

Atlantis Marina project reaching completion

Waterfront condos unlike any other built in neighborhood

By JOSHUA RESNEK
 editor@lynnjournal.com

There hasn't been a modern building built like Atlantis Marina along the waterfront — and frankly, experts on new construction would be hard-pressed to assure us that Winthrop has a condominium or other type structure that has been built to the type of specifications used at Atlantis Marina.

In many of its public areas as well as inside its finished units, the Atlantis Marina structure is a picture of strength and engineering quality. At the present time, its 44 units are nearly completed, with finishing touches being applied throughout the building.

When completed, Atlantis Marina will have 32 two-bedroom units and 12 one-bedroom units. Units will be sold at a price range from the high \$300,000 to the high \$800,000.

The \$30 million project which took so long to conceive and to receive town approval, is now a reality — and a handsome one at that. The five-story, cement, and structural steel building is sheathed with wooden clapboarding on its exterior and with solid gray stone with a rough hewn facia in its mas-

sive protected parking area below.

This is a sturdy, seemingly impregnable structure on the water, with its rear facing Boston. The view of the skyline is spectacular. It is also ironic that buyers at Atlantis will get to look at the Boston folks for half the price it takes Boston folks to look at us.

A walk through the building gives one a sense of solidity and quiet. The walls are thick cement, double insulated and covered with two tiers of half-inch sheet rock on the inside and a clapboard exterior finish. In all, there are seven layers of material between the exterior and interior walls at Atlantis.

The builders have gone to great pains to make the building sound-proof.

Standing in one of the upper units last week watching the planes departing Logan Airport, visitors were surprised to see how quiet it remained inside.

"Residents living here can watch the planes take off as though viewing a silent movie," said Dustin DiNunzio, one of the project's principals. "We have installed windows here whose power to suppress noise is far greater than the best windows used in some of Boston's finest tall buildings," he added.

Indeed. The 47 STC window sets installed at Atlantis go way beyond the noise rating threshold set by MassPort. They are superior to the windows installed in the John Hancock Building. "These are the same windows used for people living in units under the expressways in New York," DiNunzio added.

Atlantis's roofing system, siding and all its mechanicals have 50-year ratings, and all of its heating units and water delivery systems have the finest European fittings and boilers.

Building Inspector Michael Cross is scheduled to make the final town inspections for the property in the next few weeks.

Cross said he had visited the building on numerous occasions and will continue doing so until it's completed.

According to the building's owner, RCG, Associates, two model units will be opened during the first week of April. With many units already sold, less than 50 percent remain available.

A number of buyers have apparently also purchased slips in the moorage that will be part of the complex when it is up and running.

