

Construction is complete for 24-story, Miscela: 500-unit tower newest addition to Assembly Row's Phase 3

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Somerville, MA Miscela, the newest residential community at award-winning Assembly Row, is now complete with the opening of the penthouse level. Nearly 50% leased in six months, the 24-story, 500-unit tower features apartment homes designed for stylish and inspired living. Move-ins started in July for the building sitting directly across from the MBTA station at 485 Foley St. in one of the area's most popular neighborhoods. Miscela is the area's tallest residential tower and puts residents at the front door of Assembly Row's wide range of retail options, full-service and takeout dining, and entertainment venues.

The new, one- and two-bedroom penthouses, perched on floors 22-24, offer views, elevated color palettes and bespoke finishes. Kitchens feature two finish options – either a boho chic approach or a geometric scheme. Stone countertops, a custom tile backsplash, GE stainless steel appliances, Moen plumbing fixtures and beautiful black hardware round out the kitchen offering. Bathrooms feature upgraded marble tile flooring and tub/shower walls. Roller shades enhance all windows and

wallcoverings elevate the penthouse level elevator lobby and corridors to create a unique sense of arrival.

All homes at Miscela have walk-in closets; some offer Juliet balconies, larger balconies or patios. Penthouses offer larger floorplans and up to 12' ceilings.

"The penthouse homes at Miscela offer a special living experience with broad city views of the Boston skyline, majestic Zakim Bridge and the Mystic River, alongside direct access to elevated amenities, including the 24th floor lookout," said Mike Ennes, senior vice president at Federal Realty. "At the same time, a thoughtful mix of retail, dining, fitness studios and services give residents a sought-after neighborhood feel and community experience throughout Assembly Row."

With a wide range of desirable amenities and eclectic work-from-home spaces, Miscela emphasizes access to fresh air and healthy living. Features include a 24th-floor lookout with river views towards Boston, a hidden "speakeasy" lounge and a courtyard swimming pool with cabanas, grills and lawn with a fire pit. The main resident lounge is a two-story loft style space with private cabins and a cozy fireplace which creates an ideal destination for either a daytime "work-from-home" atmosphere or an evening "out-of-home" experience. The building has been designed to achieve a LEED Silver certification and highlights healthy living with a yoga deck, fitness center with turf zone for cross-functional fitness regimens, a spin studio and bike storage.

Assembly Row is bike and dog-friendly, and pets at Miscela can enjoy the Groom Room as well as the adjacent 6-acre Baxter Park. As a way to connect to the community, Miscela Gives Back is a program that facilitates giving opportunities for both team members and residents of Miscela to support organizations doing important work in Somerville— and beyond.

Miscela is one of the centerpieces of Assembly Row's Phase 3 expansion, where CVS, Sephora, Warby Parker, sweetgreen and Shake Shack are now open, soon to be joined by other local dining favorites. Nearby at 455 Grand Union Blvd., PUMA's North American headquarters is now open as the anchor to a 13-story office building. Groceries and necessities are close at Trader Joe's.

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