

# 400

PARK AVENUE SOUTH





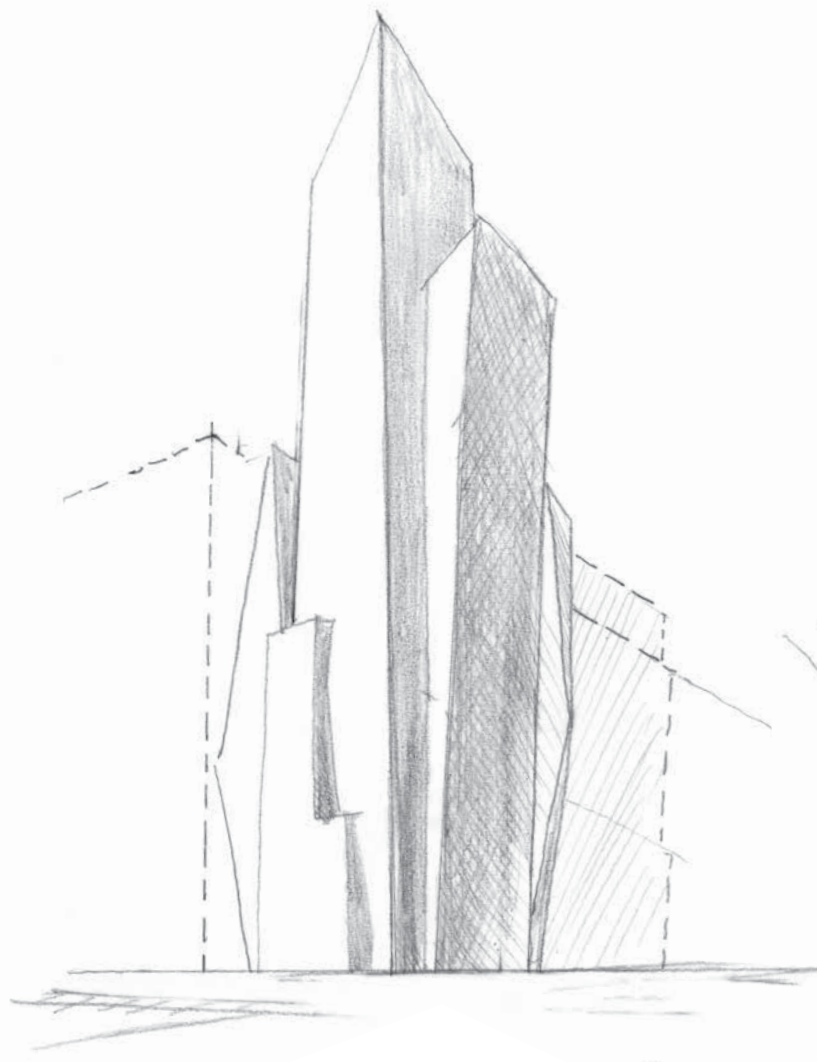


# Change the Skyline

400 Park Avenue South is the pinnacle of modern living in New York City. Designed by Pritzker Prize-winning architect Christian de Portzamparc and consisting of 81 fashionable condominiums, 400 Park Avenue South will change the face of NoMad and alter the Manhattan skyline forever.

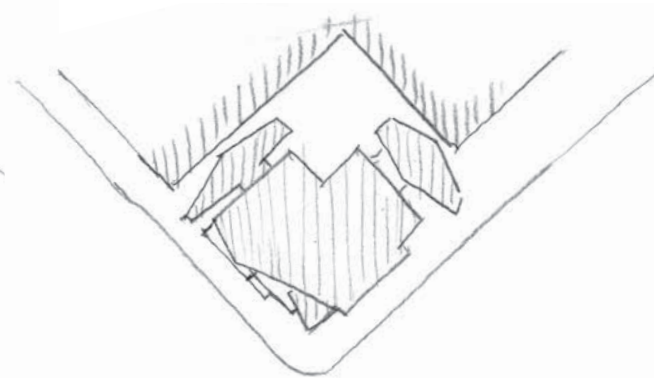


## THE BUILDING



### Building Features:

- ▶ Unique, prismatic façade design
- ▶ Cutting-edge glass curtain wall system
- ▶ 360-degree Manhattan views
- ▶ Project is registered under the LEED® green building program



### Christian de Portzamparc

Born in Morocco and educated in Paris, Christian de Portzamparc established his firm in 1980 and quickly rose to international fame. At age 50, he became the youngest architect to be awarded the Pritzker Prize. As one of the most influential architects of our time, Christian de Portzamparc creates environments in which the interior and exterior spaces intersect and act as catalysts for the dynamics of the cityscape. This is exemplified by the bold design of 400 Park Avenue South.







# Spectacular Views



# A New Look

400 Park Avenue South isn't just another building. It is a living work of art. It is glass. It is metal. It is couture. It is a thoughtful collection of materials. And it will change the way people see Manhattan.



## RESIDENCES



The residences at 400 Park Avenue South offer a modern twist on life in the sky. Featuring open floor plans with floor-to-ceiling windows, white oak floors, and a wealth of gracious appointments, these unique residences offer the very best of city living.

The sleek kitchens have been designed to maximize form and function. They feature custom-made Pedini® glass-faced cabinetry, quartzite island countertops, and Miele® appliances.

The master baths feature heated limestone flooring, Grigio Tucci marble vanities with Pedini walnut cabinetry, dual Kohler® sinks, Roman soaking tubs, separate rain showers, and Newform® fixtures.



# Life Imitates Art

27th-Floor Sky Lounge



## AMENITIES



400 Park Avenue South will offer an unprecedented array of amenities:

- ▶ 24/7 concierge service
- ▶ State-of-the-art fitness center
- ▶ Yoga room
- ▶ Spin studio
- ▶ Indoor lap pool with sauna and steam room
- ▶ Children's playroom
- ▶ Residents' lounge
- ▶ Virtual golf
- ▶ Screening room
- ▶ 27th-floor sky lounge
- ▶ Bicycle storage
- ▶ Individual storage lockers
- ▶ Outdoor courtyard (ground floor)
- ▶ Open-air courtyard (cellar level)
- ▶ Conference meeting room





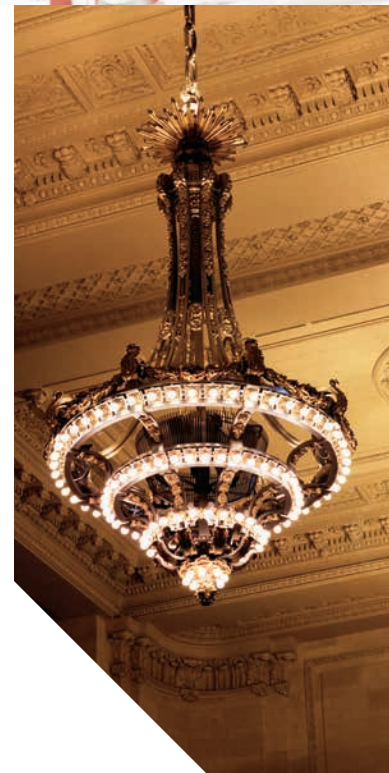


# Refreshing Diversions

Indoor Lap Pool



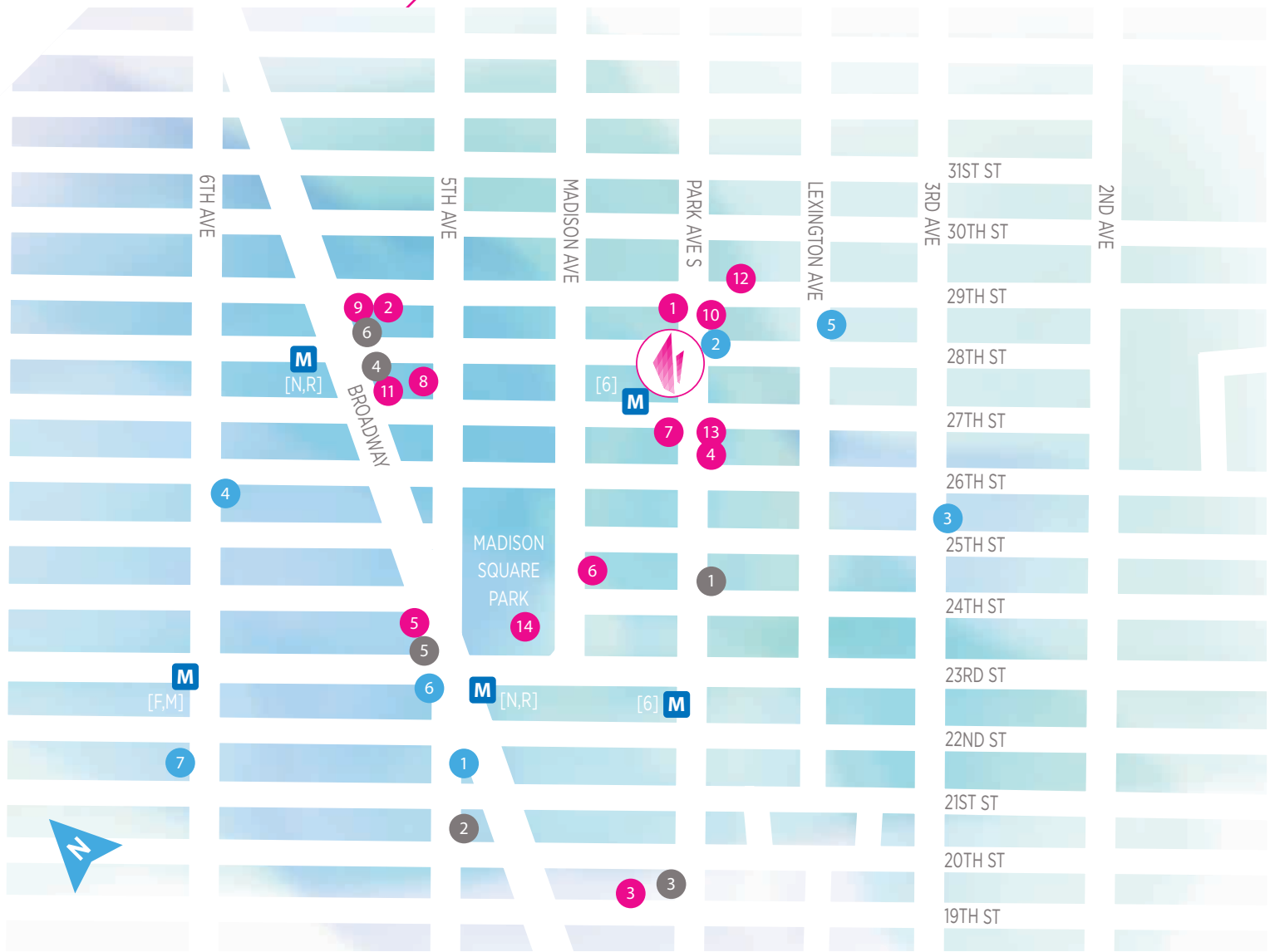
## NEIGHBORHOOD



400 Park Avenue South is conveniently located in highly desirable NoMad, which has quickly made a name for itself as a premier residential neighborhood with a unique stylish flair. NoMad borders on the southern edge of Midtown, near Madison Square Park, Gramercy, and the Flatiron District. The central location and wealth of nearby subways allow for easy access to all parts of the city. But there isn't much reason to leave with all of the many wonderful conveniences in the growing neighborhood. In fact, NoMad is now home to many of Manhattan's top destination establishments for shopping, dining, and entertainment.



# NEIGHBORHOOD



## Restaurants

1. Asellina Ristorante

2. The Breslin

3. Craft

4. Dos Caminos

5. Eataly

6. Eleven Madison Park

7. Hillstone

8. ilili
9. The John Dory Oyster Bar

10. Les Halles

11. The NoMad

12. Resto

13. Sarabeth's

14. Shake Shack

## Shopping

1. Alexander West

2. Kate Spade

3. Ligne Roset

4. Maison Kitsune

5. Marimekko

6. Opening Ceremony

## Services

1. Butterfly Studio Salon

2. Cleo Spa & Salon

3. D'Agostino

4. Fairway Market

5. Kalustyan's

6. Ted Gibson Salon

7. Trader Joe's





# TEAM

Toll Brothers City Living is the urban development division of Toll Brothers, Inc., the nation's leading builder of luxury homes. Toll Brothers City Living is bringing the same quality, value, and service familiar to our luxury home buyers throughout the country to some of the most dynamic urban markets, including New York City; Hoboken and Jersey City, New Jersey; Philadelphia, Pennsylvania; and the Greater Washington, D.C., metro area. Toll Brothers City Living communities combine the energy of an urban lifestyle with unparalleled amenities, spectacular architecture, and energy-efficient home design.

Toll Brothers, an award-winning **Fortune 1000** company founded in 1967, embraces an unwavering commitment to quality and customer service. Toll Brothers is currently building nationwide and is a publicly owned company whose stock is listed on the New York Stock Exchange (NYSE: TOL). The Company was recently named national **Builder of the Year** by *BUILDER* magazine, and was twice named national **Builder of the Year** by *Professional Builder* magazine.

Toll Brothers proudly supports the communities in which it builds; among other philanthropic pursuits, the Company now sponsors the Toll Brothers – Metropolitan Opera International Radio Network, bringing opera to neighborhoods throughout the world.

For more information, visit [TollBrothersCityLiving.com](http://TollBrothersCityLiving.com).

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