



A FIVE STAR CONDOMINIUM™

PARAMOUNT

AT BUCKHEAD

Elevated Living. Timeless Style.

3445 STRATFORD ROAD NE · ATLANTA, GEORGIA 30326



QUIETLY COMMANDING.

Rising 40 stories and 478 feet above a quiet residential avenue at the corner of Peachtree and Stratford, Paramount At Buckhead is an Atlanta landmark — a five-star condominium tower wrapped in gardens, water, and light.

Paramount At Buckhead holds a singular place in the skyline: it remains the tallest residential structure ever built using tunnel-form concrete construction — a method so precise that a new floor rose every three days and the tower topped out in just nine months. Completed in 2004 and converted to condominium homes in 2006, the building's solid poured-concrete walls give each of its 302 residences a rare, whisper-quiet acoustic privacy.

From breathtaking views of the Buckhead, Midtown, and Downtown skylines to five levels of gated parking below grade, every dimension of the tower was engineered for permanence. Designed by BFY Associates with Gromatzky Dupree & Associates and developed by The Hanover Company with JLC Southeast, Paramount At Buckhead offers an incomparable lifestyle for the most discerning homeowners.

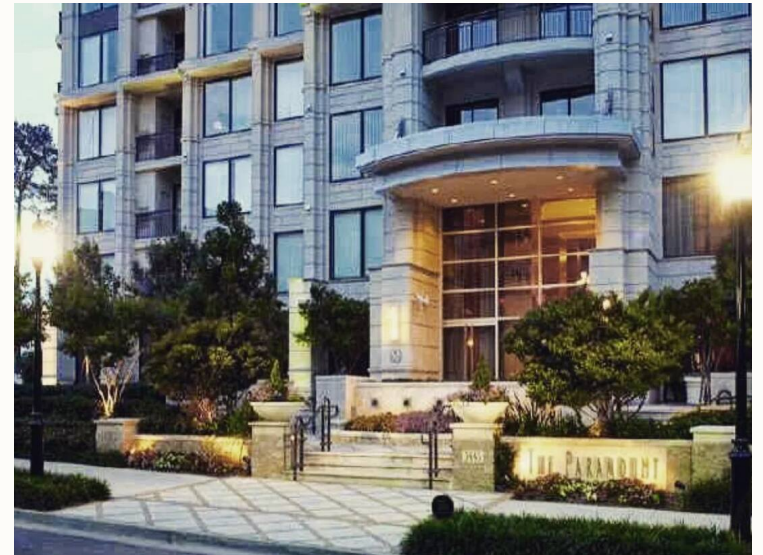
IN THE HEART OF BUCKHEAD

Atlanta's most distinguished neighborhood, with the city's finest shopping, dining, and culture a short stroll from the porte-cochère.

- A six-minute walk to **Lenox Square** and ten minutes to **Phipps Plaza** — the Southeast's premier luxury retail, from Hermès and Louis Vuitton to Saks Fifth Avenue and Nordstrom.
- The **Waldorf Astoria** is next door; acclaimed dining — Nobu, Aria, Bistro Niko, Little Alley Steakhouse — is minutes away.
- Four minutes on foot to **Buckhead MARTA**: Midtown in 12 minutes, Downtown in 15, Hartsfield-Jackson in about 32.
- Walkable to **PATH400**, the greenway trail network winding through the heart of Buckhead.
- Assigned to **Sarah Rawson Smith Elementary**, **Willis A. Sutton Middle**, and **North Atlanta High School**.

THE PARAMOUNT ADVANTAGE

- A **private, deeded GA-400 access ramp** exclusive to residents — a shortcut past surface traffic that saves 15–20 minutes daily.
- Direct connections to GA-400, I-75, and I-85, with a private rear route to Lenox Road.





PARAMOUNT

THE WATERFALL SANCTUARY

Tucked into the tower's private rear grounds, a multi-tiered natural rock waterfall spills beside the pool deck — an acoustic veil of falling water moments from Peachtree Road, transforming the gardens into an evening meditation haven.

RESIDENCES

Homes rise from the garden levels to the 39th-floor penthouses, framed in oversized glass and finished for a five-star life.

- Ten-foot ceilings; double-height ceilings crown the penthouse residences
- Oversized windows, formal foyers, crown moldings, and hardwood floors
- Kitchens with granite countertops, stainless appliances, and built-in wine racks, open to the living rooms in most homes
- Primary baths with granite counters, garden tubs, and dual vanities
- Every balcony is covered, and every one includes a private storage room
- Interiors from 880 to more than 4,700 square feet
- Deeded parking with most residences within five gated levels, with abundant guest parking



THE RESIDENCE COLLECTION

Twelve named plans, from garden-level one bedrooms to the two-level penthouse crowns of the 39th floor.

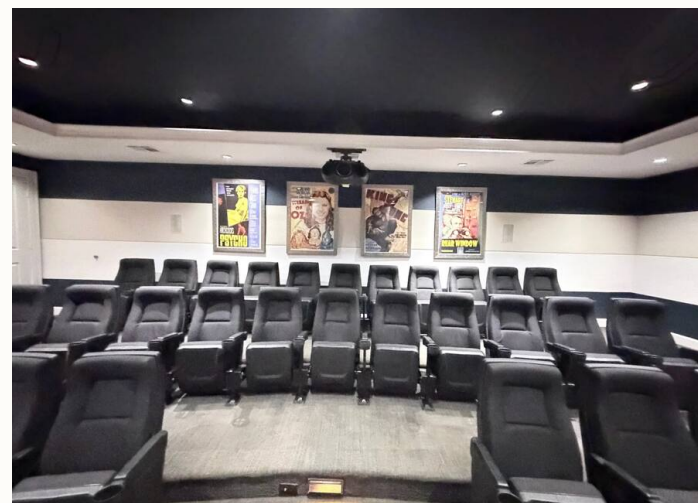
PLAN	RESIDENCE	BED / BATH	INTERIOR	TERRACE	FLOORS
A	The Stratford	1 / 1	880 sq ft	55 sq ft	3–34
B	The Peachtree	1 / 1	972 sq ft	52 sq ft	8–34
HBC	The Arbor	1 / 1	972 sq ft	52 sq ft	2–7
C	The Lenox	1 / 1	1,505 sq ft	165 sq ft	2–34
E	The Piedmont	2 / 2	1,510 sq ft	52 sq ft	2
D	The Phipps	2 / 2	1,565 sq ft	57 sq ft	3–34
F	The Habersham	2 / 2 + Study	1,764 sq ft	110 sq ft	25–38
G	The Tuxedo	2 / 2 + Study	1,776 sq ft	116 sq ft	5–38
H	The Astoria	2 / 2 + Study	1,857 sq ft	195 sq ft	35–38
I	The Grandview	3 / 2	1,863 sq ft	57 sq ft	35–38
J	The Meridian Penthouse	5 / 5 · two levels	4,249 sq ft	455 sq ft	39 PH
K	The Paramount Penthouse	5 / 5.5 · two levels	4,725 sq ft	416 sq ft	39 PH

Most plans are also offered in a mirrored “reverse” orientation with identical specifications. Penthouse figures combine the lower and upper levels of each two-story residence. Detailed floor plan sheets are available from the concierge desk and at the community website. All dimensions are approximate.

AMENITIES

Resort living every day — a collection of amenities rivaling Atlanta's finest five-star hotels.

- Heated saline swimming pool with private cabanas, flat-screen TVs, and poolside towel service
- Outdoor kitchen with commercial grills, alfresco dining, and a community herb garden
- Indoor movie theater with media library, plus an outdoor poolside cinema
- Lighted tennis court with pickleball
- Two fitness and cardio facilities
- The Elan Lounge with billiards, demonstration kitchen, and private wine cellar
- Coffee and tea bar in the grand lobby
- Executive conference room and business center
- Covered, gated parking with Level-2 EV charging
- The private waterfall garden sanctuary and pet-friendly grounds
- Active social committee with monthly planned events



SERVICES

An expertly trained hospitality team provides anticipatory, white-glove service around the clock.

- 24/7 concierge and front desk attendant
 - Package intake and secure lockers
 - Guest and contractor reception
 - Dry-cleaning coordination
- On-site valet service
- Gated community with controlled access and exterior security
- On-site professional management and maintenance

THE HOA INCLUDES

- Concierge and valet service
- Saline pool, tennis court, and all resort amenities
- Building insurance and fully funded reserves



A photograph of a wine cellar. The walls are made of light-colored wood. There are several glass-fronted storage units, some of which contain wine bottles. The floor is made of light-colored wood. A white chair is visible in the foreground. A digital display on the right wall shows the temperature as 43.3°F. The text "THE ELAN LOUNGE" is overlaid in the center of the image.

THE ELAN LOUNGE

An opulent resident salon with championship billiards, demonstration kitchen, and a climate-controlled wine cellar — elegant spaces for memorable moments.

THE TOWER, BY THE NUMBERS

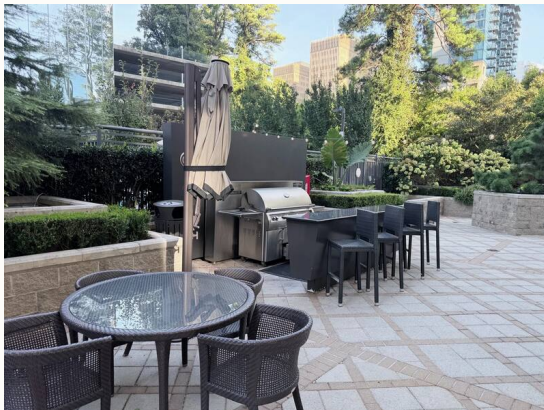
40
STORIES

478 ft
TOWER HEIGHT

302
RESIDENCES

5
GATED PARKING LEVELS

- **Constructed 2002–2004;** converted to condominium homes in 2006
- The tallest residential tunnel-form concrete structure ever built — one floor every three days, topped out in nine months
- Architecture by BFY Associates with Gromatzky Dupree & Associates
- Developed by The Hanover Company and JLC Southeast, LLC
- Views of the Buckhead, Midtown, and Downtown skylines and the Perimeter
- Lenox Square 0.3 mi · Phipps Plaza 0.6 mi · Buckhead MARTA 0.2 mi
- Deeded parking with most residences, plus guest parking
- Fire sprinkler and smoke detection systems throughout



For current availability, please contact the concierge desk:

(404) 876-4522

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PARAMOUNTATBUCKHEADATL.COM



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EQUAL HOUSING OPPORTUNITY