

# Homes in the heart of Hamilton

Luxury apartments rise on the site of the former Bermuda Bakery

**D**ramatic architecture is the hallmark of Belvedere Place, a five-story development that will consist of eight apartments plus a penthouse suite.

The building has been designed to harmonise with the adjacent iconic international headquarters of the renowned spirits company Bacardi. World famous German-American architect Ludwig Mies van der Rohe created the well-known Bacardi building using a precise composition of monumental steel columns and an overhanging roof plane with a glass enclosure. These same elements were the inspiration for Belvedere Place architects BotelhoWood.

Germano Botelho, a partner in BotelhoWood, designed the building after being approached by landowners West Hamilton Properties Ltd.

"They came to us and asked what we could do. We looked at it and said it was a small but neat site. Because of its location within the overall site, it does not interfere with anything that may potentially go on with other development on the land, formerly the Bermuda Bakery, now being used as a private parking lot," said Mr. Botelho.

He came up with the idea of a residential development that supported other projects in the immediate area, such as the new office space at Waterloo House and the well-established Waterfront Complex. "There is demand for residential space on that side of the City of Hamilton," he added.

"Our design complements the Bacardi building and its architecture. We've taken some of its features like the full height glazing, which looks fantastic. We have also introduced some Bermuda features, such as a traditional Bermuda roof, as well such as large balconies from which residents can enjoy the views. Some apartments look out over the waters of the Great Sound and beyond."



Belvedere Place is tucked in behind the Belvedere Building, adjacent to Bacardi



Architects BotelhoWood draw inspiration from the iconic Bacardi building



Residents will enjoy views over Hamilton Harbour to the Great Sound



Belvedere Place will feature refined interior design and high-end finishes, as one would expect for luxury urban living. The interiors may be customised to meet the tastes of the buyer.

Residents will be able to enjoy a 4,000 sq. ft. gym and squash court, as well as a dedicated concierge service.

Belvedere Place is convenient, within walking distance to Hamilton offices, shops, restaurants and the revitalised Hamilton Princess Hotel, with its new super yacht marina.

Belvedere Place is a design-build project in which BESCO is responsible for the engineering and installation of all mechanical and electrical systems. This approach reduces risk for the developer because there is a single point of responsibility and because the design-build contractor assumes the risk.

Typically, the project owner provides strategic information to the contractor

and assumes liability for changes to the plan mid-construction. In a design-build project, the contractor, in this case BESCO, assumes the risks for unforeseen deviations that may arise

during construction. Design-build contracts are carefully constructed with clearly outlined scopes of work to help mitigate these risks.

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