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By Keith Loria, Contributing Editor



The NRP Group is developing The Vue, a new four-story, 348-apartment community in Beachwood, Ohio.

“The appeal of The Vue will be its location and the abundance of amenities it has to offer,” David Heller, principal of The NRP Group, told *Commercial Property Executive*.

“There’s virtually no competing inventory in the area. The new generation of younger renters is seeking more freedom and flexibility to move around. Other renters want to have more time for them and spend less money on home maintenance. Living at The Vue will be an enviable lifestyle.”

According to Heller, The Vue name was chosen because it features nearly 250,000 square feet of windows throughout the community offering dramatic views of the region, including downtown Cleveland.

The Vue will consist of one-, two-, and three-bedroom apartment homes and 16 penthouses that range in size from 727 square feet to nearly 2,000 square feet. Apartment home amenities include granite kitchen and bathrooms, pantry and kitchen islands, washer and dryers in each apartment, and stainless steel or black appliances.

Besides high-end amenities such as a resort-style heated pool with water fountains and overflow edges, residents will enjoy concierge service, private parking garages, an indoor car wash and dog wash, two-story state-of-the-art fitness room with scheduled workout and yoga classes, along with relaxation courtyards.

In addition, the location is in close proximity to fine dining, entertainment and shopping and only a few minutes to downtown Cleveland.

“We expect our residents to be young professionals, doctors who want to spend their residencies in Cleveland, as well as empty nesters that want a luxury lifestyle, but don’t want to own a home,” Heller said. “University Hospitals Ahuja Medical Center, The Cleveland Clinic, Eaton, Progressive Insurance and Omnova Solutions are just a few employers in the area.”

NRP has built several urban and suburban luxury apartment homes, including Cevallos Lofts and Belleza at Cresta Bella, both located in San Antonio and The Allure in Austin. Also under construction is Beacon 430 in St. Petersburg, Fla. According to Heller, other upcoming luxury properties will be built in Raleigh, N.C., and Orlando.

Construction at the eight-acre site in Commerce Park began this past spring and move-ins are expected to begin in the summer of 2014.

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