

A Double Vision To Living Well Windows on 123



Windows On 123 introduces a whole new concept in contemporary New York City living for those who either prefer the cutting edge chic of expansive loft living or the more contemporary elegance of condominium apartments, both at accessible prices for today's sophisticated buyers.

The developers of Windows On 123 are offering not just one, but two very different and exciting residential buildings in one of the most beautiful and historical Harlem neighborhoods, just steps apart on the same quiet, tree-lined street, blocks away from the pulsating, cultural hub of Harlem.

The larger condominium, 117 West 123rd Street features 26 glorious sun-filled apartments with a nearly 3,000 square foot sky deck, private underground garage, and a fully equipped fitness center. The smaller building, 129 West 123rd Street offers eight voluminous entire floor loft apartments, replete with keyed access elevators, imported high-end tilt and turn windows, walk-in laundry rooms, and a private common roof deck for sweeping City views.

"We have created two completely different buildings that give buyers options, but also that share the same high design and the very best in top-tier amenities found only in the absolute finest apartments in Manhattan," said Refik Radonicic of R&B Development Group and T&R Construction, which also acts as the construction company on the unique project. "This allows us to be more adaptable and pass significant savings onto the buyer."

Together with 3CD-Architecture, the team has created a double dream offering for buyers, a perfect blend of light and space for busy urban dwellers who want it all: modern spacious lobbies with funky light installations, hallways and terraces covered in Pietra Sierra limestone, and apartments with 9 foot high ceilings and 8 foot doors with polished chrome hardware by Omnia.

For today's at home easy living and entertaining needs, both buildings feature open European-style kitchens with SubZero ranges, Vented Miele hoods, Bosch dishwashers and washer/dryers, Ceasar Stone quartz countertops, and Italian Miton Cucine kitchen cabinets in glass, stainless, and Coco Bolo wood.

Bathrooms at Windows On 123 are true urban oases, with radiant warmth rising from fine pure white Thassos stone floors. Oversized deep soaking tubs and showers with Hansgrohe fixtures offer a respite from the outside world. Rich walnut vanities and mirrored, recessed medicine cabinets add the final touch.

At Windows On 123, developers have deliberately invested a lot in creating a green, eco-friendly building, with natural materials, thermal windows, and an advanced multi-zone environmental central heating and cooling system that translates to substantial energy savings for owners. Buyers at both buildings will also have the opportunity to purchase a climate controlled parking space at the under-ground garage, and both buildings will be serviced by Virtual Doorman service (117 West 123rd will also have a part time doorman as well).



Unique apartments at 117 West 123rd Street include: a two bedroom, three-bathroom 1,885 square foot duplex with a 1,279 square foot private yard, and four higher floor apartments have multiple private terraces. Residences range from 835 square foot one bedrooms to a 1,884 square foot three-bedroom, two-bath unit with 500 square feet of outdoor limestone tiled planted terraces. Many of the one-bedroom apartments have oversized terraces that extend from the living room to the bedroom.

At the 129 West 123rd Street loft building, four expansive apartments are large 1,713 square foot three bedrooms, three baths. The remaining apartments are 1,939 square foot one-bedrooms with recreation room and two bedrooms, two baths from 1,379 to 1,515 square foot.

“We are priced aggressively for the current market, says Jeffrey Ben-

nett, whose development company R & B Development Group is experienced in the Harlem market. “We are raising the bar for every builder. We put our signature on buildings that contribute to the lasting beauty of their neighborhoods.” ■

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