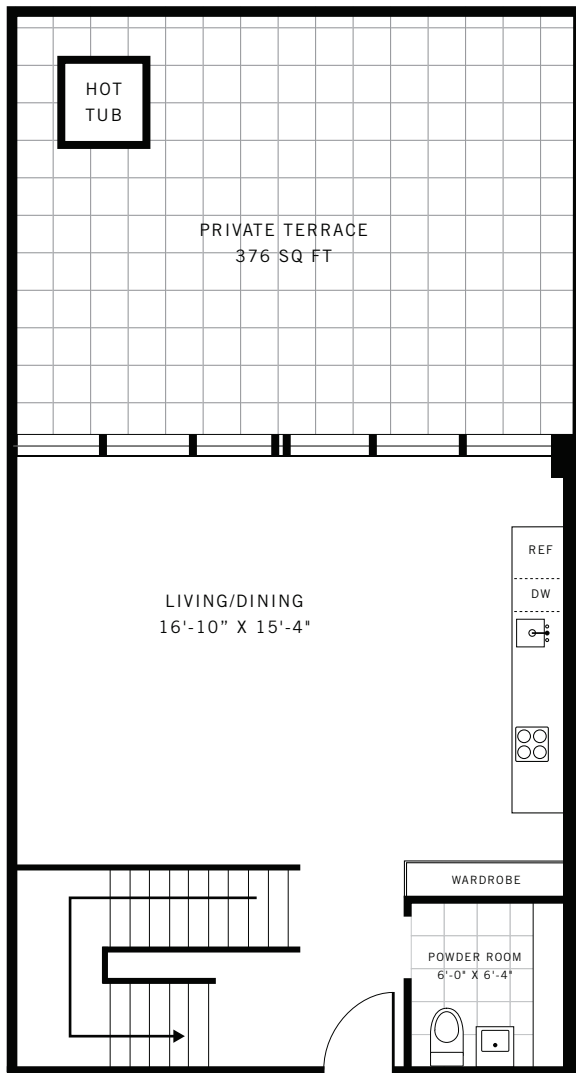
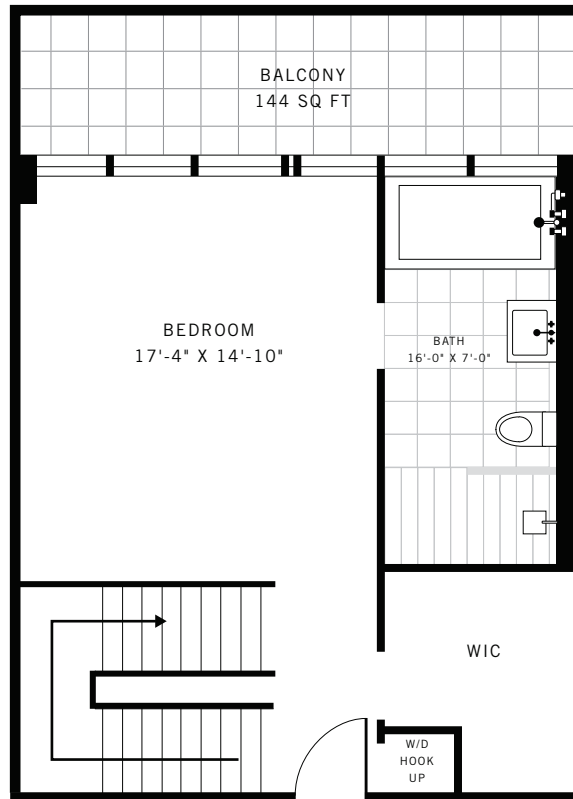


LOWER DUPLEX



UPPER DUPLEX



UNIT

PH106 DUPLEX

| | |
|-----------------------------------|---------|
| 1 BEDROOMS / 1.5 BATHROOMS | |
| APARTMENT AREA: | 1156 SF |
| TERRACE/BALCONY: | 520 SF |
| STORAGE: | 26 SF |
| TOTAL AREA: | 1702 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
- ▮ Oak flooring in wenge finish
- ▮ 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

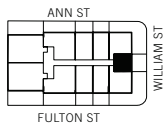
- ▮ Ultra modern Italian kitchens by Alta/Rossetto available in White Back Painted Glass
- ▮ White Blizzard Caesar Stone countertops and back painted glass backsplash
- ▮ Fully-Integrated Liebherr refrigerator/freezer with icemaker
- ▮ Gaggenau 27" cooktop with sensor touch controls
- ▮ Miele speed oven 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

POWDER ROOM

- ▮ Stone floors and orange back painted glass walls
- ▮ Boffi built-in cabinet with integrated wash basin
- ▮ Duravit Happy D water closet



212.513.7333 DISTRICTNY.COM
SALES PRESENTATION CENTER:
151 WILLIAM, BETWEEN ANN AND FULTON

EXCLUSIVE
SALES AND
MARKETING

urban
MARKETING



ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. DIMENSIONS ARE MAXIMUM OVERALL, SUBTRACT CUTOUTS. WE RESERVE THE RIGHT TO MAKE CHANGES DUE TO UNFORSEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING PLAN. C006-0861. SPONSOR: LEVIEY FULTON CLUB LLC

DISTRICT