

Facade going up at Residences at Portwalk

Saturday, September 3, 2011

PORTSMOUTH — The installation of the brick façade and the Nichiha siding at the roofline is under way at The Residences at Portwalk, a \$6.8 million mixed-use apartment building in the heart of Portsmouth's historic district.

Carthartes Private Investments of Boston, Mass., is the developer of The Residences at Portwalk and Pro Con Inc of Manchester is the architect and construction manager for the sustainable design build project. Upon completion, The Residences at Portwalk will apply to become LEED certified.

The 5-story, 52,000-square foot luxury apartment building is located on Hanover Street and is part of Portwalk, a dynamic mixed use development that is situated between Deer Street's retail district and Portsmouth's famous Market Square.

Work on the interiors of the apartment residences is also progressing on schedule, according to Pro Con. Cabinetry, flooring, granite counter tops and plumbing fixtures are all being installed in the apartments starting with the top floor and working to the lower levels. The final paint and carpet finishes are scheduled to be completed by mid-September.

The Residences at Portwalk will offer natural light-filled open floor plans with various one and two bedroom design configurations, ranging in size from 720-s/f to 1169-s/f. The 36 upscale apartments will feature gourmet kitchens with wood cabinetry and granite counters, Energy Star stainless steel appliances, living/dining room or great room, and master bedroom suite with cultured marble vanity counter and shower surround, walk-in closet, laundry area and over-sized windows. Some floor plans include a raised ceiling and sliding terrace doors, offering scenic views of the City of Portsmouth and the skyline. The Residences will have a private entrance with an elevator and a dedicated parking area.

The 9,400-sf of ground level retail space will have large windows, high ceilings and creative layouts. Future retail tenants will have outstanding visibility, in a prime downtown location with abundant nearby parking.

When fully built out, Portwalk be comprised of The Residence Inn by Marriott hotel and the Harbor Events and Conference Center, which were completed in 2010, and The Residences at Portwalk and the final phase which will include commercial and retail space. The buildings are connected by Portwalk Place, a two-lane, one-way, thoroughfare that is aligned with the Vaughan Mall walkway and creates a large pedestrian loop connecting Congress Street with Deer Street.

Carthartes Private Investments (www.carthartesprivate.com) is a private real estate development and investment company. Since its inception, the company has developed over five million square feet of residential and commercial real estate worth over \$600 million throughout New England and the New York Metropolitan area. Over the last eighteen years, the company has acquired and developed over 40 properties of multiple product types including office, industrial, multi-family, retail, hotel, self-storage, and telecommunications.



The project in downtown Portsmouth will include a variety of upscale residences, and retail space.

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