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Where We Live

New Philadelphia condos, with Miami-like features, list for \$3.1 million to \$9 million



The new 26-story condo complex known as 500 Walnut has a 4,000-square-foot landscaped terrace — with a gazebo, a fireplace and seating areas — that overlooks Independence National Historical Park. (Rendering courtesy of Scannapieco Development Corp.)

By **Michele Lerner**

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While most people revere Philadelphia for its place in U.S. history, it's not known for its cutting-edge condo buildings like Miami or for its astronomical real estate prices like Manhattan.

Things have changed in the City of Brotherly Love.

The recently opened 26-story glass tower known as **500 Walnut**, a contemporary-style condo building with high-tech features such as a wireless induction charging system in the garage, which offers automated robotic parking.

The condo, designed by **Cecil Baker and Partners** and developed by **Scannapieco Development Corp.**, has a 4,000-square-foot

landscaped terrace — with a gazebo, a fireplace and seating areas — that overlooks Independence National Historical Park.

Two-thirds of the building has already been sold, including a two-level penthouse with 8,900 square feet that sold in 2016 for a record-breaking \$17.85 million. The condo has 35 units, with only one or two per floor.

Priced from \$3.1 million to \$9 million, the condos have private elevator access, at least three bedrooms, a private balcony, a gas fireplace, high ceilings and floor-to-ceiling windows. The units range from 2,700 to 4,300 square feet.

In addition to the terrace and the high-tech garage, building amenities at 500 Walnut include a Tesla town car with a driver, 24-hour concierge services, a lap pool with a hot tub and skylights, an entertainment suite for hosting events, a boardroom for meetings, a guest suite, a library, a garden with a water feature and a fitness center that includes a massage room, a yoga terrace and steam and sauna rooms.