

123 Washington Street, Apt. 42-F

New York, NY 10006

FOR SALE





©VHT STUDIOS

TNG THE NASSIMI GROUP

123 Washington Street Apt., 42-F

\$1,725,000

is being offered at:

THE OFFERING

TNG presents the following opportunity located in the booming Financial District.

Unit 42F at 123 Washington Street is a one bedroom, one bathroom condominium home with astonishing views of 9/11 Memorial Park, the Statue of Liberty, Hudson River, along with the city of Manhattan. Enter immediately into a modern and spacious kitchen that opens up to an even larger living area. A hall brings you to a contemporary bathroom with transparent shower connecting the bedroom area; completing the apartments chic and open aura.

The condominium also features Italian white lacquered cabinetry by Graft Corian and state of the art appliances in the kitchen and custom designed Corian Vanity and edge-lit mirrored medicine cabinets.

This modern residence is situated at the heart of a rising neighborhood. There are a variety of first-class dining choices, retailers, convenient transportation, park and waterfront esplanade, and the 9/11 Museum Memorial Park all within walking distance.

Designed by the late Charles Gwathmey, The W Residence Condominium is the first globally branded luxury hotel and residences of its size and scale in downtown New York. Pets welcome.

THE AMENITIES

- Dishwasher
- Washer and Drier
- Residence-Only Entrance
- Fitness Center
- Sauna
- Outdoor Terrace
- Spa Treatment Rooms
- Cafe
- Digital Entertainment Lounge
- Rooftop Terrace

LISTING METRICS

42F
UNIT

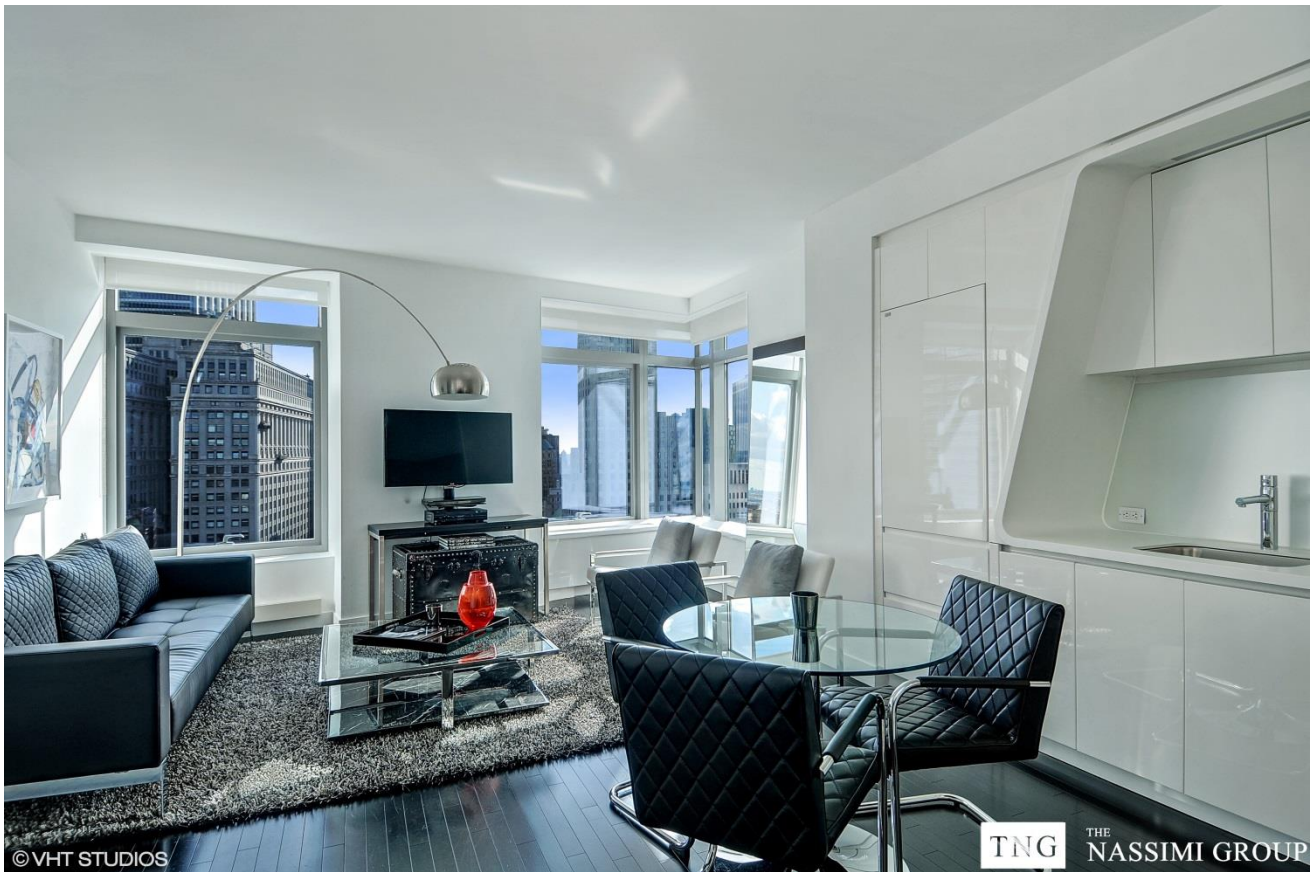
747
SQUARE FEET

1
BEDROOMS

\$294
TAXES

1
BATHROOMS

\$1,158
COMMON CHARGES

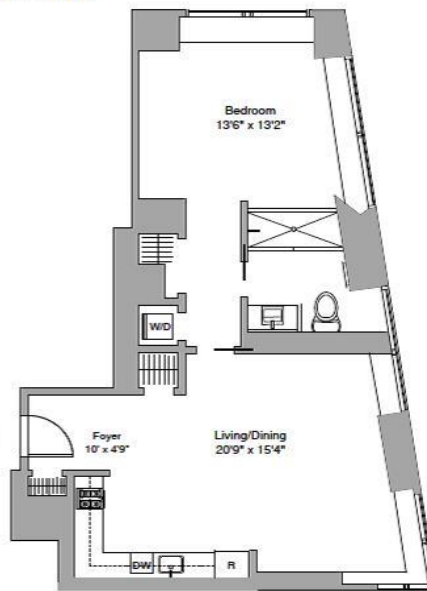




THE RESIDENCES AT W NEW YORK - DOWNTOWN

RESIDENCE F
Floors 33-47
 1 Bedroom
 1 Bathroom
 747 sq feet

- Foyer
- Corner Living/Dining room and Master Bedroom with walls of glass
- North, East and South park, city, and river views
- Kitchen
 - Fully integrated Italian white lacquer cabinetry designed by Graft
 - Corian countertop with glass backsplash and concealed lighting
 - Stainless Steel under-mount sink with Grohe pull out spray faucet
 - Miele Gas Cook-top, hood, convection/microwave oven and dishwasher
 - Integrated Subzero refrigerator
- WC
 - En-suite glass shower with built-in bench and window
 - Kohler polished chrome multi-setting showerhead
 - Italian designed crocodile textured and reflective snakeskin tiles
 - Custom Corian Vanity with Duravit under-mount sink
 - Contemporary Signature series faucet
 - Custom designed edge-lit mirrored medicine cabinet
 - Amba Italian designed stainless steel towel warmer
 - Toto water closet
- Built-in white lacquer window seating with white ostrich cushions
- Ebonized maple hardwood Floors throughout
- Washer/Dryer



Sales Center On-Site
 123 Washington Street
 New York, NY 10006
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wnyresidences.com

All plans and/or layouts are subject to modification. All dimensions and areas are approximate and subject to normal construction variances and tolerances. Dimensions are maximum overall subtracting cutouts. We reserve the right to make changes to conditions in accordance with the offering plan. A Motion Group project. The Residences at W New York Downtown are not owned, developed or sold by Starwood Hotels & Resorts Worldwide, Inc. or its affiliates. Motion Group uses the W logo and other trade names under a license from Starwood Hotels & Resorts Worldwide, Inc. This is not an offer to sell or solicitation of offers to buy, nor is any offer or solicitation made where prohibited by law. The statements set forth herein are summary in nature and should not be relied upon. A prospective purchaser should refer to the entire set of documents provided by Motion Group and should seek competent legal advice in connection therewith. Sponsor: 123 Washington LLC, 520 2nd Avenue, Suite 1500 New York, NY 10006. The complete offering terms are in an Offering Plan available from the Sponsor. File No. C2009-0867. We are designed to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin.

TNG MARKETING and DEVELOPMENT



THE
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