

# Arteva Homes brings luxury feel to condo project

by Lara Mossa | for Oakland Business Review  
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Vito Terracciano, and Brian Szliter, vice presidents for Arteva Homes, stand in a model home in a new subdivision called "Hillcrest on The Park."

Designing condominiums with a luxury feel is what Southeast Michigan developers Arteva Homes hoped to bring to their new project.

"What we're offering is something unique and different for that area," said Brian Szliter, vice president of business operations for the Bloomfield Hills-based business. "It's something people are intrigued with. We just hope that the success continues."

At Groesbeck and Cass roads, Hillcrest on the Park will feature retail units including Meijer, Fifth Third Bank and Flagstar Bank and 182 condominium units. The condos include six available floor plans ranging from 1,525 to 2,200 square feet. Three of the floor plans are ranch homes, while the others are two-story with first floor master bedrooms. Priced from \$193,500 to \$235,000, two-bedroom and three-bedroom units are available.

Some of the amenities include brick and limestone exteriors and higher-end options such as gourmet kitchens with stainless steel appliances, glazed kitchen cabinetry, interior and exterior fireplaces and finished basements.

Developed on an old golf course, 30 acres have been transformed into a public park with a brick and limestone pavilion and restroom facility along with flower and rock gardens and a water fountain, walking and hiking paths and a play structure. Part of the park will be transformed

into a natural wetlands area and conservatory for wildlife in the area.

All attached condominiums, the two-unit to eight-unit buildings will be within walking distance to the park and retail center. Sixty of the units have full walkout basements that overlook the park.

Arteva Homes with the help of Dominick Tringali Architects in Bloomfield Hills designed the project to appeal to empty nesters whom are looking for a condominium lifestyle but didn't want to leave the area. The entire project is gated, giving people a sense of security, Szliter said.

"They really feel this is the last home they're going to be living in and they want to make it nice," he added.

The developers had tempered expectations given the real estate market and the Michigan economy, but reported that 850 people came through the model homes in August.

"We were just blown away by the traffic," Szliter said. "We were just super excited about the amount of people that have come through."

So far, Arteva Homes has sold eight units and plans to start moving in the first homeowners in January.

Sarah Robinson, 28, of Roseville was impressed with the crown molding and open foyer, she said.

"I've never seen anything like this on this side of town," she added. "The homes are just built so well with all the details."

She will be moving from a townhouse in Roseville to a three-bedroom condo with a finished basement in February. With a base price of \$229,000, she chose a ranch house with an indoor/outdoor fireplace, patio and attached garage.

"I like the area where the place is going to be," she said. "It's only going to be five minutes from where I work. I like that it's going to be a gated community."

Arteva Homes was founded by Arthur Szliter and his business partner, Vito Terracciano in 2004. The company originally built high-end custom homes in Birmingham. When Brian Szliter joined his father's business in 2005, the company branched out into the production of entry-level single family homes and condos.