

UNIT

PH202

2 BEDROOM / 2 BATHROOMS	
APARTMENT AREA	1177 SF
TERRACE	243 SF
STORAGE	28 SF
TOTAL AREA	1448 SF

LIFESTYLE AMENITIES

- 163 premium, spacious residences
- 1 Fitness Center with indoor lap pool, 16-ft spa second plunge, exercise and aerobic areas
- 1 Screening Room and Lounge/Library with fireplace and Shields table
- 1 Roof Terrace with four lighted reflecting pools, cabana, and choice bouquets
- 1 Individual Storage Room for each unit
- 1 24/7 Concierge Service
- 1 Cold Storage for food deliveries
- 1 Parking available directly across from Ann Street entrance
- 1 421G Tax Abatement
- 1 Estimated occupancy Spring 2008

RESIDENCES

- 1 Interiors designed by Arditi, Escobar and Associates
- 1 Pre-wired for "Smart Home" technology options including smart touch screens, lighting and climate control, multi-room music system, motorized solar shades, home theater packages, upgraded interior security, and color network
- 1 Over 11" high ceilings in living rooms and bedrooms
- 1 Oak flooring in average finish
- 1 Curtain Wall windows with floor-to-ceiling insulate-on-e-glass
- 1 Solid wood doors with satin etched glass panels
- 1 Custom designed square-hatch hinges and European Moulded door hardware by Coccoro
- 1 Steel, customized Italian closet system by Rustic
- 1 Central heating and cooling
- 1 Wash/dryer hook-up

KITCHEN

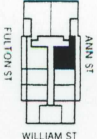
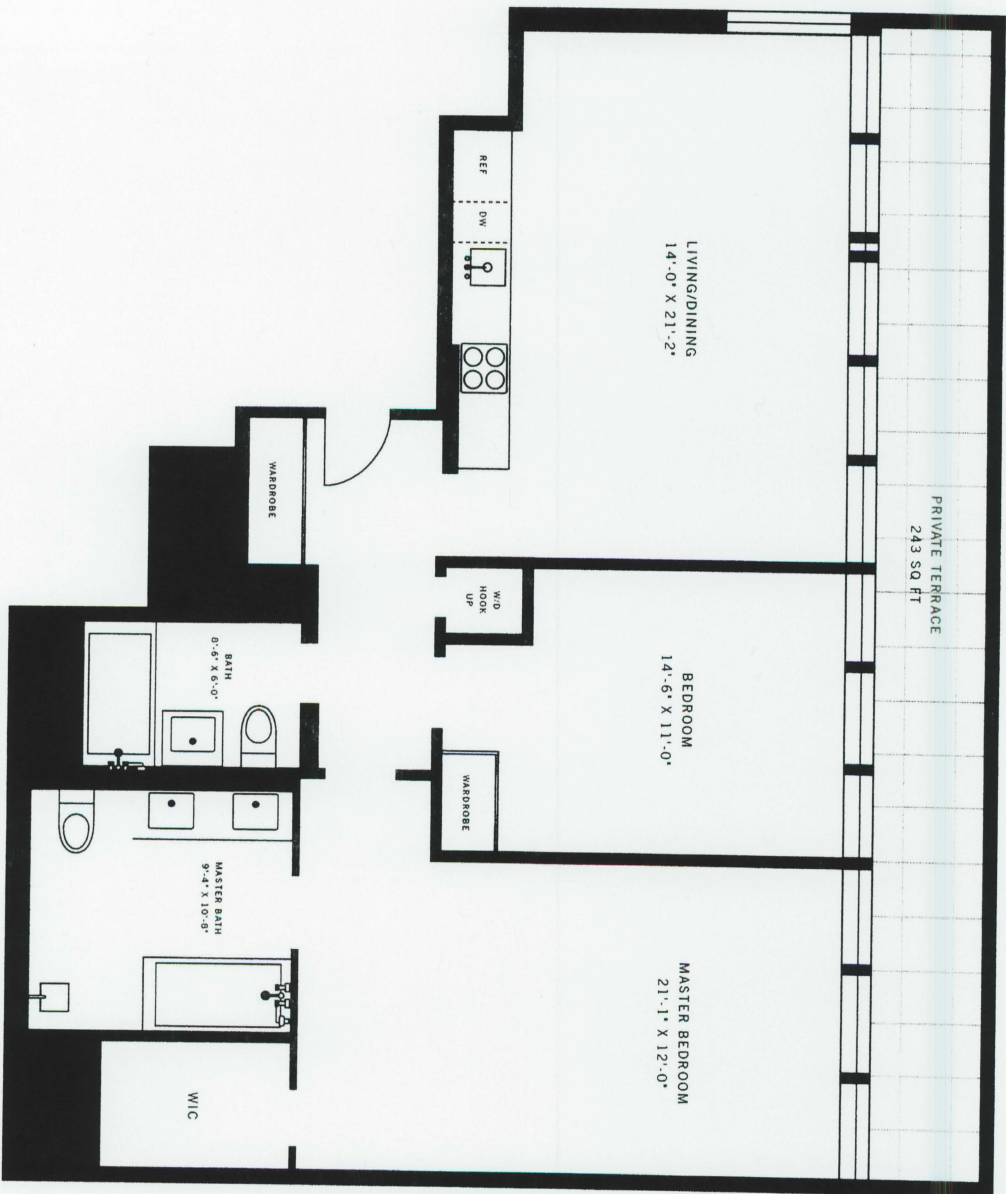
- 1 Ultra modern Italian kitchen by Abu-Bossato installed in White Back Painted Glass
- 1 White Blurred Caesar Stone countertops and back-splashed glass backsplash
- 1 Fully integrated Lechner refrigerator/freezer with underbar
- 1 Taggerau 27" cooktop with sensor touch controls
- 1 Male speed oven with integrated convection microwave combination
- 1 Mase Optima dishwasher with integrated slide pane
- 1 Stainless steel rectangular under mount sink by Fry with Newform faucet

MASTER BATH

- 1 24"x24" soft white porcelain tile floor and walls
- 1 High fashion customized Italian vanities and mirror by DGGI
- 1 Caesar Stone vanity counter featuring custom clear glass sink from Accone with Newform faucets
- 1 Custom 6" Alcove tub with Newform faucets
- 1 Framless glass shower with stone porcelain walls and back painted glass, featuring oversized Newform Forma showerhead and thermostatic controls
- 1 Duravit Happy D water closet

SECONDARY BATH

- 1 Accone Spanish style lace tiles in back and glazed metal finish
- 1 Italian Caesar counter with integrated sink, and custom Rossella wall mounted cabinets in White Gloss Polytech
- 1 Custom framed wall mounted mirror with built-in shelf
- 1 Alcove tub with Newform faucets and hand-held Newform Forma showerhead
- 1 Duravit Happy D water closet



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