



Rat Pack Paradise Reborn as Upscale Condo Community

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Palm Springs, Calif.—The Biltmore Hotel here, with its low-slung, Palm Springs Modern architecture, was the epicenter of fun for Hollywood's greatest playboys—the Rat Pack, Cary Grant and others, according to Garth Erdossy, president of Nexus Residential Communities Inc.

And now Nexus has broken ground on its redevelopment of the property as The Biltmore Colony, a residential collection of 19 single-family residences, each with its own swimming pool, and 133 condominiums.

The condominiums are designed around three pools, an outdoor kitchen and grilling center, a funky bar, cardio-fitness center and cabanas with their own stereo speakers and controls.

"Let's just say, the fun is coming back, as is the beauty of this legendary setting," Erdossy said. "We've stayed very true to the original Palm Springs Modern architecture, including the sign on the front of the building and the curved glass window of the clubhouse wall, which is a homage to the design of the old Biltmore.

"Over and above the architecture, we're also capturing the trendy ambiance. Knowing that you're playing and sleeping in the same location where Hollywood celebrities went wild is a kick all by itself," he said.

"Add to that the same fabulous mountain views and dry heat for which the stars originally gathered, and you begin to get a picture of what we're really creating here," Erdossy explained. "This will feel more like a resort than anything else, although we've taken care to create true seclusion for the residences."



Rat Pack-style relaxation: The Biltmore Hotel, in Palm Springs, Calif., is being redeveloped as condominiums and single-family homes.

The condominiums, designed by Humphreys & Associates, are built as "Big Houses," with seven to 10 units in each building, which, when approached from the street, appear to be one large, three-car-garage home.

The 133 condominiums will range from a 728-square-foot one-bedroom/one-bath floor plan to an 1,414-square-foot three-bedroom/two-bath model. Each condominium will have either a one- or two-car direct-access, attached garage. The condominiums are anticipated to be complete by spring 2006.