

UNIT

PH208

1 BEDROOM / 1 BATHROOM

APARTMENT AREA: 810 SF

TERRACE/BALCONY: 124 SF

STORAGE: 28 SF

TOTAL AREA: 962 SF

LIFESTYLE AMENITIES

- | 163 premium, spacious residences
- | Fitness Center with indoor lap pool, 16-jet spa and cold plunge, exercise and aerobic areas
- | Screening Room and Lounge/Library with fireplace and billiards table
- | Roof Terrace with four lighted reflecting pools, cabanas, and chaise lounges
- | Individual Storage Room for each unit
- | 24/7 Concierge Service
- | Cold Storage for food deliveries
- | Parking available directly across from Ann Street entrance
- | 421G Tax Abatement
- | Estimated occupancy Spring 2008

RESIDENCES

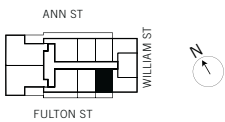
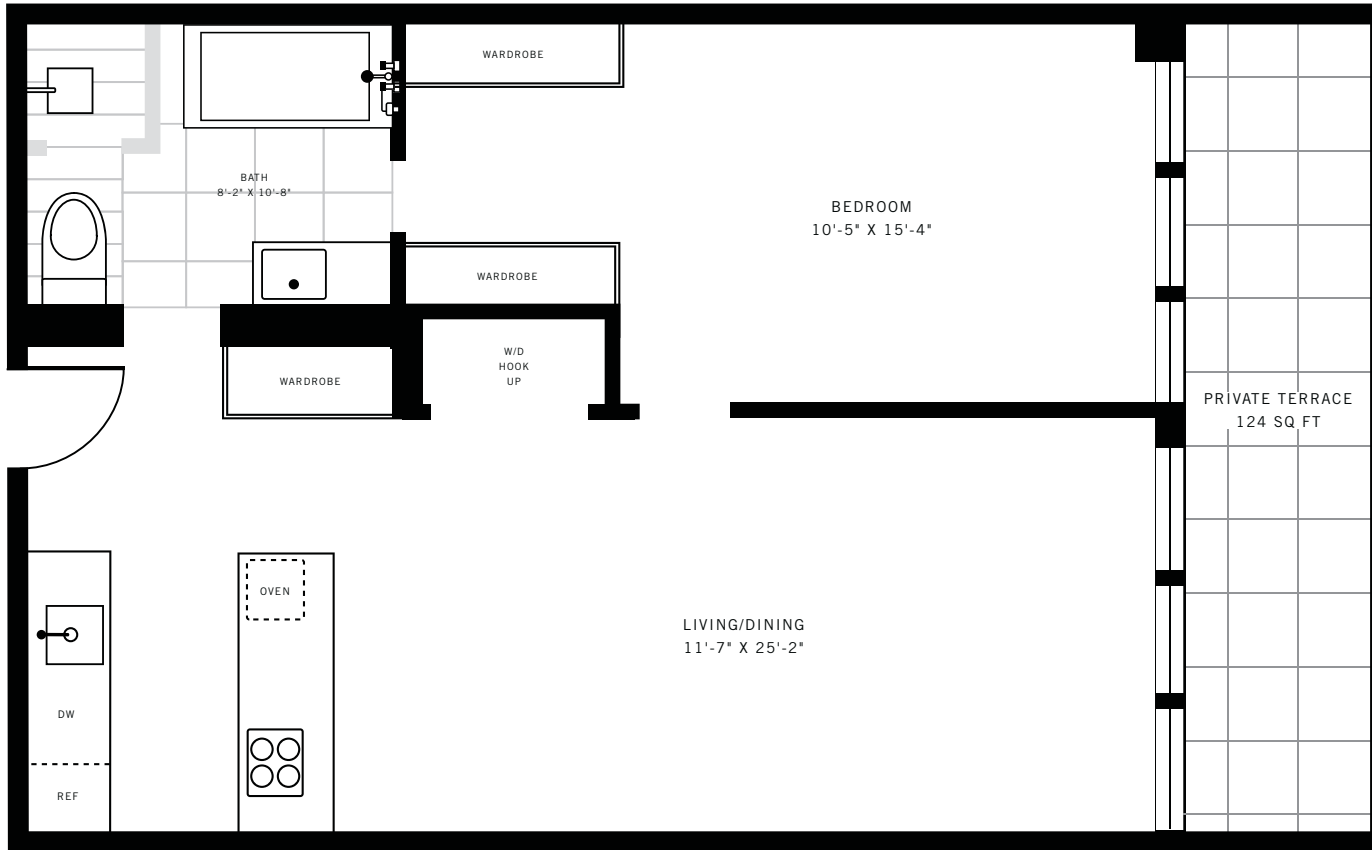
- | Interiors designed by Andrés Escobar and Associates
- | Pre-wired for "Smart Home" Technology options including in-wall touch screens, lighting and climate control, multi-room music system, motorized solar shades, home theater packages, upgraded interior security, and video intercom
- | Over 11' high ceilings in living rooms and bedrooms
- | 32"x32" soft white porcelain tile flooring
- | Curtain Wall windows with floor-to-ceiling insulated low-e glass
- | Solid wood doors with satin etched glass panels
- | Custom designed square-knuckle hinges and European Mortised door hardware by Colombo
- | Sleek, customized Italian closet system by Rossetto
- | Central heating and cooling
- | Washer/dryer hook-up

KITCHEN

- | Ultra modern Italian kitchens by Alta/Rossetto available in Macassar Ebony
- | White Blizzard Caesar Stone countertops and back painted glass backsplash
- | Fully-Integrated Liebherr refrigerator/freezer with icemaker
- | Gaggenau 27" cooktop with sensor touch controls
- | Miele speed oven with integrated convection/ microwave combination
- | Miele Optima dishwasher with integrated face panel
- | Stainless steel rectangular under mount sink by Elkay with Newform Faucet

MASTER BATH

- | 24"x24" soft white porcelain tile floors and walls
- | High fashion customized Italian vanities and mirrors by DOGI
- | Caesar Stone vanity counter featuring custom dual basin sinks from Alcove with Newform faucets
- | Custom 6' Alcove tub with Newform faucets
- | Frameless glass showers with stone/porcelain wall tiles and back painted glass, featuring oversized Newform Forma showerhead and thermostatic controls
- | Duravit Happy D water closet



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SALES PRESENTATION CENTER: 111 FULTON STREET

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