



## **Dirt Moves Next Month for 94-Unit Project**

By [Natalie Keith](#)



Mezzo

ATLANTA-Developers are planning to break ground in November on Mezzo, a 20-story, 94-unit condominium development located between Midtown and Buckhead. The project has an estimated sell-out of \$65 million, Tivoli CEO Scott Leventhal tells GlobeSt.com.

The project is being undertaken by locally based Tivoli Properties Inc. and Kennedy Capital Group LLC. It will feature one-, two- and three-bedroom units, as well as penthouses, and approximately 3,000 sf of retail space. The units will range in size from 1,300 sf to 3,300 sf and prices will range from the \$400,000s to more than \$1 million. Sales and marketing for the project is being handled by Coldwell Banker the Condo Store.

"The area is centrally located between Midtown and Buckhead," Leventhal says. "It's a good location for somebody who's not certain which area they want to be in."

At an average size of 1,600 sf, the units in Mezzo are larger than those found in other developments, which contain units that average in size from 1,200 to 1,300 sf. "It's a more luxurious project," Leventhal says. "Residents will have access to the same amenities but with less traffic than in other developments."

Among amenities planned for the development include a clubhouse featuring sauna, steam and massage rooms, a community Zen-style garden, a summer outdoor kitchen, covered parking, a fitness center and swimming pool.

This is the first project between Tivoli and Kennedy, although the firms anticipate there will be others in the future. Kennedy chairman and CEO J.L. Marty Kennedy says the site's location drew the company to the project. "I look at a lot of real estate and this location is one of the most superior sites I have come across in years," Kennedy says. "Only a few will have the opportunity to call Mezzo home."