

UNIT

PH111

2 BEDROOM + OPTIONAL OFFICE / 2.5 BATHROOMS

APARTMENT AREA:	2069 SF
TERRACE/BALCONY:	879 SF
STORAGE:	28 SF
TOTAL AREA:	2976 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

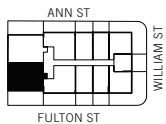
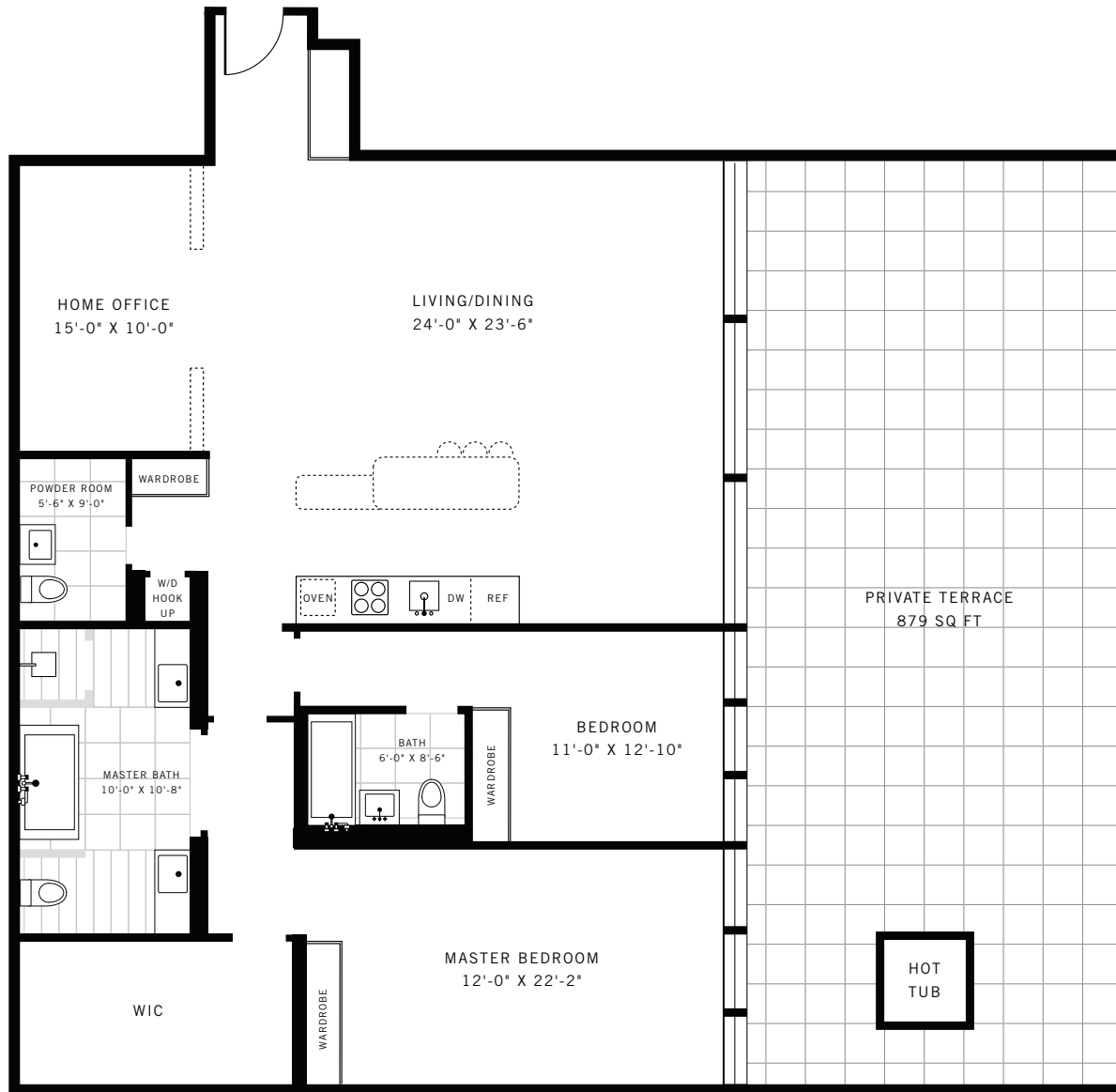
- 24"x24" soft white porcelain tile floors and walls
- High fashion customized Italian vanities and mirrors by DOGI
- Caesar Stone vanity counter featuring custom dual basin sinks from Alcove with Newform faucets
- Custom 6' Alcove tub with Newform faucets
- Frameless glass showers with stone/porcelain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

SECONDARY BATH

- Apavisa Spanish split face tiles in brick and galvanized metal finish
- Italian Corian counter with integrated sink and custom Rossetto wall mounted cabinets in White Gloss Polyester
- Corian framed wall mounted mirror with built-in shelf
- Alcove tub with Newform faucets and handheld Newform Forma showerhead
- 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



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SALES PRESENTATION CENTER:
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