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**FOR IMMEDIATE RELEASE**

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**IDI’S BOULEVARD VI CONDOS OUTSELL ALL METRO AREA NEW HOME COMMUNITIES IN 2021;**

**Sales Top 100 as The Flats at Boulevard VI Surpasses Projections**

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*The Flats courtyard, courtesy of The IDI Group.*

 **Fairfax, Va --** With 104 of 144 condominium homes sold in 2021, The Flats at Boulevard VI outsold every other new residential community in the Washington DC metropolitan area, achieving 72 percent sold status many months ahead of the first delivery of homes this fall. The Flats’ four stories and luxurious homes and amenities are part of the new mixed-use community The IDI Group Companies (IDI) are redeveloping on a site formerly occupied by both Paul VI and Fairfax High Schools, as well as George Mason University.

“We’re giving buyers great floor plans and the freedom of condominium living in an outstanding location in terms of both convenience and cache,” said IDI Executive Vice President Enrico Cecchi. “We anticipated a lot of early interest, but actually ended up opening our Phase II sales even earlier than we’d expected to accommodate the demand we’ve seen,” added Project Manager Patrick Rhodes, Jr., “and that steady pace continued through the second half of the year.”

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**IDI’s Boulevard VI Outsells All New Home Communities in 2021...2**

IDI is developing Boulevard VI on 18.5 acres of land owned by the Catholic Diocese of Arlington, and The Flats is one of the components of the community to be developed. Phase One will produce 73 condominium homes and is scheduled to be completed in fall 2022; while Phase Two will produce 71 homes and is slated to be done by year’s end. Construction is proceeding on schedule with Phase I already under roof with the windows installed.

The architecture of The Flats is meant to ground the community in both the history and the present of its surroundings. A variety of one- and two-bedroom floor plans are available as well as spacious two-bedroom plans with Dens. Other features include nine-foot ceilings, a spacious balcony for almost all units and energy-efficient lighting, windows, and mechanical systems. The homes include quality interior unit finishes and a variety of optional available finish and fixture upgrades.

On-site amenities include: a party room with catering kitchen; a club room; a fitness center with cardio and weight equipment; an on-site management office; business work stations; secured building access; interior bicycle storage; an outdoor pool with swim lane & cabanas; an outdoor BBQ grilling area; a fire pit; and seating and garden areas. The homes’ prices range for the one-bedroom types from the low $400’s, the two- bedroom, two- bath plans begin in the high $400’s, and the two-bedroom, two- bath plans with a Den start at the upper $500’s. All of which include an assigned garage parking space.

Interested purchasers can schedule appointments to visit the sales center by visiting the website at [BoulevardVI.com](https://www.boulevardvi.com/). McWilliams Ballard of Alexandria, Va. is conducting sales and provided the included sales data and conclusions. Designed by Heffner Architects of Alexandria, Va., The Flats’ general contractor is John A. Moriarty & Associates of Arlington, Va.

**Boulevard VI Development Preserves and Adapts the Past for Today’s Lifestyle Needs**

IDI’s Boulevard VI development plan preserves and adapts the original 1934 portion of the school building into 24,000 square feet of retail, plus 20,000 square feet of neighborhood serving retail, food, and shops. In addition to The Flats, residential offerings will include 115 townhomes and seven single-family homes. The historic lawn in front of the original school building is being preserved as a village green that will host events.

Boulevard VI will also include five pocket parks, including two on-site playgrounds, an outdoor fitness area, a perimeter biking/walking path, and historical informational signage to illuminate the site’s history.

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**IDI’s Boulevard VI Outsells All New Home Communities in 2021...3**

**About The IDI Group Companies**

Since 1975, IDI has been at the forefront of developing luxury condominiums in the Washington, D.C. metropolitan area. The IDI portfolio includes more than 14,000 multifamily homes in 28 different communities. IDI recently completed Watermark, a luxury boutique condominium in Alexandria; The Enclave, a two-building condominium in the City of Fairfax; and Rivergate North, a luxury riverfront apartment building in Woodbridge. Also in various stages of development in Northern Virginia are: a second Rivergate building in Woodbridge; and the redevelopment of Huntington Club into a transit-oriented mixed-use development next to Huntington Metro in Alexandria. IDI and its communities have earned dozens of industry awards for design, construction, management, communications and customer satisfaction, including J.D. Power & Associates’ highest customer satisfaction award. More about IDI can be found at [idigroup.com](https://www.idigroup.com/).

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