



Advertise



# 144-Unit "Live, Work, Play" Community Off Highway 40 to Begin Construction at Lake Saint Louis



The community is the 3rd development built in partnership between Midas Capital & Mia Rose Holdings

Land has closed on a 7.8-acre lot at Technology Drive visible off Highway 40 in Lake Saint Louis where the upscale, 144-unit multi-family community will begin construction in August. Located on the long-vacant lot of a former plant nursery, the attractive, amenity-rich development will break ground and is scheduled to complete December 2023. This is the fifth multi-family community that developer Mia Rose Holdings is currently bringing to St. Charles County and the third in partnership with St. Louis-based Midas Capital. Sister-company Midas Construction is the general contractor for this and Mia Rose Holdings developments in Dardenne Prairie and St. Peters. The architect is Rosemann & Associates, P.C. The property manager will be 2B Residential.

The Midas and Mia Rose joint venture development will feature ample recreational and gathering areas including a resort-style pool and sun deck, outdoor lounge with fireplace, community BBQ and picnic area, clubhouse, specialty coffee bar, well-equipped fitness center, golf simulator, bike racks and greenspace with lush landscaping. Residents will enjoy pet friendly community policies and complimentary Wi-Fi. Garages will be available for residents at an extra cost.

"Mia Rose is proud to be part of the Midas Capital partnership and we greatly appreciate the high level of trust that Midas brings to the relationship" said Tom Kaiman, Founding Principal of Mia Rose Holdings, LLC. "We have enjoyed a close working relationship with the city of Lake Saint Louis to ensure that both of our developments in the city will benefit the community and area retailers alike."

"We're excited to be working in partnership with Mia Rose to deliver a Class A development to meet the desired flexible lifestyle by residents at all stages of life, from you professionals to retirees. Together we're providing exceptional quality and thoughtfully designed multi-family communities where they can live, work, and play," said Eric Goettelmann, President of Midas Capital.

The 212,400-square-foot development's 60 two-bedroom units and 84 one-bedroom units will be spread across four, three-story buildings. A beautiful palette of building materials will give an attractive, high-end appearance, including cast stone architectural accents, architectural shingles, ornamental balcony railings, brick masonry veneer, decorative exterior lighting sconces, and will provide a modern farmhouse look and feel across the development.

Each unit will feature a quartz kitchen peninsula and countertops, subway tile backsplash, high-end flooring, washer and dryer, a private patio or balcony with storage, energy-efficient vinyl windows and patio doors, large bedroom and linen closets, stainless steel appliances, quartz bathroom vanities and nine-foot ceilings. The two-bedroom units average 1,135 square feet and the one-bedroom units are approximately 825 square feet.

The Midas and Mia Rose teams are working very closely on a number of projects throughout the region including Dardenne Luxury Apartments at The Prairie in Dardenne Prairie, which recently opened to residents, The Station in St. Peters anticipated to open in the Spring of 2023 and The Mila in Ellisville that is expected to open in 2024. The Midas and Mia Rose partnership now has 730 units of multifamily under development together and they are planning another mixed use development in St. Charles County that is planned to break ground in 2022 as well.

*Midas Capital, LLC is a leading commercial real estate investment firm based in St. Louis, MO. The aggregate investment portfolio under Midas Enterprises is valued over \$540MM. With a 16-year track*

*record of success in hospitality, multi-family and mixed-use investments, For more information about Midas Capital, visit [www.midas.capital.com](http://www.midas.capital.com).*

*Mia Rose Holdings LLC (MRH) is a Chesterfield, MO-based commercial real estate development company that actively acquires and develops real estate to support the needs and vision of local communities. MRH provides comprehensive, first-class development services through partnerships with the best and brightest in commercial brokerage, engineering, architectural and construction services. For more information about Mia Rose Holdings, visit [www.miaroseholdings.org](http://www.miaroseholdings.org).*



**Share this:**

Tweet

Share 0

**Related**

**Midas Construction Advancing Luxury Apartment Complex at The Prairie in Dardenne Prairie, Mo.**

July 20, 2022  
In "Companies"

**Mia Rose Holdings Breaks Ground on The Prairie Mixed-Use Development in Dardenne Prairie**

October 14, 2021  
In "Companies"

**Luxury 156-Unit Multi-Family Development Near The Meadows in Lake Saint Louis Receives Zoning Approval**

May 3, 2021  
In "Companies"

FACEBOOK MESSENGER TWITTER PINTEREST WHATSAPP EMAIL

144-UNIT "LIVE WORK

SHOW COMMENTS





# Draper and Kramer Announces Opening of Moda at The Hill in St. Louis' The Hill Neighborhood

AUGUST 18, 2022 · COMPANIES / NEWS



*New 225-unit amenity-rich rental development in historic district  
welcomes first move-ins*





**Draper and Kramer, Incorporated**, has announced the completion of **Moda at The Hill**, a new 225-unit rental development at 2100 Boardman St. in St. Louis' historic The Hill neighborhood. Located just south of Interstate 44 and west of Kingshighway Boulevard, the community is 33% pre-leased and nearly 25% occupied since welcoming first residents just a month and a half ago.

The four-story apartment building offers a mix of modern one- and two-bedroom units ranging from 600 to 1,200 square feet, a full suite of hospitality-inspired amenities and above-ground garage parking for 250 vehicles. Rents start at \$1,373 per month.



“The neighborhood response to Moda at The Hill opening its doors has been tremendous and reflects the anticipation there is for a modern, amenity-rich rental option that simply hasn’t been available until now in this unique area,” said Todd Bancroft, president and CEO of Chicago-based Draper and Kramer. “The appeal of The Hill as a destination to visit, have a great meal and socialize with family and friends has stood the test of time. Now, introducing Moda here reframes this historic district for people interested in calling this vibrant, walkable neighborhood home, yet seeking the convenience and amenities of rental living.”

According to James Elsmann, development manager for Draper and Kramer, the first residents that have moved in at Moda this summer are already taking advantage of the lifestyle the property offers. Amenities at the community, which are all centered around the lobby to create a lively, hospitality-style atmosphere, include lounge areas for gathering and socialization, a fitness center with yoga studio, resident game room, coworking spaces and pet care facilities. Outdoors, residents have access to an on-site dog park, large, landscaped courtyard with a resort-style pool and hot tub, as well as cabanas, grilling stations and fire pits. Other conveniences include complimentary Wi-Fi in common areas, bike storage and 24-hour emergency maintenance.

"We thought about the resident experience in terms of expanding beyond the walls of each individual apartment. Our goal was to amplify a community lifestyle through on-site amenities, opportunities for social engagement, and connection to everything the surrounding neighborhood has to offer," said Elsmann. "The result is an exceptional live, work, play environment where residents can entertain friends, meet their neighbors, walk to nearby shops or simply have a comfortable and beautifully designed space to work or relax."

Individual residences at Moda also offer modern features and finishes, including kitchens with granite countertops, stainless steel appliances and subway tile backsplashes; in-unit laundry; plank-style flooring throughout; secure fobbed access; and private balconies or terraces in select units.

Residents also appreciate the community's central location within walking distance to a variety of local restaurants, shops, markets and parks, and a short drive from downtown St. Louis and nearby employment centers such as the medical district surrounding Barnes-Jewish Hospital. It is also in proximity to Missouri Botanical Gardens and St. Louis' renowned Forest Park, home to the St. Louis Zoo and St. Louis Art Museum.

Moda at The Hill is part of a larger 11-acre master plan, led by Draper and Kramer, that also includes single-family homes from McBride Homes and a community park space. It is the third new-construction multifamily development Draper and Kramer has built in St. Louis, following EVO Apartments and EVO Flats, which are both located in the suburb of Richmond Heights.

For leasing information, visit [www.modaatthehill.com](http://www.modaatthehill.com).



Share this:

Tweet

f FACEBOOK m MESSENGER t TWITTER p PINTEREST w WHATSAPP e EMAIL

SHOW COMMENTS

Electrical Connection Sponsors Hawthorn Foundation Networking Event at Busch Stadium

144-Unit "Live, Work, Play" Community Off Highway 40 to Begin Construction at Lake Saint Louis





S T . L O U I S  
W E A T H E R

P A G E S :

[Submit a Story Idea](#)

[Post Your Event To Our Online Calendar](#)

[Contact CNR](#)

[Subscribe to St. Louis CNR Magazine](#)

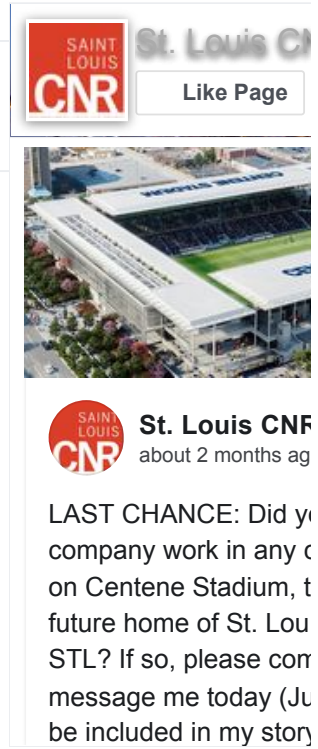
[2022 Media Kit – Advertise in CNR](#)

[Subscribe to our E-newsletter](#)

F A C E B O O K



SAINT LOUIS CNR St. Louis CNR Like Page



SAINT LOUIS CNR St. Louis CNR Like Page

**St. Louis CNR** about 2 months ago

LAST CHANCE: Did your company work in any capacity on Centene Stadium, the future home of St. Louis STL? If so, please comment or message me today (Julie) to be included in my story.





© 2016 St. Louis CNR Magazine. | Site designed by Trippco Creative

Privacy - Terms