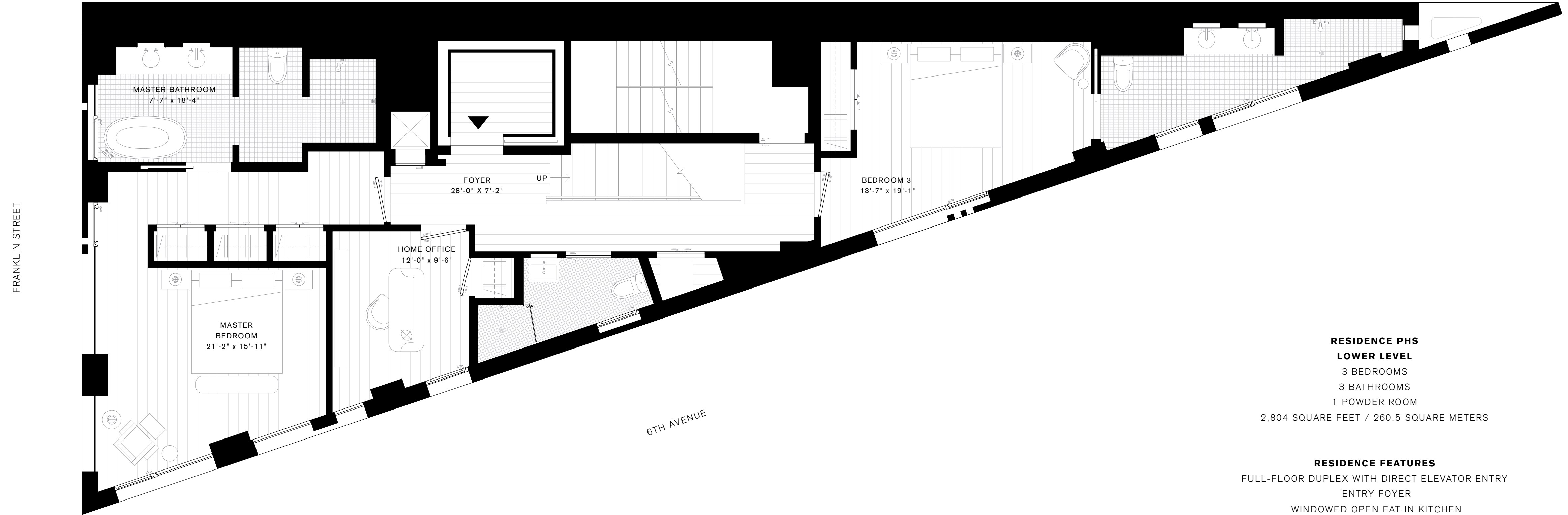


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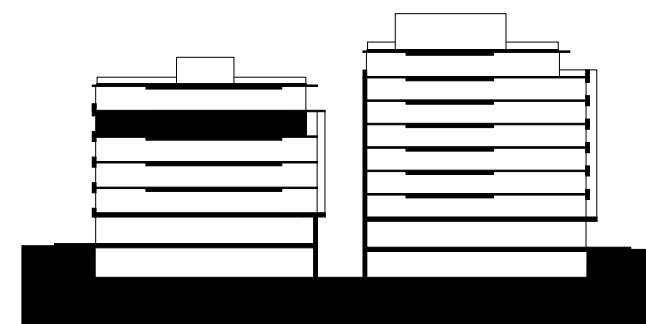
**RESIDENCE PHS
LOWER LEVEL**
3 BEDROOMS
3 BATHROOMS
1 POWDER ROOM
2,804 SQUARE FEET / 260.5 SQUARE METERS

RESIDENCE FEATURES
FULL-FLOOR DUPLEX WITH DIRECT ELEVATOR ENTRY
ENTRY FOYER
WINDOWED OPEN EAT-IN KITCHEN
CORNER GREAT ROOM
CORNER MASTER BEDROOM SUITE WITH LARGE THREE-SECTIONAL CLOSET
PRIVATE ROOF TERRACE

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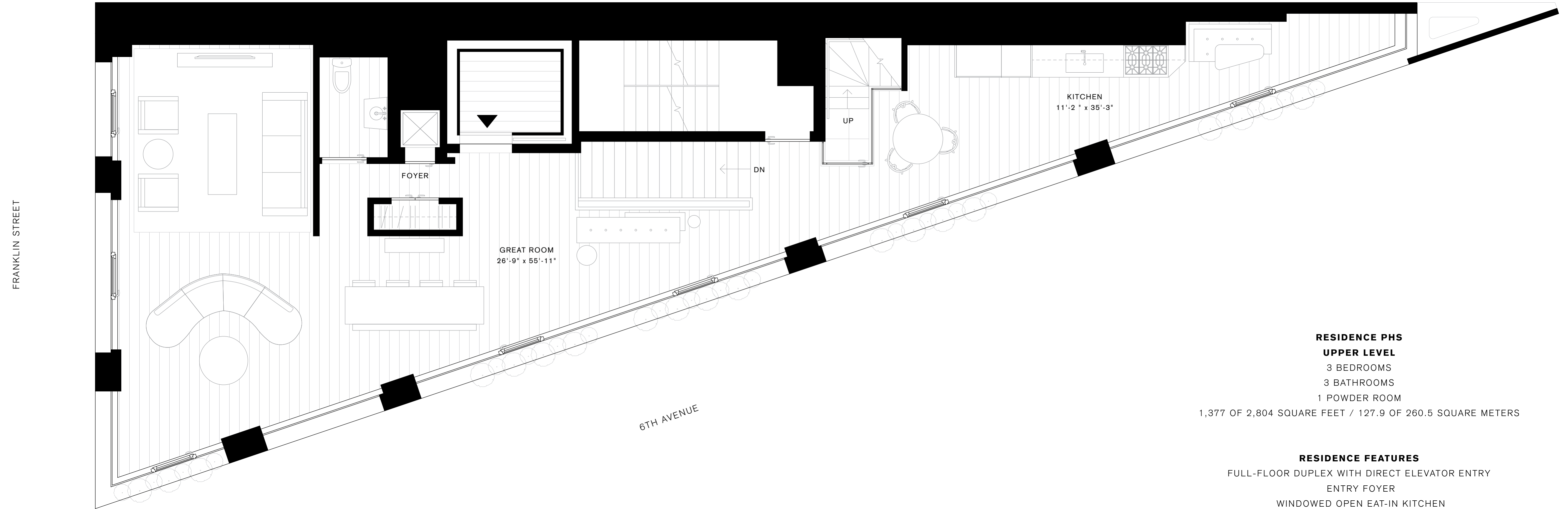
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DOUGLAS ELLIMAN DEVELOPMENT MARKETING



1FT 5FT 10FT

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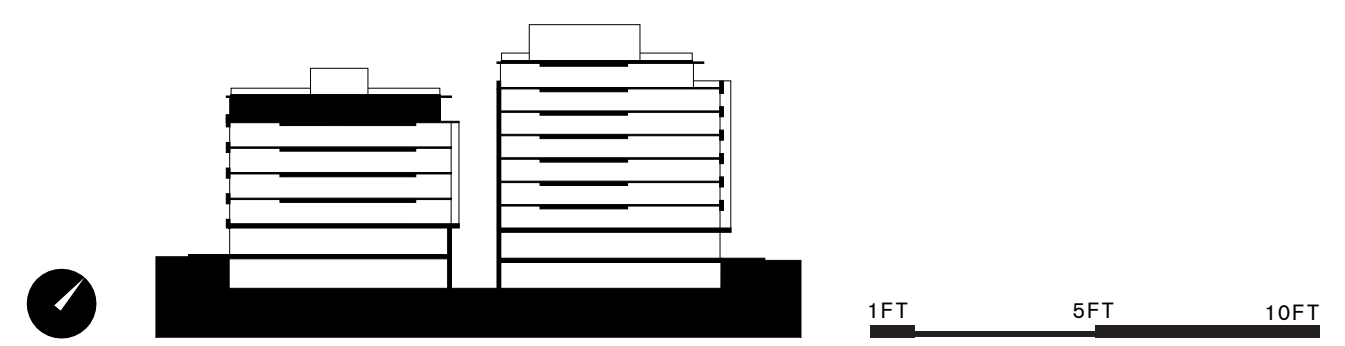


**RESIDENCE PHS
UPPER LEVEL**
 3 BEDROOMS
 3 BATHROOMS
 1 POWDER ROOM
 1,377 OF 2,804 SQUARE FEET / 127.9 OF 260.5 SQUARE METERS

RESIDENCE FEATURES
 FULL-FLOOR DUPLEX WITH DIRECT ELEVATOR ENTRY
 ENTRY FOYER
 WINDOWED OPEN EAT-IN KITCHEN
 CORNER GREAT ROOM
 CORNER MASTER BEDROOM SUITE WITH LARGE THREE-SECTIONAL CLOSET
 PRIVATE ROOF TERRACE

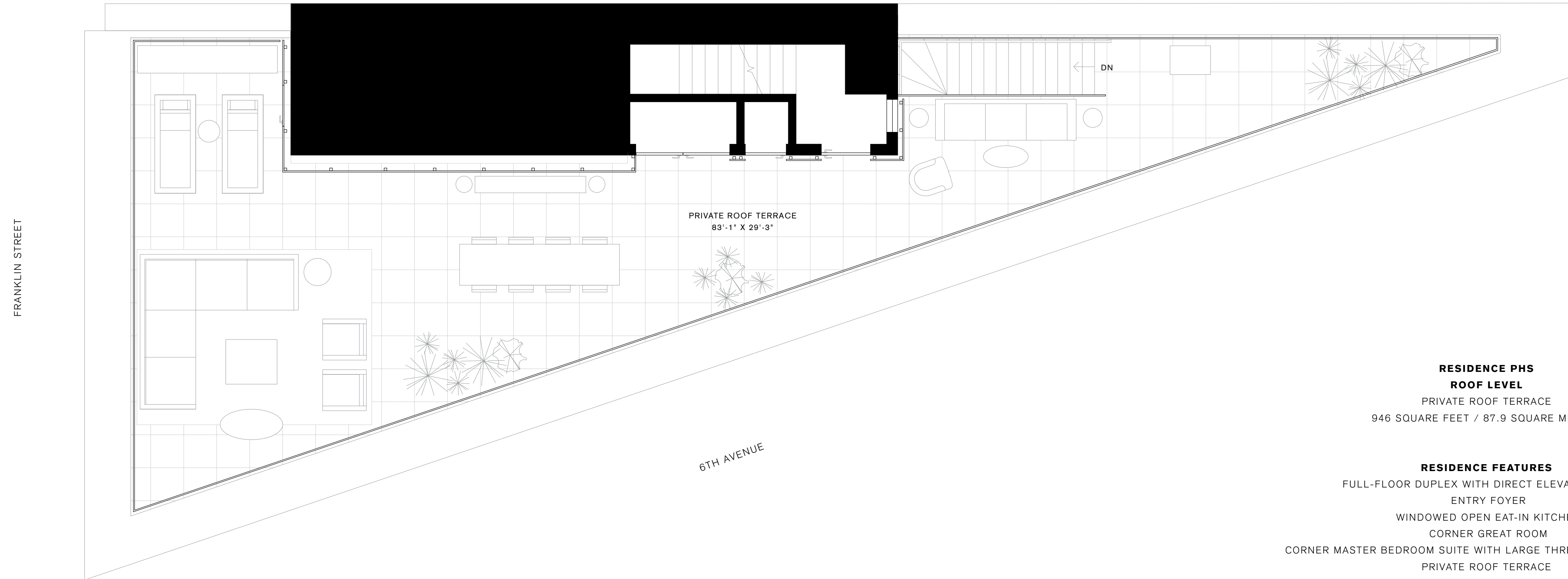
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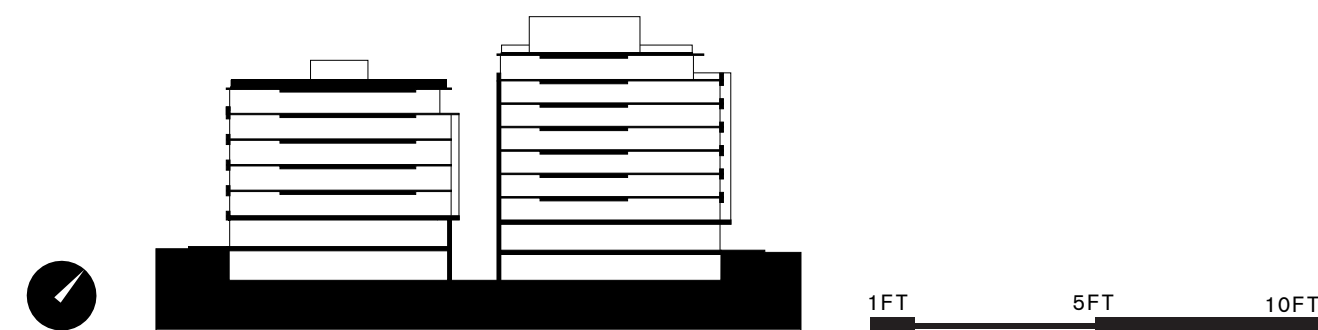
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RESIDENCE PHS
ROOF LEVEL
PRIVATE ROOF TERRACE
946 SQUARE FEET / 87.9 SQUARE METERS

RESIDENCE FEATURES
FULL-FLOOR DUPLEX WITH DIRECT ELEVATOR ENTRY
ENTRY FOYER
WINDOWED OPEN EAT-IN KITCHEN
CORNER GREAT ROOM
CORNER MASTER BEDROOM SUITE WITH LARGE THREE-SECTIONAL CLOSET
PRIVATE ROOF TERRACE



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