



This 33-story luxury hotel will open in Boston's Back Bay in 2022

It is the luxury brand's first North American property.

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A rendering of Raffles Boston Back Bay Hotel & Residences. —The Architectural Team, Inc.

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By [Kristi Palma](#) Boston.com Staff

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Boston's Back Bay is getting a new luxury hotel.

The 33-story, \$400 million-plus [Raffles Boston Back Bay Hotel & Residences](#), part of Accor, will open at 40 Trinity Place in early 2022. The first Raffles opened in Singapore in 1877 and, there are currently 14 properties worldwide.

“It is the first such project in the U.S. and in North America,” said Greg Doman, senior vice president of development for Accor. “We’ve looked at the North American market for a long time. We love the Back Bay.”

The property will include 147 hotel rooms and suites, 146 residences, six food and beverage venues, a state-of-the-art spa with a fitness club and 20-meter indoor pool, expansive meeting and function spaces, “grand” botanical displays throughout, 16 gathering spaces that range from intimate to more social, a rooftop garden terrace and lounge, and a two-story sky lobby perched high above Copley Square.

The Boston property will also include signature services such as the Raffles butler, Doman said.

“It’s a private butler service that we will have for our guests and also for our residential owners,” he said. “We think it is truly unique.”

Residents will live in pied-a-terre suites, one- to three-bedroom homes, and penthouses and enjoy special dedicated areas, have priority access to all services, and also exclusive membership in the resident-only tier of the company’s guest recognition and loyalty program.

At a groundbreaking ceremony Thursday night, Mayor Marty Walsh called it a “transformational Back Bay project” and lauded the public benefits of the project, which will include seven on-site affordable housing units and more than \$13 million to support additional affordable housing units.

The hotel is being developed in a joint venture with Trinity Stuart LLC, which is a partnership between hoteliers Gary and Jeffrey Saunders of Saunders Hotel Group and developer Jordan Warshaw of The Noannet Group.



A rendering of the pool at Raffles Boston Back Bay Hotel & Residences. — *The Rockwell Group*

“Raffles is one of the most iconic names in the world, while the Back Bay is one of the most iconic neighborhoods in world,” said Warshaw at the groundbreaking. “In researching potential hotel partners for this project, we became enamored with everything Raffles stood for. Every member of the Accor team, from the CEO to the head of design, shares the Raffles vision of creating beautiful, iconic buildings with warm, friendly service that seamlessly blend into their environments – always timeless, always local, never generic, trendy or stuffy.”

The property, located in the heart of bustling Back Bay near shopping, dining, and city attractions, will have an intimate vibe once you step inside, Doman said.

“It’s an oasis,” he said. “It’s kind of an oasis away from the hubbub of the city.”