



THE MODERN
AUSTIN RESIDENCES

PENTHOUSE
COLLECTION





PENTHOUSE FEATURES

Our impeccably designed penthouse residences comprise half of the building's footprint on floors 53-55. With panoramic views of downtown, the state Capitol, and Lady Bird Lake, these spacious residences blur the lines between indoor and outdoor with multiple terraces making these homes second to none.

Our sub-penthouse residences on levels 53 and 54 feature a gracious foyer, two living spaces, a private office, a customizable wine room, and a fully equipt butler's pantry in addition to 4 bedrooms and 4.5 baths. The terrace includes an outdoor kitchen with ample space to create an outdoor dining and living experience, perfect for entertaining.

Our two-story penthouse residence is located on level 55. This incredible property boasts a double-height foyer with a feature staircase and 13' ceiling heights throughout the living and dining spaces. In addition to the features boasted by the sub-penthouse homes, this residence also includes a second-floor entertaining space and terrace with an outdoor kitchen, fire table, hot tub, and enough living space to create the ultimate outdoor sanctuary.

These exceptional homes feature Sub-Zero and Wolf appliances, a wet bar with a 100-bottle wine fridge, and Kallista plumbing fixtures throughout. The primary suite is a spa-like oasis with an indoor/outdoor shower experience, two rainforest shower heads + a hand sprayer, and a large soaking tub. Our curated range of premium finish selections allows residents to create a home uniquely suited to their individual tastes through the customization of countertops, cabinetry finishes, and tile selections.

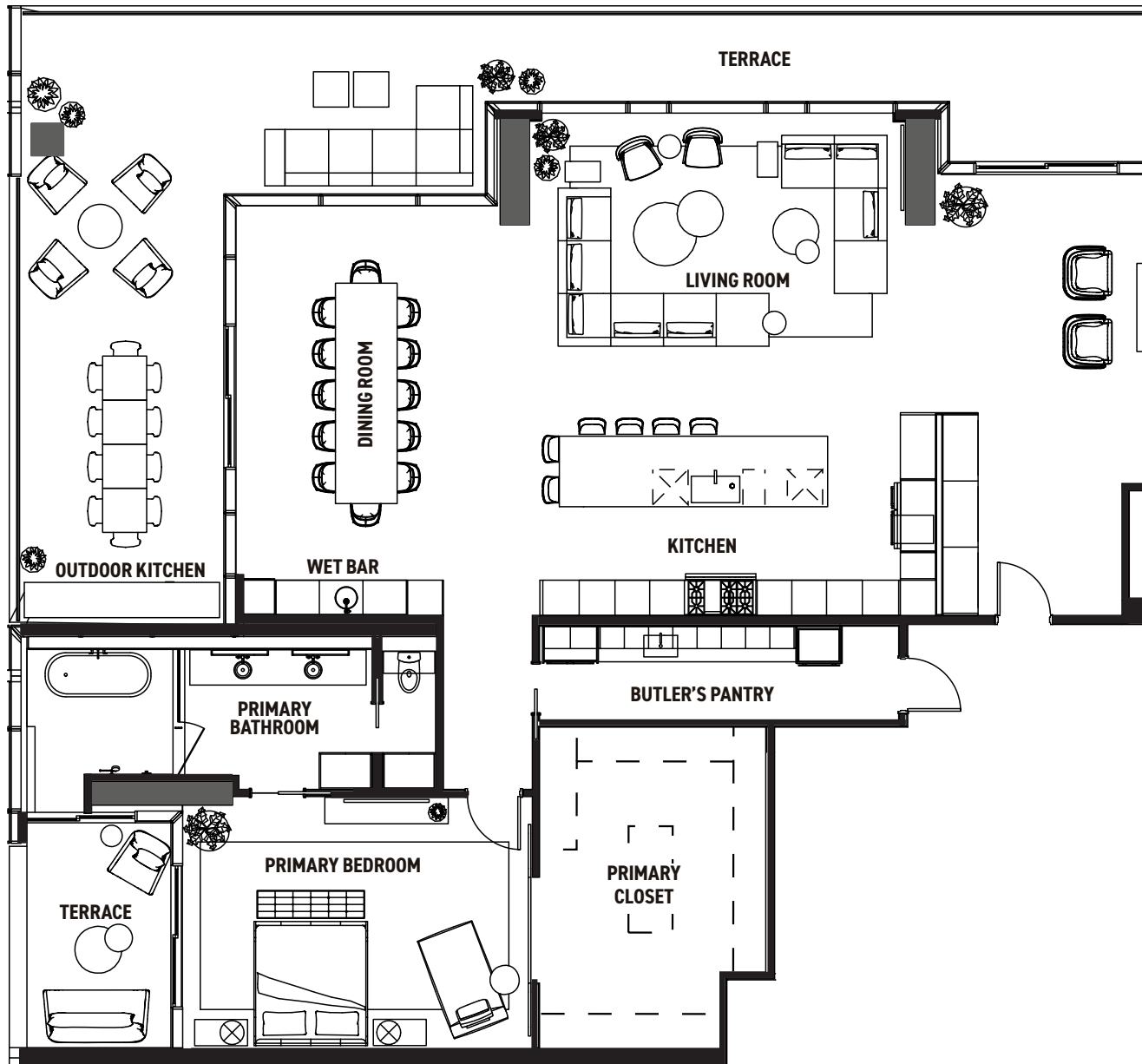


WESTERN VIEW



SUB-PHN

4 Bed | 4.5 Bath | 2 Living | Study
Interior: 4,979 Sq Ft | Balcony: 1,608 Sq Ft



PROUDLY DEVELOPED BY

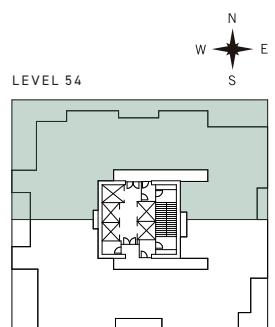
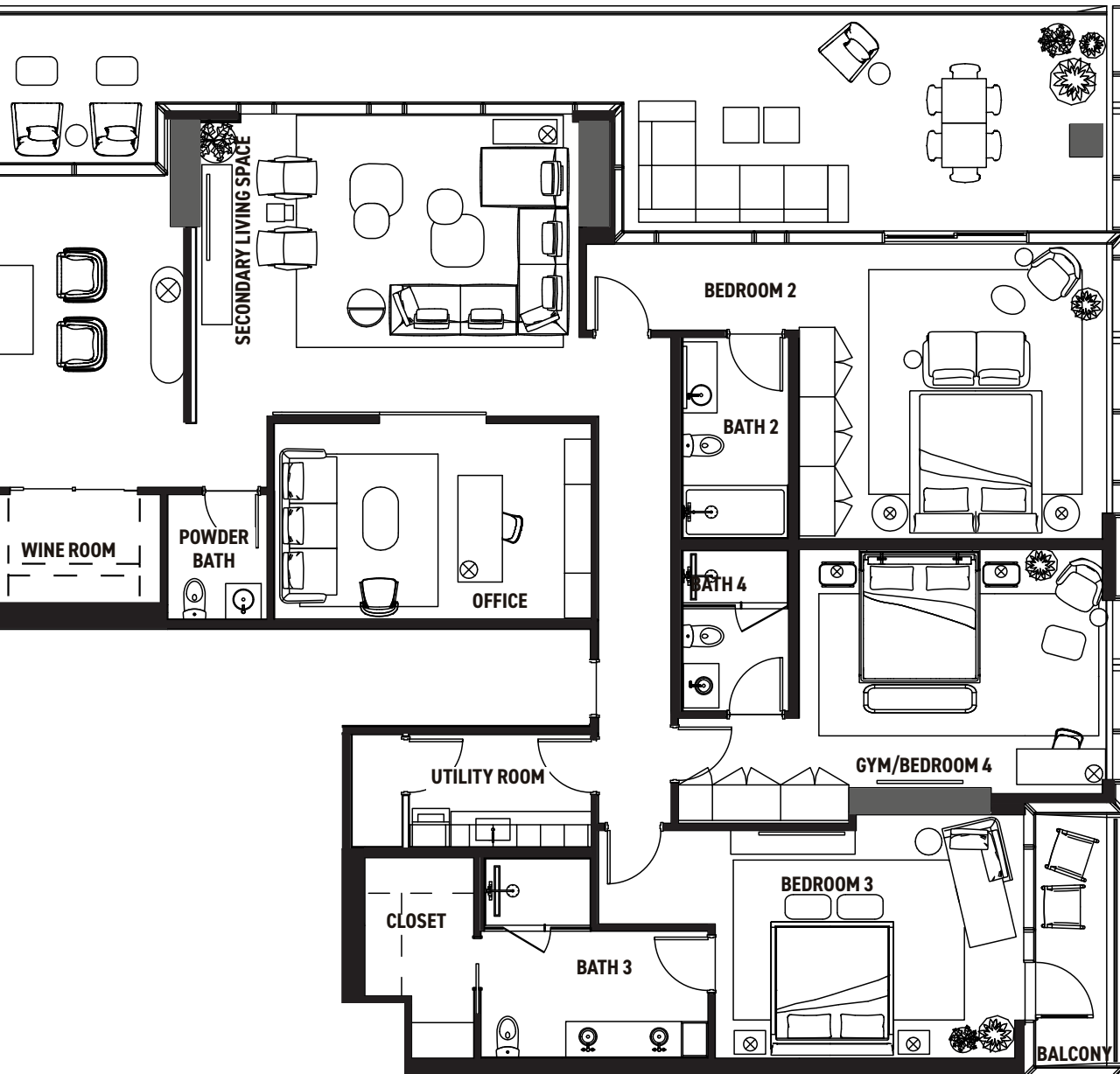


Floor plans are not to scale, dimensions are approximate, and may vary from the description of the unit in the condominium declaration and the purchase contract. Floor plans may be attached to the purchase contract as representative of the unit, but will not be construed as a description of the unit for conveyance or contract purposes. Floor plans, including room layouts and the configuration and location of appliances, cabinets, closets, plumbing facilities, and other improvements shown within the unit are subject to change. Please review the condominium declaration and purchase contract for a description of how the units are measured. You should review the actual materials prior to making any finish or upgrade selections.

| 6,587 Sq Ft
Sq Ft

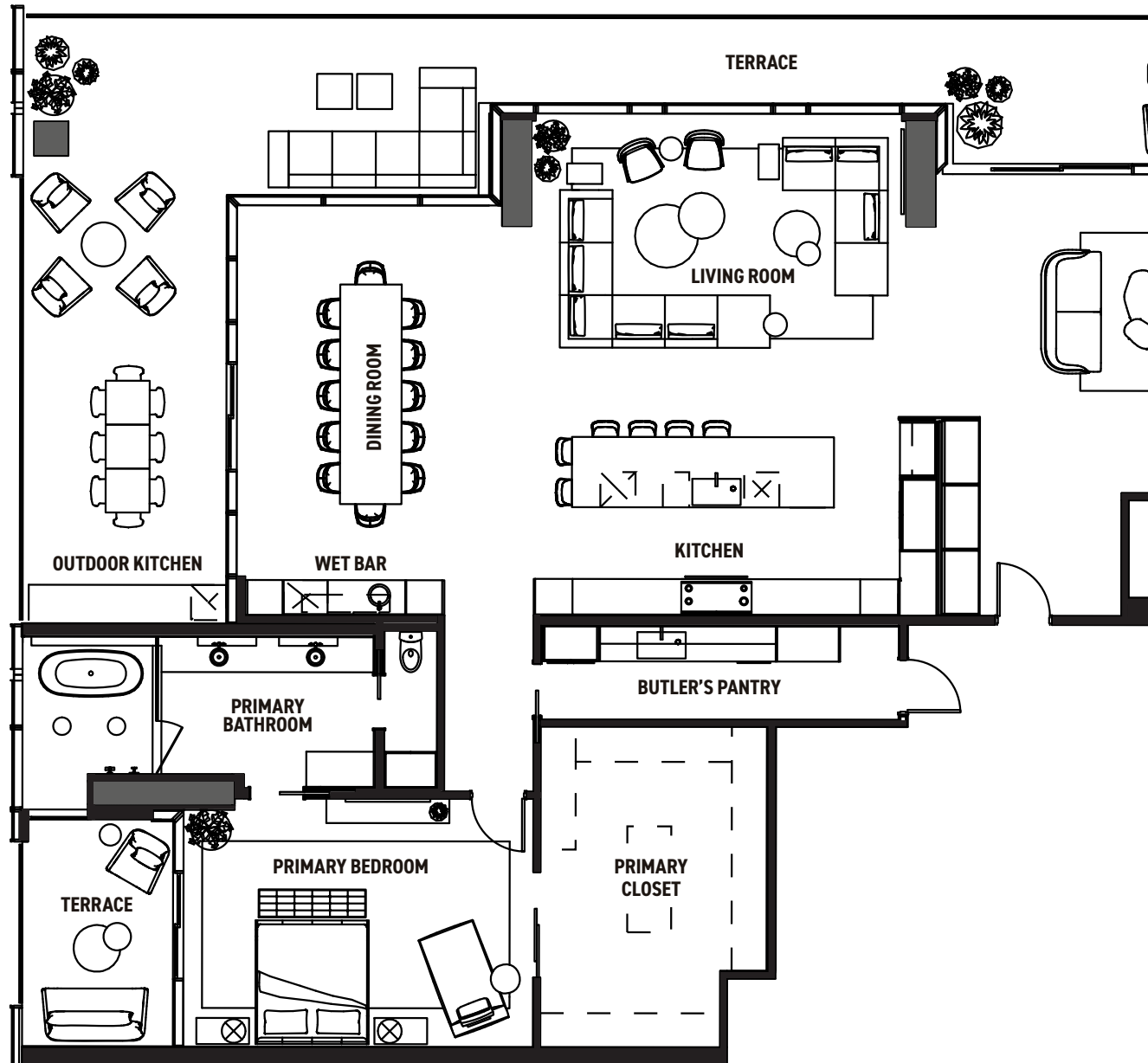
THE MODERN

AUSTIN RESIDENCES



SUB-PHN.1

4 Bed | 4.5 Bath | 2 Living | St
Interior: 4,927 Sq Ft | Balcony: 1,



PROUDLY DEVELOPED BY

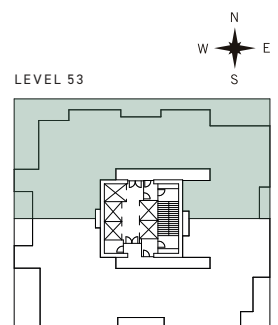
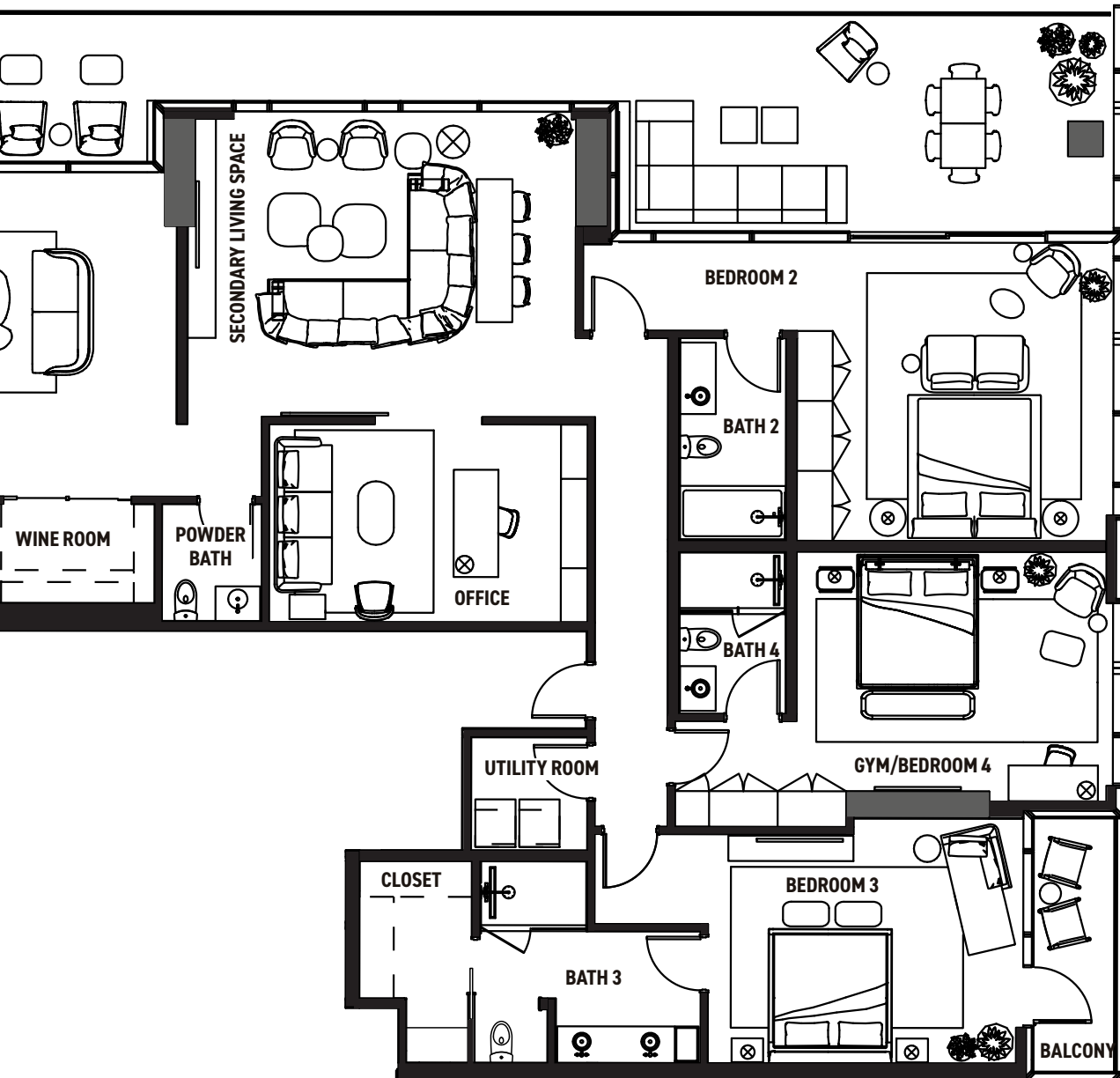


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Study | 6,535 Sq Ft
608 Sq Ft

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AUSTIN RESIDENCES



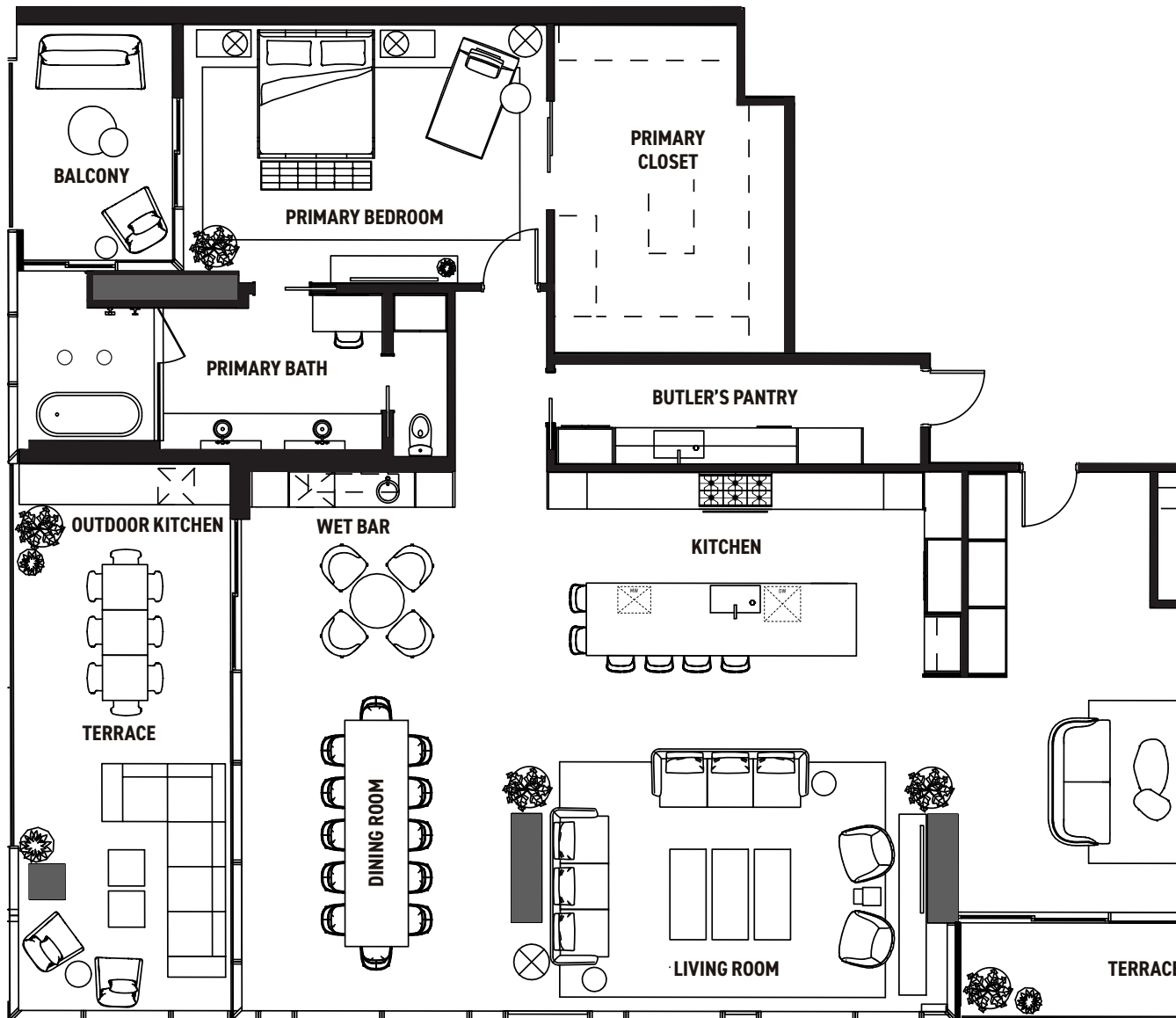


SOUTHERN VIEW



SUB-PHS

4 Bed | 4.5 Bath | 2 Living | Study
Interior: 5,334 Sq Ft | Balcony: 698 Sq



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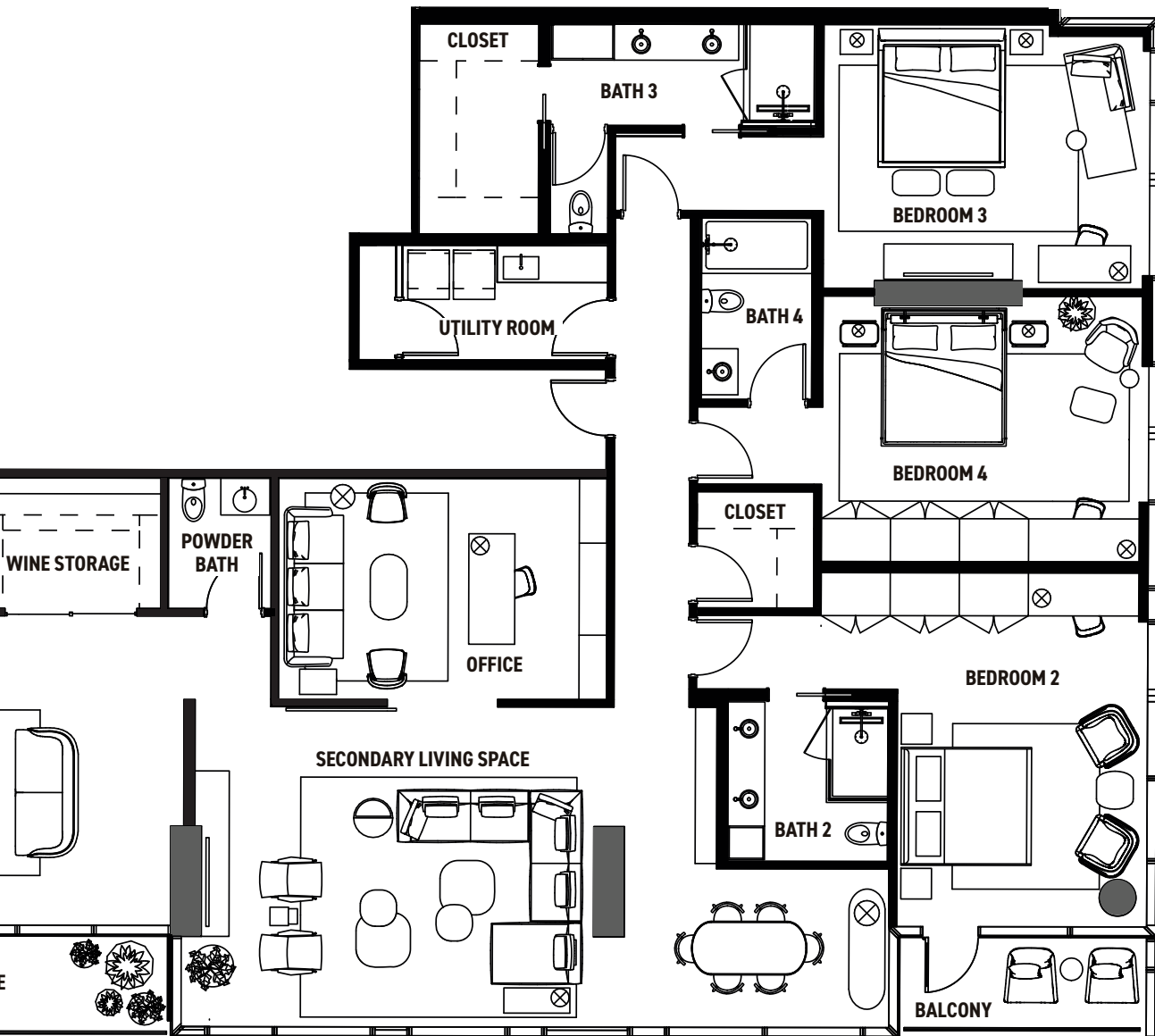


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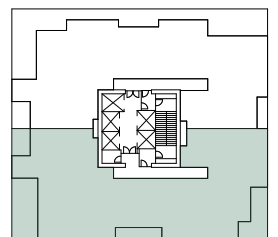
6,032 Sq Ft
Ft

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AUSTIN RESIDENCES



LEVELS 53 & 54

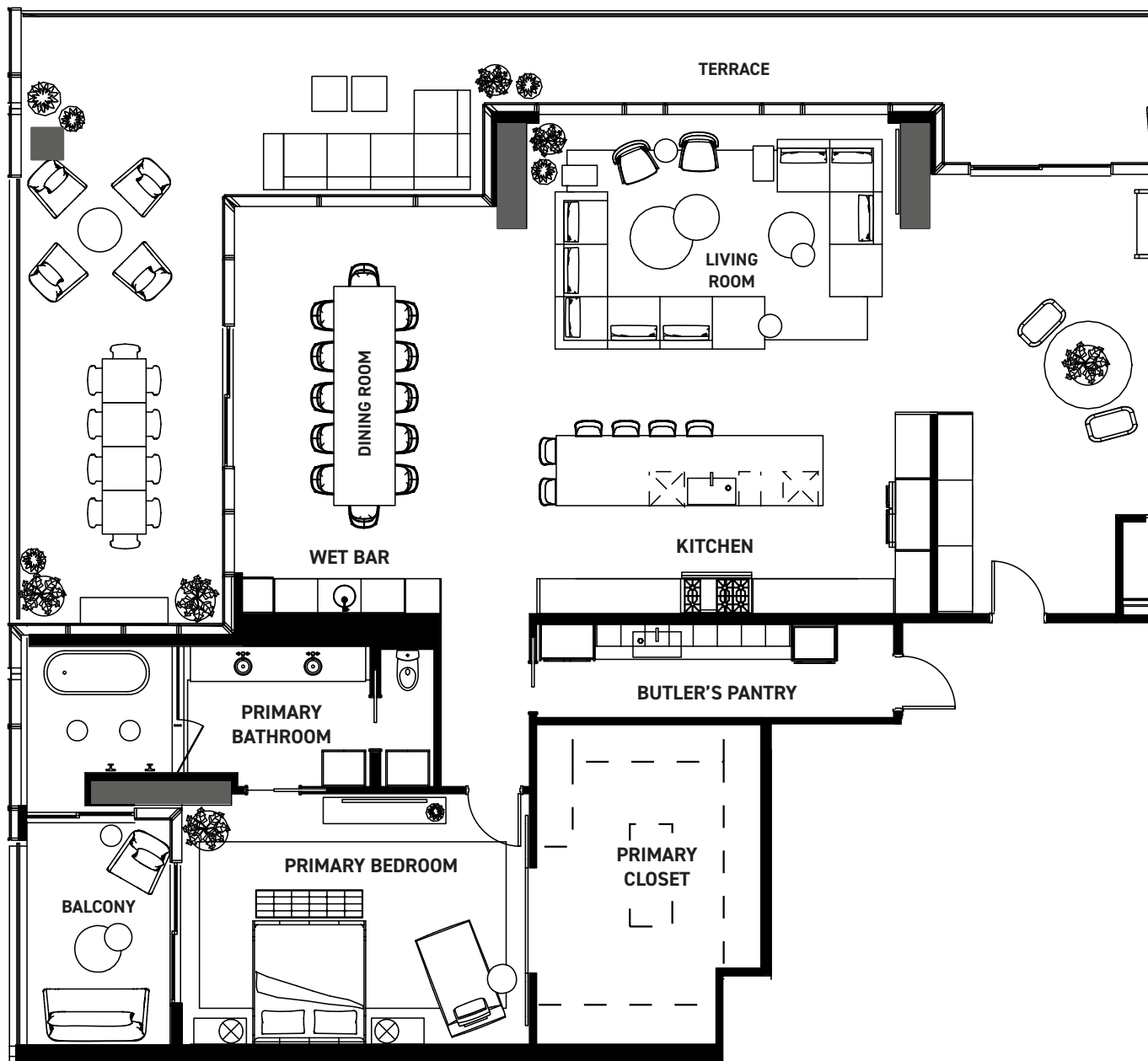






PH55N

4 Bed | 5.5 Bath | 2 Living | Study | Flex
Interior: 6,236 Sq Ft | Balcony: 4,293 Sq Ft



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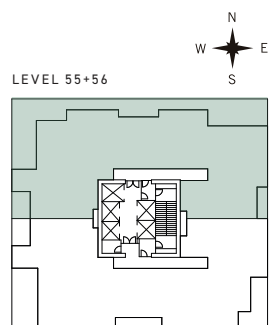
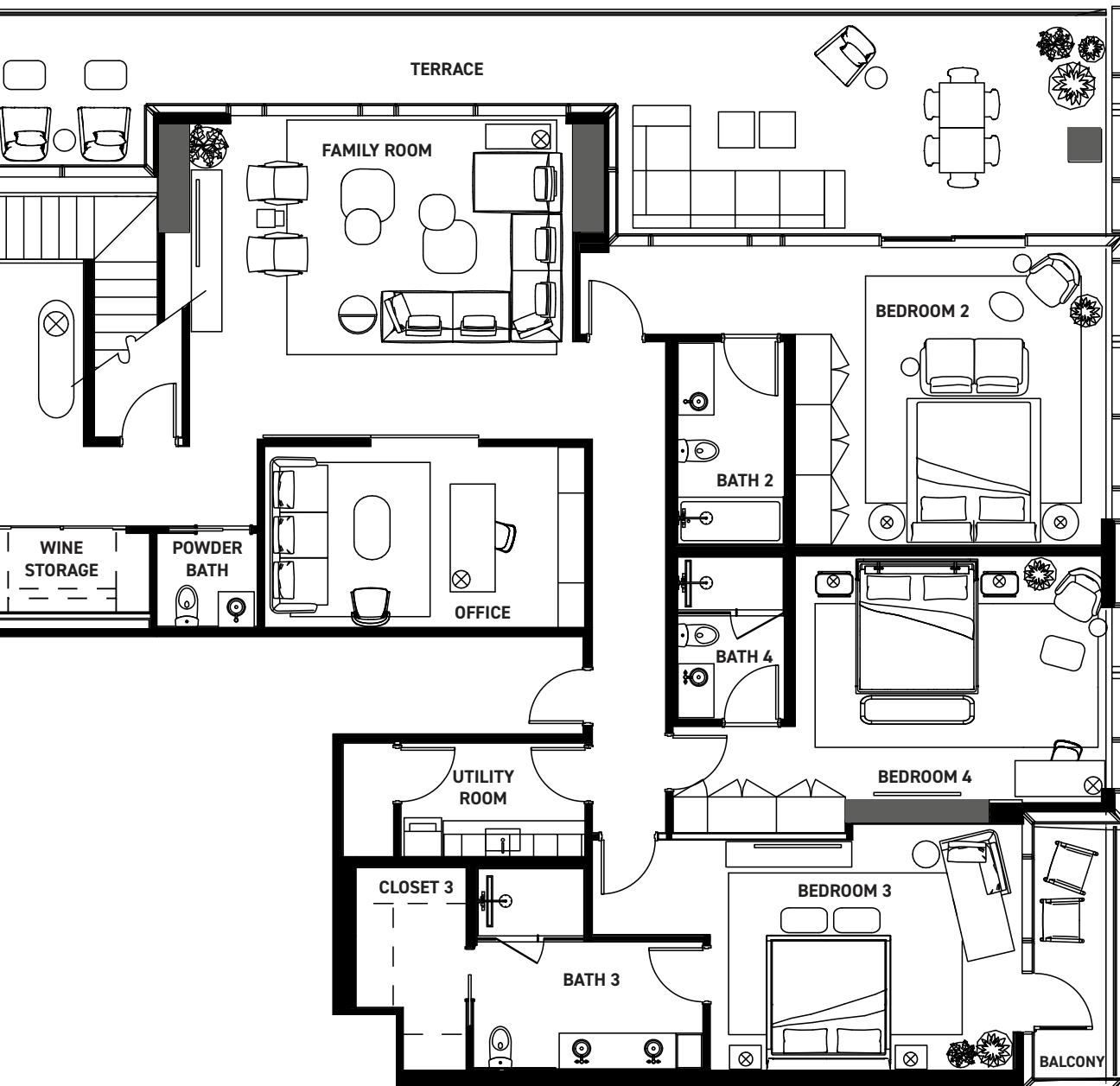


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Space | 10,529 Sq Ft

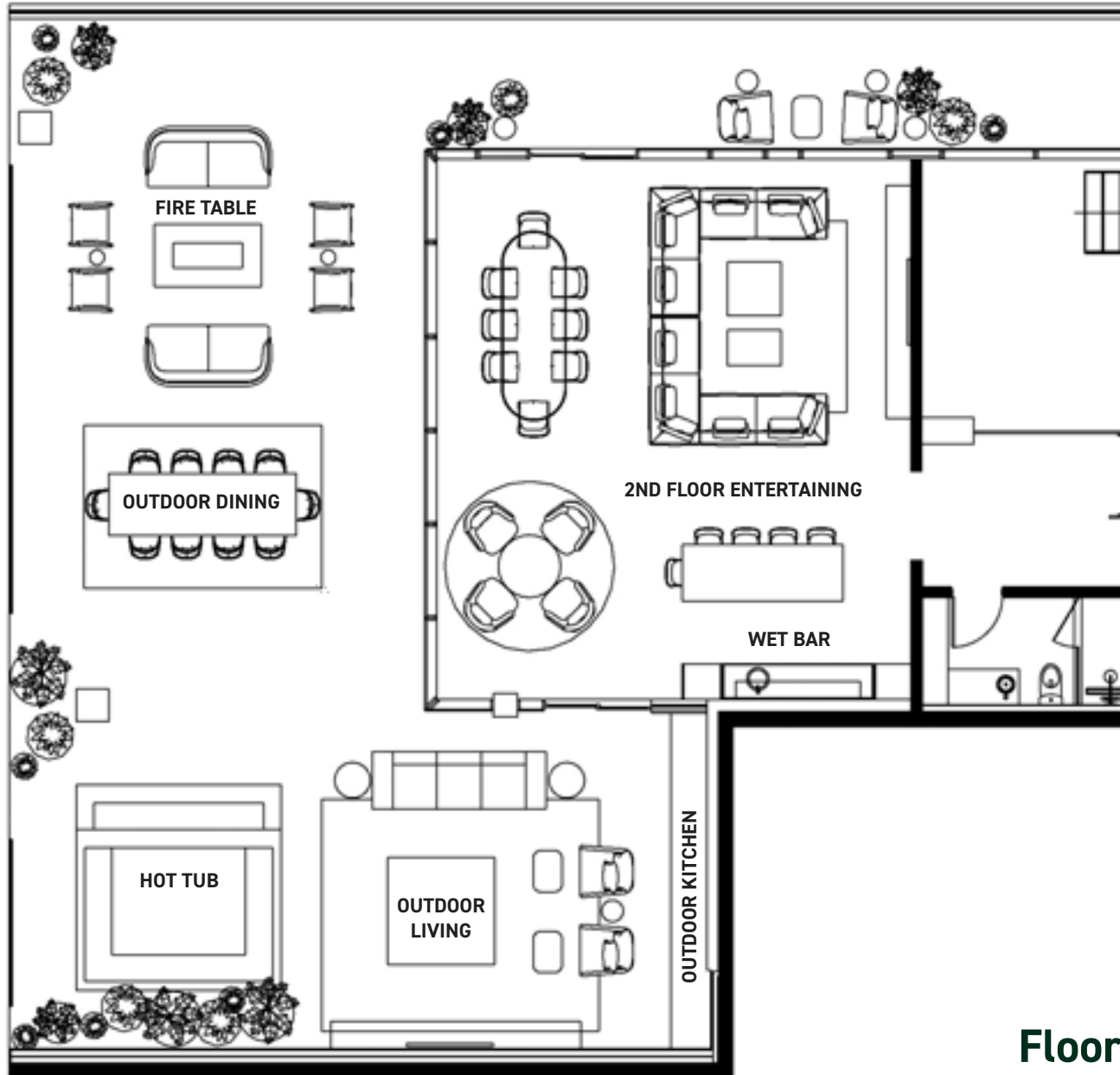
THE MODERN

AUSTIN RESIDENCES



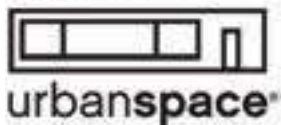
PH55N

4 Bed | 5.5 Bath | 2 Living | Study | Flex S
Interior: 6,236 Sq Ft | Balcony: 4,293 Sq Ft



Floor

PROUDLY DEVELOPED BY

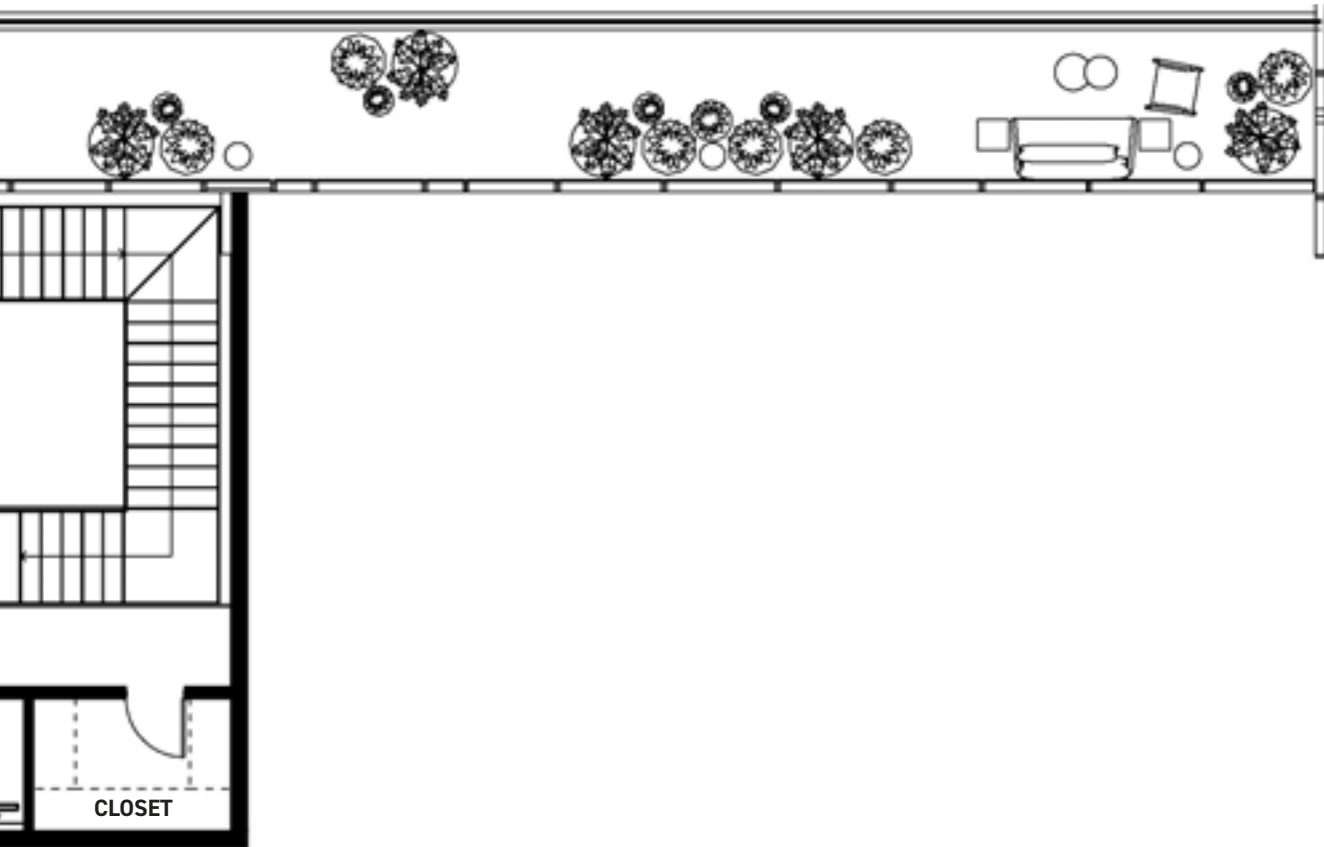


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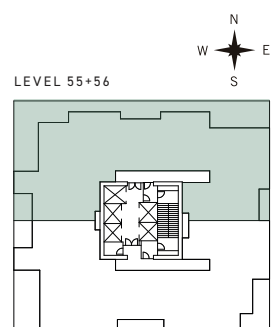
Space | 10,529 Sq Ft

THE MODERN

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2







ELEVATE YOUR KITCHEN

KEY FEATURES:

- 1 *Wolf, Sub-Zero appliances*
- 2 *High-end kitchen, wet bar, and primary bathroom millwork*
- 3 *Custom stone countertops + full height backsplash*
- 4 *Appliance Garage*
- 5 *Illuminated island cabinet storage*
- 6 *Sub-Zero Wine Fridge*







BUILD YOUR DREAM KITCHEN

Compose a space that is uniquely your own as you explore our range of luxury material selections for your kitchen — handpick your millwork countertops, backsplash, and finish for your plumbing fixtures, ensuring your home is a tailor fit to your individual aesthetic.

SELECT YOUR PLUMBING FIXTURE FINISHES:

**ONE™ BY
KALLISTA —
BLACK**

Pull-down
Kitchen Faucet





SUB-PHS

The finish you select will be the same throughout your home.

ONE™ BY
KALLISTA —
CHROME

Pull-down
Kitchen Faucet



ONE™ BY KALLISTA —
UNLACQUERED
BRASS*

Pull-down
Kitchen Faucet



***FROM POLISHED TO AGED**

Unlacquered Brass can be polished to its original luster or left to gradually and gracefully age for a softer, weathered appearance.





SUB-PHS

KITCHEN APPLIANCES & PLUMBING



KRAUS KORE COLLECTION
Kore 32" Undermount Single Basin Stainless Steel Kitchen Sink with Basin Rack, Basket Strainer, Cutting Board, and Drain Board



BOSCH
800 Series 24" ADA Compliant Dishwasher(PANEL READY)



WOLF
48" Gas Range - 6 Burners and
Infrared Griddle



WOLF
24" Transitional Drawer Microwave
Primary Kitchen



SUB-ZERO
48" PRO Refrigerator/Freezer,
Stainless Steel









WET BAR

CUSTOMIZATIONS

The milwork, countertop, and backsplash in the wet bar will mirror the materials you've chosen for your kitchen, ensuring a seamless and harmonious design throughout your home.

APPLIANCES + PLUMBING

The wet bar features a Sub-Zero full-height wine fridge, Sub-Zero fridge and freezer drawers, and extra storage.



CALVERTON
17" Round
Stainless Steel
Undermount
Prep Sink



SUB-ZERO
30" Designer
Refrigerator/Freezer
Drawer With Ice
Maker



SUB-ZERO
24" Full Height
Designer Wine Fridge
(PANEL READY)



ONE™ BY KALLISTA
Single-Control
Sink Faucet



ONE™ BY KALLISTA
Single-Control
Sink Faucet



ONE™ BY KALLISTA
Single-Control
Sink Faucet

**** REMINDER:** Your fixtures will be the same finish throughout your home. (Black, Chrome, or *Unlacquered* Brass.)



PRIMARY BATHROOM



A SPA LIKE OASIS IN YOUR HOME

- *Dual Shower Heads With Separate Hand Shower*
- *Luxurious Soaking Tub*
- *Seated Dressing Table*
- *Full Height Linen Cabinet Within Water Closet*
- *Full Wall of West-Facing Windows*
- *Door From Shower To Private Balcony For Outdoor Shower Experience*

SUB-PHS



PLUMBING:



WYNDHAM COLLECTION
Juno 71" Soaking Bathtub
Matte White



KOHLER VERTICYL®
Round Undermount Bathroom Sink
All Bathroom Sinks



KOHLER REACH®
One-piece compact elongated toilet with
skirted trapway, dual-flush



SUB-PHS

FIXTURES:

*** REMINDER: Your fixtures will be the same finish throughout your home. (Black, Chrome, or *Unlacquered* Brass.)



ONE™ BY KALLISTA
Wall-Mount Bath Spout



KALLISTA
Wand Dual-Function
Handshower with Hose



KALLISTA FOUNDATIONS
Air-Induction Large
Contemporary
Rain Showerhead



ONE™ BY KALLISTA
Slidebar



ONE™ BY KALLISTA
Sink Faucet, Tall Spout, Cross
Handles



ONE™ BY KALLISTA
Bath Faucet Cross Handles



ONE™ BY KALLISTA
Pressure Balance Trim,
Cross Handle



ONE™ BY KALLISTA
Pressure Balance Trim with
Diverter, Cross Handle



PRIMARY BATHROOM

YOUR CUSTOM RETREAT

Like what you see here? These two custom material palettes pulled together by our design team at Urbanspace Interiors are available as shown. Want further customization? Work with our design team to further personalize your space and select floor tile, wall tile, and countertops of your choice.

LIGHTING + MIRROR OPTIONS:



OPTION A:

- Four Light Fixtures
- One Elongated Mirror Medicine Cabinet



OPTION B:

- Three Light Fixtures
- Two Mirror Medicine Cabinets

AUXILIARY BATHROOMS



C3 PRIMARY BATHROOM SHOWN



C3 PRIMARY BATHROOM SHOWN

PLUMBING:



MTI BATHS
Andrea 72" Three Wall Alcove
Acrylic Soaking Tub With
Reversible Drain and Overflow



KOHLER VERTICYL®
Round Undermount Bathroom Sink
All Bathroom Sinks



KOHLER REACH®
One-piece compact elongated toilet with
skirted trapway, dual-flush



C3 PRIMARY BATHROOM SHOWN

FIXTURES:

*** REMINDER: Your fixtures will be the same finish throughout your home. (Black, Chrome, or *Unlacquered* Brass.)



KALLISTA
Wand Dual-Function
Handshower with Hose



KALLISTA FOUNDATIONS
Air Induction Showerhead
with Arm



ONE™ BY KALLISTA
Sink Faucet, Tall Spout, Lever
Handles



ONE™ BY KALLISTA
Pressure Balance Trim,
Cross Handle



ONE™ BY KALLISTA
Pressure Balance Trim With
Diverter, Lever Handle



ONE™ BY KALLISTA
Slidebar





CABINETS OPTIONS





INSPIRATION 1
C3 PRIMARY BATHROOM SHOWN



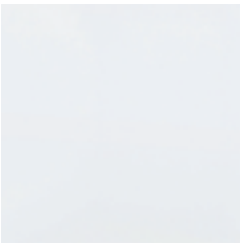
Cabinetry



Wall Tile



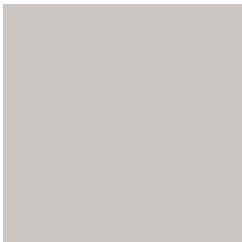
Floor Tile



Countertops



INSPIRATION 2
C3 PRIMARY BATHROOM SHOWN



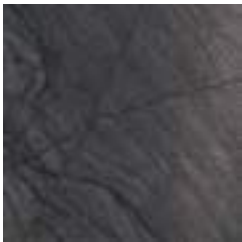
Cabinetry



Wall Tile



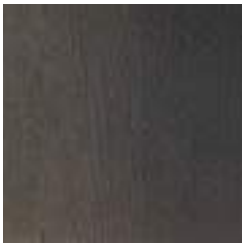
Floor Tile



Countertops



INSPIRATION 3
C3 PRIMARY BATHROOM SHOWN



Cabinetry



Wall Tile



Floor Tile



Countertops



INSPIRATION 4
C3 PRIMARY BATHROOM SHOWN



Cabinetry



Wall Tile



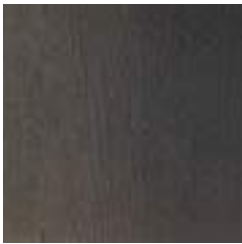
Floor Tile



Countertops



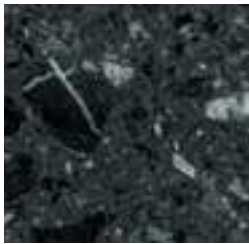
INSPIRATION 5
C3 PRIMARY BATHROOM SHOWN



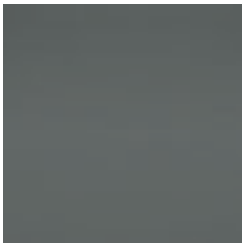
Cabinetry



Wall Tile



Floor Tile



Countertops



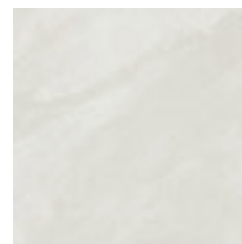
INSPIRATION 6
C3 PRIMARY BATHROOM SHOWN



Cabinetry



Wall Tile



Floor Tile



Countertops

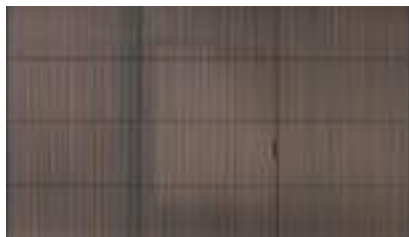
DOORS BY Rimadesio

Founded in 1956, Rimadesio offers an exclusive vision of Italian design via highly stylized, functional systems used to sub-divide and add architectural definition to spaces.



VELARIA OPTION A

PIOMBO GRAFIATO
+ RIBBED GLASS
TRANSLUCENT



SAIL OPTION B

WALNUT +
REFLECTIVE GLASS

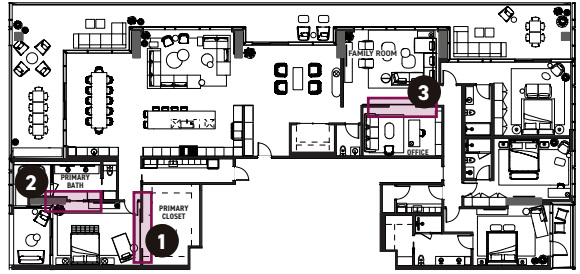


MAXI OPTION C

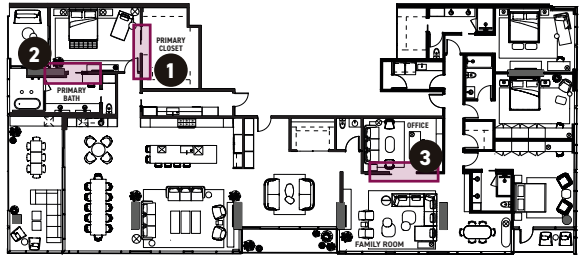
NERO +
RIBBED GLASS
TRANSLUCENT

SUB-PHN & SUB-PHN.1

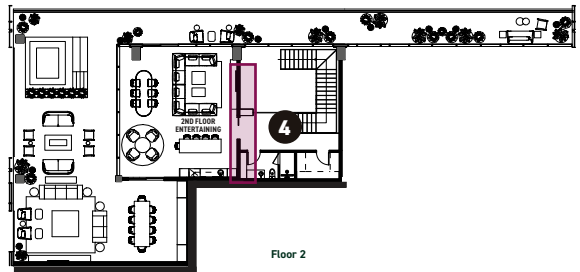
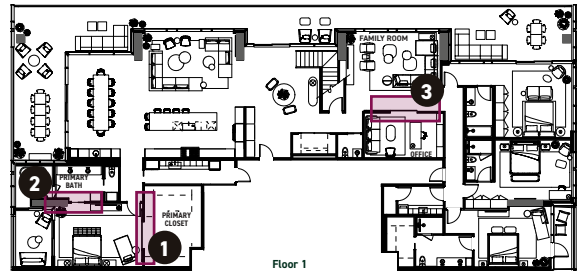
**SUB-PHN FLOOR PLAN SHOWN



SUB-PHS



PH55N



1 PRIMARY BEDROOM

The transition between your primary bedroom and your walk-in closet.

2 PRIMARY BATH

The transition between your primary bedroom and your primary bath.

3 OFFICE

This door will slide to enclose the office but also close off the secondary living space from the rest of the residence.

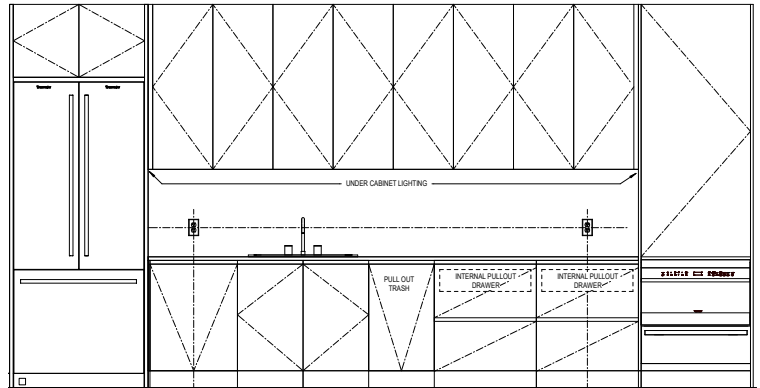
4 2ND FLOOR ENTERTAINING

Enclose the 2nd floor entertaining room. 55 Only.

BUTLER'S PANTRY CUSTOMIZATIONS

Choose between the carefully curated materials our designers selected for your butler pantry.

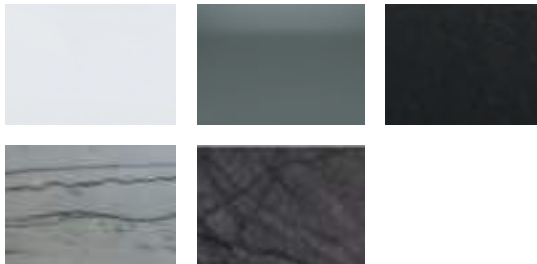
- Select between our 3 Italkraft cabinetry options.
- Select between our 5 countertop options.



Cabinetry Options



Countertop/ Backsplash Options



PLUMBING FIXTURES

*** REMINDER: Your fixtures will be the same finish throughout your home. (If you select the *Unlacquered* Brass Fixtures, you will have the option of black or chrome in the butler's pantry.



CRUE™
Pull-down single-handle
kitchen sink faucet
(Not Available in *Unlacquered Brass*)



KRAUS KORE COLLECTION
Kore 32" Undermount Single Basin
Stainless Steel Kitchen Sink with
Basin Rack, Basket Strainer, Cutting
Board, and Drain Board

APPLIANCES



SUB-ZERO
36" Classic French Door Refrigerator/
Freezer with Internal Dispenser



WOLF
30" M Series Professional
Speed Oven



WOLF
30" Warming Drawers +
Stainless Steel Panel



BOSCH
800 Series 24" ADA Compliant
Dishwasher (Panel Ready)

UTILITY ROOM CUSTOMIZATIONS

Choose between the carefully curated materials our designers selected for your butler pantry.

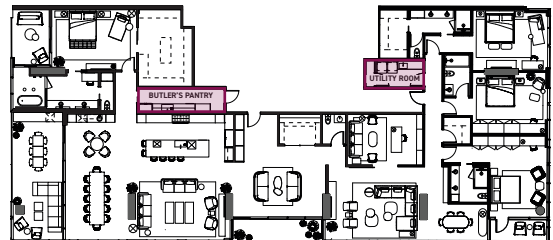
- Select between our 3 Italkraft cabinetry options.
- Select between our 5 countertop options.

PH55N, SUB-PHN, SUB-PHN.1

**PH55N FLOOR PLAN SHOWN



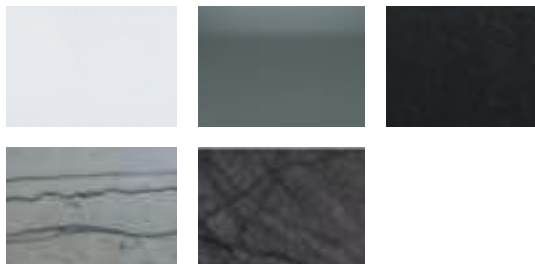
SUB-PHS



Cabinetry Options



Countertop/Backsplash Options



PLUMBING FIXTURES

*** REMINDER: Your fixtures will be the same finish throughout your home. (If you select the *Unlacquered* Brass Fixtures, you will have the option of black or chrome in the utility room.)



CRUE™
Pull-down single-handle kitchen sink faucet
(Not Available in *Unlacquered Brass*)



KRAUS
Kore 23" Undermount Single Basin Stainless Steel Kitchen Sink with Basin Rack, Basket Strainer, Cutting Board, and Drain Board —Utility Sink

WASHER/DRYER UPGRADE



The washer/dryer in the Penthouse and Sub-Penthouse residences will come side by side. However, Sub-PHN.1 will come stacked.

LUXURY FROM THE INSIDE OUT

A modern, multi-level balcony with large glass windows and doors. The balcony is furnished with a white sofa, a dining table with blue chairs, and several potted plants. The view from the balcony shows a sunset over a body of water. The balcony is enclosed by a glass railing. The building has a concrete and glass facade.

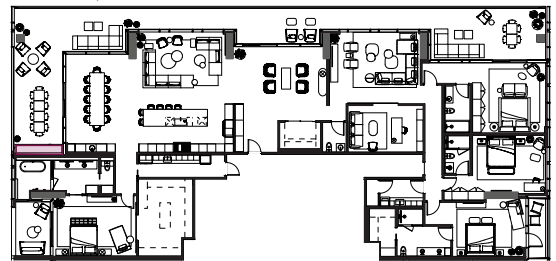
SUB-PHN



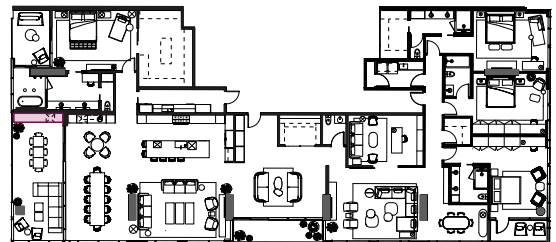
OUTDOOR KITCHEN

- SUB-PHN
- SUB-PHN.1
- SUB-PHS

SUB-PHN, SUB-PHN.1



SUB-PHS



SUB-PHN LAYOUT



**SUB-PHS'S OUTDOOR KITCHEN IS A MIRRORED REFLECTION OF THIS LAYOUT.



**** IMAGE IS FOR VISUAL USE ONLY TO SHOW OFF THE FINISH OF THE OUTDOOR KITCHEN.



**** DRAWER EXAMPLE

APPLIANCES



ELECTI-CHEF

Ruby 32" Countertop 5280 Watt
Electric Grill With Single Digital
Temperature Control - Flameless
Electric Grill



SUB-ZERO

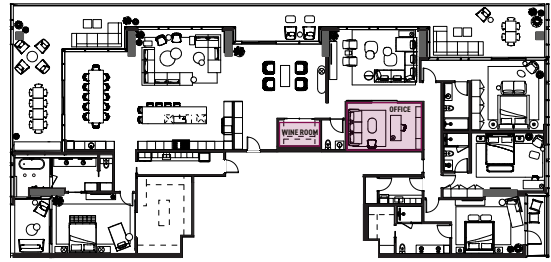
24" Outdoor Undercounter
Refrigerator + Stainless
Steel Panel



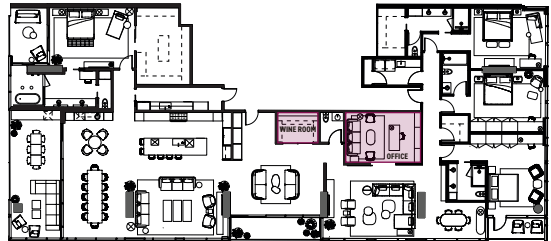


SUB-PHN, SUB-PHN.1, PH55N

**SUB-PHN FLOOR PLAN SHOWN



SUB-PHS



WINE ROOM

The wine room is equipped with insulated walls and sliding glass doors, offering you a blank canvas to make this space your own. You can customize it after closing with your designer by adding equipment and racks to suit your needs. (Wine Room will not come with equipment or racks)



OFFICE

Make this space your own by working with your designer to incorporate a built-in wall system.

OTHER FEATURES

- OPEN, EXPANSIVE FLOOR PLAN
- 13'+ CEILINGS ON LEVEL 55.
- PANORAMIC VIEWS OF AUSTIN
- 3 PARKING SPACES
- EXPANSIVE TERRACE
- COVE LIGHTING
- UPGRADED COUNTERTOP OPTIONS
- BESPOKE HIGH-END MILLWORK IN KITCHEN, WETBAR(S), & PRIMARY BATH.
- FIRE TABLE (55TH FLOOR ONLY)
- HOT TUB (55TH FLOOR ONLY)
- RIMADESIO DOORS
- KALLISTA PLUMBING FIXTURES
- COOLING READY WINE ROOM.
- LOW VOLTAGE ROLLER SHADE WIRING PROVIDED
- SELECT SECONDARY BEDROOMS WILL COME WITH A CLOSET SYSTEM IN THE BASE FINISH.
- 10 COMPLIMENTARY DESIGN HOURS WITH URBANSPEACE INTERIORS

PH55N PENTHOUSE TERRACE

- 13" Ceiling Height
- Double Height Foyer With Feature Stair Case
- Second Floor Entertaining Space with Wet Bar
- Hot Tub and Fire Table
- Outdoor Kitchen
- Outdoor Living Space
- Outdoor Dining Space



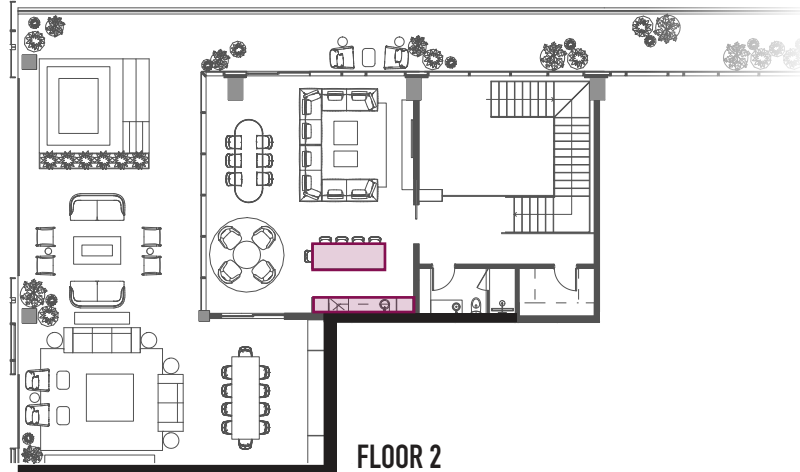




PH55S 2ND FLOOR WET BAR



PH55N



FINISHES

Handpick your millwork countertops, backsplash, and finish for your plumbing fixtures, ensuring your home is a tailor fit to your individual aesthetic.

APPLIANCES + PLUMBING

The wet bar features a Sub-Zero full-height wine fridge, Sub-Zero refrigerator drawers with ice maker, prep sink, full island and extra storage.



CALVERTON
17" Round
Stainless Steel
Undermount
Prep Sink



SUBZERO
30" Designer
Refrigerator/Freezer
Drawer With Ice
Maker



SUB-ZERO
24" Full Height
Designer Wine Fridge
(PANEL READY)



ONETM BY KALLISTA
Single-Control
Sink Faucet



ONETM BY KALLISTA
Single-Control
Sink Faucet



ONETM BY KALLISTA
Single-Control
Sink Faucet

**** REMINDER:** Your fixtures will be the same finish throughout your home. (Black, Chrome, or *Unlacquered* Brass.)



PH55N OUTDOOR TERRACE



PH55N



FLOOR 2

DAVINCI SPA HOT TUB



Custom wood slatted cover

The wooden covers facilitate quicker hot tub heating while ensuring they remain resilient against wind forces. You can roll the cover effortlessly, stowing it away when it's not in use.

*** Please note that planters are not included with your hot tub. These images are for inspiration and visual purposes only.



FIRE TABLE (INCLUDED)



LUXURY FROM THE INSIDE OUT



PH55N OUTDOOR TERRACE



PH55N

OUTDOOR KITCHEN



LAYOUT



*** IMAGE IS FOR VISUAL USE ONLY TO SHOW OFF THE FINISH OF THE OUTDOOR KITCHEN.

*** DRAWER EXAMPLE

APPLIANCES



SUB-ZERO
24" Outdoor Undercounter
Refrigerator + Stainless
Steel Panel



WOLF
36" Outdoor Gas Grill -
Stainless Steel



WOLF
36" Outdoor Pro Wall Hood
Outdoor Kitchen



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