



NOBLE



# A Collection of Forty-Six Boutique Condominium Homes in Long Island City

Nestled into a tree-lined street, Noble LIC is a picture of perfection in Long Island City. The elegant façade has a soft rhythm with beautiful hand-laid bright white Norman brick, modern black European windows, and a distinctive balcony design, that establish Noble as the preeminent boutique condominium residence in Long Island City.

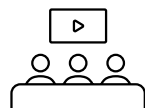
You will transform from the moment you arrive home and enter your contemporary lobby, which has been designed with carefully selected porcelain wall and floor tiles to further enhance your living experience at Noble LIC.





**FITNESS CENTER**

The fitness center consists of indoor and outdoor areas. The indoor gym includes the latest cardio and strength equipment by Octane, True and Hudson Steel. You can bring your workout outdoors to the 997 sq ft fitness terrace.



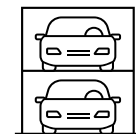
**RESIDENTS LOUNGE**

Noble’s glass-enclosed Residents Lounge boasts high ceilings, custom millwork, a Porcelanosa catering kitchen, and a large smart screen. Ideal for daytime remote work or evening entertainment, the Noble’s lounge is the perfect extension of your home.



**ROOF TERRACES**

Noble residents enjoy outdoor grilling and panoramic Manhattan skyline views from the 4,200 sq ft landscaped roof deck. The 2nd floor also offers three common open spaces totaling more than 3,000 sq ft, an oasis for Noble residents.



**INDOOR PARKING**

Tired of searching for street parking? You can rent an indoor parking space in Noble’s onsite garage.



**BICYCLE STORAGE**

Whether cycling the 59th Street Bridge, exploring North Brooklyn, or enjoying Long Island City’s waterfront, Noble’s onsite bike room provides a convenient place to park your bike upon your return home.



**PET SPA**

Offers a top-notch bathing station and dryer for your canine companions to look their best.



**LATCH**

Latch enhances your quality of living by incorporating features such as keyless entry for residential units, remote intercom access, and secure package room entry.

# Elevated Amenities

Noble offers services and amenities typically associated with a larger building with exclusivity that is only available in a boutique condominium residence.

Noble LIC’s amenities include a fitness center with terrace, a glass enclosed residents’ lounge, a 4,200 square foot landscaped roof terrace with grilling station, more than 3,000 square feet of additional open space, onsite garage parking, bicycle parking, a pet spa and keyless entry by Latch.



PORCELANOSA  
— SELECT —

# Redefining Design Excellence

Noble LIC sets a new standard for design excellence in Long Island City. Residences have high ceilings, every home has an Electrolux Washer and Dryer, 100% of the homes offer private outdoor space and large European windows fill the spaces with natural light. Each home offers keyless entry by Latch.

Noble LIC is the first building in New York to achieve Porcelanosa Select status, an exclusive program reserved for new developments, where a builder has specified Porcelanosa materials from several major product categories.







# Curated Residences

## LIVING ROOM

Natural light streams into your home reflecting on the Porcelanosa wide plank Lutier Grey engineered hardwood floors. Sit back in your living room and savor beautiful skyline views. The energy-efficient climate control system ensures your comfort year-round.





# Elevate Your Culinary Experience

**KITCHEN**

The Porcelanosa custom kitchens feature Glem White Nature porcelain countertops, a full-height backsplash clad in Capri Bone tile and perfectly designed chrome fixtures. Custom smooth white and textured cabinets along with under lighting complete these innovative and functional kitchens. All two-bedroom homes and select one-bedroom homes feature full height pantries. The integrated kitchens are equipped with the best appliances from Bertazzoni including panelized refrigerators and dishwashers. All two-bedroom homes feature peninsulas with porcelain waterfall countertops.







# Comfort + Wellness

## **BEDROOM**

The spacious bedrooms were designed with your wellness and comfort in mind. All of Noble's highly functional bedrooms have oversized closets, large windows, ample space for furniture and circulation, and the primary bedroom, in two-bedroom homes, boasts a custom Porcelanosa ensuite bath.





# Spa-Style Primary Baths

## **PRIMARY BATH**

The walls and floors in the spa-style primary bath, in two-bedroom homes are clad in stylish Porcelanosa tiles from the Bottega and Adda collections. The stunning sink and white vanity combination are part of the Marne collection. All primary bathrooms feature radiant-heat flooring, custom chrome fixtures and glass enclosed stall showers.





# Luxurious Secondary Baths

## **SECONDARY BATH**

The walls and flooring of the luxurious secondary bath are clad in stunning Porcelanosa tiles from the Glem White and Vela collections. The rich sink and ash cherry vanity combination are part of the Marne collection. The secondary bath features radiant-heat flooring, custom chrome fixtures and a tub-shower combination.





# Long Island City In The Center of It All

Long Island City is a dynamic neighborhood with parks, galleries, schools, restaurants, a stunning waterfront and a transportation network that includes 8 subway lines, 3 NYC Ferry Landings, 2 LIRR stations, 5 Bridges & Tunnels, 15 bus lines and 74 Citibike Stations.

*“Long Island City is the fastest-growing neighborhood in the biggest city in the nation.”*

— Long Island City Partnership



# It's Your Moment. It's Your Home.

## **DEVELOPER**

First Elite Management Corp. is a fully integrated real estate development, construction, and property management firm based in Queens, New York, that has consistently delivered high quality properties for homeowners and renters for more than 40 years.

## **ARCHITECT**

HCN Architects is a New York based firm offering service with over 20 years of experience, integrating project development while offering service to the highest level by developing projects from inception to completion. The diverse international character of our firm, with experiences in both Europe and the Americas, allows us to offer a wide range of innovative global concepts.

## **MARKETING AND SALES**

For more than 20 years, Patrick W. Smith has provided developers with unmatched service and expertise in sales, marketing, strategy, research and product development.

For more than 50 years, The Corcoran Group has been the first name in residential real estate. In every market Corcoran serves, coast to coast and beyond, Corcoran's agents are the acknowledged experts.

## **RESIDENCES**

Combining Spanish heritage with modern design, Porcelanosa redefines the home with timeless elegance. Known worldwide for its premium ceramic tiles, bathroom accessories and kitchen solutions, Porcelanosa creates inspirational living spaces, inviting you to create unforgettable moments. The brand perfectly blends tradition and contemporary style, creating a distinctive and sustainable signature for homes that stand the test of time.

## **OFFERING PLAN**

Unit contracts and closings are managed by Seiden & Schein, P.C. Adam A. Levenson, Esq. and David Lu, Esq. are the lead attorneys. Seiden & Schein, P.C. is a full service real estate law firm that services the New York City real estate development community, with a focus on cooperative and condominium matters, development tax incentives and Inclusionary Housing.

**NOBLE LIC**  
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**Exclusive Marketing + Sales**  
**The Patrick Smith Team at The Corcoran Group**

**noblelic.com**  
**212.380.8184**

The complete Offering Terms are in an Offering Plan available from the Sponsor. File No. CD23-0072. All dimensions and areas are approximate and subject to normal construction variances and tolerances. The square footage on this floor plan exceeds the usable square footage. Sponsor reserves the right to make changes in accordance with the terms of the Offering Plan. Real estate agents affiliated with The Corcoran Group are independent contractor sales associates and are not employees of The Corcoran Group. The Corcoran Group is a licensed real estate broker located at 590 Madison Ave, NY, NY 10022. All information furnished regarding property for sale or rent or regarding financing is from sources deemed reliable, but Corcoran makes no warranty or representation as to the accuracy thereof. Equal Housing Opportunity. All images are artist's renderings. Sponsor makes no representation about actual views from the units.