

# MOINIAN

REINVENTING NEW YORK LIVING

SUMMER 2006

## Condominiums

Own more than a place to live;  
own the City lifestyle.

## Rental Apartments

Experience a unique  
style of rental living.

## Corporate Apartments

Short-term residences  
with a feeling of home.



[www.moiniangroup.com](http://www.moiniangroup.com)



## THE MOINIAN WAY

It's a new vision of luxury for New York City. Bringing the future closer. Placing the soul of the city at your doorstep. We recognize that today's urban professionals want a luxurious oasis that strikes a balance between the finest world-class amenities and attentive 24-hour services. At The Moinian Group, our goal is to bring you such properties, working with carefully selected partners - award-winning architects and designers - with premium finishes and most upscale details. Our notion of vertical neighborhoods reflects innovative vision, pushing the limit and creating not just living spaces, but lifestyles.



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## AMENITIES

Our residences redefine and expand on the idea of amenities. From landscaped sun decks to residential cafes, we bring a new perspective to urban living. Harmoniously placed in almost each building respectively, our communal environments are equipped with full services, supporting each of our residents with an atmosphere that both mind and body can call home.





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The Manhattan skyline is like visual archaeology.





## CONDOMINIUMS

"The buildings conceived of are iconic and totally memorable – standing out in the skyline – like glass houses in the sky. They are like mansions in the sky. They are homes away from the hustle and bustle of the city. A place where you can find serenity. "

—COSTAS KONDYLIS  
Architect  
COSTA KONDYLIS AND PARTNERS



## ATELIER

Atelier stands not only within the most desirable and valuable real estate in Manhattan, but for the best in luxurious modern living. Its striking 46 story glass tower overlooks the crossroads of the world - 42nd Street and Times Square. Inside, the drama begins the moment you step into its sleek, soaring lobby.



### BUILDING FEATURES AND AMENITIES:

- :: The full service concierge is attentive to your every need
- :: Convenient cross-town shuttle service
- :: Bosch large capacity washer and dryer in every home
- :: 24-hour attended lobby for ultimate convenience
- :: Landscaped recreation terrace with sunning divans, full basketball and volleyball courts, bocce ball and children's play area
- :: Sky lounge with billiards room, catering kitchen and landscaped sun deck affording magnificent views.
- :: Health club and swimming pool with state-of-the-art equipment
- :: Atelier, 635 W. 42nd Street  
212.563.6635  
[www.ateliercondos.com](http://www.ateliercondos.com)



Life in Atelier is lived within incredible light through oversized windows, and surrounded by spectacular unobstructed views of the Hudson River and the city. Each residence features white oak flooring imported from Italy, stainless steel appliances and polished marble floors and chrome faucets and fixtures throughout. Whether you make the 2nd floor or the 40th your home, you'll experience excellence from the ground up.





## DOWNTOWN CLUB

20 West Street has both a rich history and an exciting future. Built in 1930, in the glorious Art Deco style of the day, 20 West Street was for more than 70 years home to one of the world's most prestigious members-only athletic clubs, the legendary Downtown Athletic Club, and also home to the world-famous Heisman Trophy. Today, this spectacular 45-story tower overlooking New York Harbor is reborn, once again destined for greatness. Inside, there are 238 condominium residences in the classic New York Deco environment. Each contemporary studio or one- and two-bedroom apartment is beautifully designed and elegantly appointed, with high ceilings and spectacular river views.



**DOWNTOWN LOCATION.  
UPTOWN AMENITIES.**

In keeping with the building's legacy as an athletic club, has generous fitness amenities, as well as the kind that just make your life easier.

- :: State-of-the-Art 12,000 SF 2-level fitness center with mezzanine lounge
- :: Aerobic and fitness classes offered daily
- :: Spa with steam room and massage service
- :: Men's and women's locker rooms with showers
- :: Landscaped sundeck
- :: Professional 20 seat screening room also available for private parties
- :: Full service professional valet
- :: Downtown Club, 20 W. Street  
212.363.2020 [www.downtownclubny.com](http://www.downtownclubny.com)



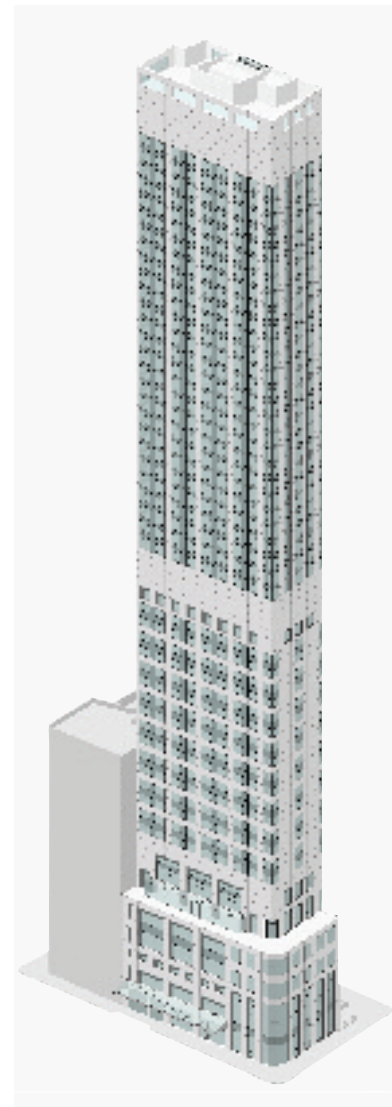
**THE TROPHY CLUB**

Befitting the building's heritage, this is a serious sports club, gym, fitness center and lounge. Professional fitness equipment provides a balanced regimen for whole body well being, or muscle burning workouts. The sumptuous spa indulges and pampers your body with a multitude of treatments. There's the serenity of the yoga studio, the relaxation of the steam room, and the comfortable atmosphere of the media lounge with its cyber café posts and super video surround sound. The café serves light fare, juice and coffee. The event room, with wet bar and pantry is the perfect staging area for a pre-launch Saturday night.

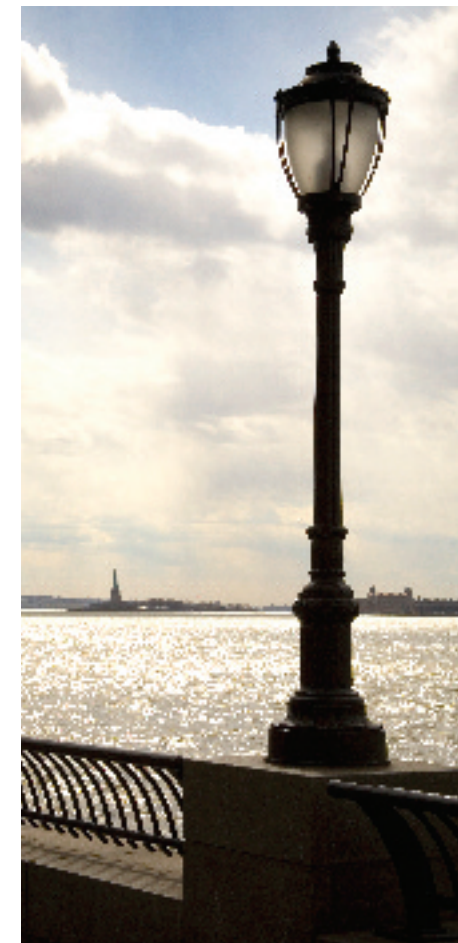


## 1 2 3 WASHINGTON

When completed, 123 Washington Street will fill two of Downtown's most pressing needs. This soaring 53 story building will be a world-class W Hotel, adding approximately 220 luxury hotel rooms to an area whose hotels are almost universally booked. The building will also contain 180 luxury residential condo units with spectacular amenities and views of the harbor and the Hudson River. Anchoring the southern side of the World Trade Center Memorial site, 123 Washington will play an important part in re-establishing the vibrant and divers community of Lower Manhattan.



- HOTEL AMENITIES**
- :: Meeting rooms
  - :: Spa and fitness center
  - :: Four-star restaurant
  - :: Luxurious lounge
  - :: Sky lobby



## 605 W. 42ND STREET

605 W. 42nd Street, the second phase of The Moinian Group's 42nd Street Development, was designed in close coordination with The Atelier to create a strong sense of place. It will feature two distinct towers creating 938 condominium units. With nearly 1 million square feet, 605 W. 42nd Street's two towers will be 57 and 54 stories respectively. They will be home to 200,000 sf of luxury retail shops and 375 parking spaces.



- :: As with the Atelier, Costas Kondylis and Partners drew inspiration for the building's design from the great ocean liners docked along Manhattan's west side.
- :: As described by Costas Kondylis, the architect for the project, "Like the buildings that comprise Rockefeller Center, each of the two residential towers has a distinctive character yet work together to define a cohesive whole through their use of composition, proportions and materials."
- :: Construction to begin in 2007.
- :: Please contact The Moinian Group for more information. [www.moiniangroup.com](http://www.moiniangroup.com)  
212.808.4000

