

# BUILDING FEATURES & FINISHES

## BUILDING & COMMON FEATURES

- Soft-contemporary architecture with curved façade and garden terraces
- Concrete & steel structure encompassed in brick, stone, & window walls
- Two to Three Luxurious Residences per floor
- 2,400 to 4,700+ sq. ft.
- All bedrooms have direct natural lighting
- Double glazed commercial grade aluminum windows
- Lobby with concierge counter, decorative wall, and chandelier
- Two-level secured control access parking garages with high speed roll-up garage doors and EV charging capability
- Two assigned parking spaces per residence, 3<sup>rd</sup> space available
- Multiple visitor parking spaces
- Garage level storage units available
- Gated & landscaped dog walking area
- Emergency backup generator for building systems
- Fire sprinkler and fire alarm systems throughout
- Low HOA dues

## SIGNATURE FEATURES

- All residences are corner units with 180°- 270° panoramic views
- 10 ft. high ceiling, 14 ft in penthouse living area
- Large private terraces for outdoor living/dining
- Community rooftop sky terrace with pet garden
- Dedicated pet potty/garden terrace (for all A & B residences)
- Two high-speed elevators including direct entry to residences over 3,000 sq. ft.
- Floor-to-ceiling window wall in living rooms (for all A & B residences)
- Gaggenau German-made appliances
- Poliform Italian-made cabinetry and master closet system
- Wine room available for residences over 3,000 sq. ft.
- Full-time concierge

## INTERIOR FEATURES

- Natural pre-finished wood floors in living areas and study, European porcelain tile in baths and utility room, and premium carpet in bedrooms
- Solid core 8 ft interior doors
- Pre-wired for electric solar shades or curtain tracks
- Pre-wired for sound system, cable TV, and telephone

## KITCHEN

- Italian-made cabinetry by Poliform
- Porcelain, quartz or natural stone kitchen countertops
- Below-cabinet LED lighting
- Stainless steel under-mount sink
- Axor kitchen faucet
- Stainless steel exhaust vent to exterior
- Walk-in pantry with built-in shelves

## APPLIANCES

- Gaggenau appliances 36" built-in two door refrigerator with under freezer
- Gaggenau 36" gas cook top, stainless
- Gaggenau 30" wall oven and 30" warming drawer
- Gaggenau 40" island hood, stainless
- Bosch panel ready dishwasher 3rd level washing
- Sharp microwave drawer 24" stainless
- 24" undercounter wine cooler

## BATHROOMS

- Quartz or natural stone countertops
- Master bath freestanding soaking tub by Bain Ultra
- 3/8" frameless shower glass enclosures
- Toto toilets
- Chrome bath accessories
- Frameless mirror in all full bathrooms

## OUTDOOR FEATURES

- Spacious private terraces with built-in water and gas lines for optional outdoor kitchen
- Tempered glass terrace rails
- Garden porch with planting beds / pet-potty with built-in irrigation and floor drains for A & B residences
- Wood grain porcelain tile terrace flooring
- Wood-look paneled terrace ceiling

## PENTHOUSE EXTRA FEATURES

- Estate-sized residences: 4,000+ sq. ft.
- Private staircase to additional private rooftop area
- 270° view
- Soaring 14 ft. ceiling height in living areas
- Expanded sub-floor for computer wiring/utility piping
- Larger private garden terrace
- Drainage system utilizing built-in planting beds
- Indoor/outdoor fireplaces
- Multi-zoned HVAC
- Three assigned parking spaces in the garage

## OPTIONS & UPGRADES

- Solar shade window coverings (Electric or manual)
- Stone, hardwood, porcelain flooring upgrades
- Upgradeable Gaggenau appliances
- Upgradeable countertops
- Upgradeable custom closet system by Poliform
- Upgradeable cabinetry finishes by Poliform
- Customizable ceiling and lighting features
- Decorative wall tiles and wall coverings
- Optional outdoor kitchen for private terrace
- Customized wine room features
- Optional gas fireplace for all A & B residences
- Storage units at garage levels

