that is, how many feet from the building’s core to the exterior. Because it is a little deeper, we were able to create better floor plans.”



—The Architectural Team/Binyan Studios

Influenced by traditional brownstones, the New England coast, and The Emerald Necklace, New York’s Rockwell Group designed the residential portion with pops of green and cobalt blue against richly colored woods and marble finishes.

Residences begin on floors 15 and 16 with 38 pied-à-terre studio suites (430 to 600 square feet), and continue with studio, one-, two-, and three-bedroom condos (roughly 600 to 3000 square feet). There are seven affordable housing units.

On the 34th and 35th floors, the three and four-bedroom penthouses range from 2,400 to 4,000 square feet, one of which is a duplex.

“It has a circular stair connecting the two floors,” said Warshaw. “There’s a big terrace off the living space and another terrace off the master bedroom. Someone’s going to have a lot of fun living there.”



The pet-friendly building has a pet spa and indoor dog run. There is valet parking and Raffles has a dedicated floor for self-parking at the 131 Dartmouth Street garage.

Homeowners have direct access to the hotel’s fitness center, lap pool, hot tub, spa, and six restaurants and bars. But they also have the private 21st-floor amenity array, including the library, Emerald Terrace, and sports lounge, which has poker and billiards tables, as well as a golf simulator room.

The Nantucket Cottage Tasting Kitchen and Wine Lounge, a private dining room, and The Secret Garden tea lounge — an East-meets-West-designed conservatory with teas on hand — complete the picture.



*. —Rockwell Group/Binyan Studios*

“We wanted to follow the Raffles model of small, intimate spaces. It breaks things up: Rather than everyone going to the Great Room, there’s someplace new to sit every day. It will make living there really fun.”

Raffles Boston Back Bay Hotel & Residences, 430 Stuart St. Sales: 617-882-7100; rafflesboston.com