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### OVERVIEW

96+Broadway is an address for true New Yorkers. Surrounded by the attractions of Manhattan's Upper West Side, the intersection of 96th Street and Broadway offers the conveniences you need. Nestled between Riverside and Central Parks as well as landmarked museums and performance venues, it's an ideal location. Contextual in his concept and design, architectural designer Thomas Juul-Hansen has reinterpreted the iconic buildings of the Upper West Side to enhance light and views. Finished in elegantly crafted materials, residential interiors are as practical as they are beautiful. Amenities ranging from the 75-foot saltwater lap pool to the rooftop lounge and outdoor cinema are spaces for escape and activity that elevate your daily routine. 96+Broadway is made for the way New Yorkers live today.

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### BUILDING & ARRIVAL

- 131 residences designed by Thomas Juul-Hansen ranging from 1-5 bedrooms
- 23 stories with private setback terraces\* + Juliet balconies\*
- Façade crafted from Bavarian limestone with bronze details + granite base
- Double-height lobby with 24-hour attendant
- Outdoor garden adjacent to lobby
- Silver Travertine reception desk + vein-matched lobby floors
- Custom-designed elevators featuring Olympian White Danby marble flooring + bronze fluted wall paneling

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### AMENITIES

- 75-foot Saltwater Lap Pool with adjacent terrace
- Spa Pool
- Steam Room
- Sauna
- Fitness Center
- Pilates Studio
- Regulation Squash Court with basketball hoop
- Rooftop Terrace with dining area, Outdoor Cinema + stunning views of New York City including the Midtown skyline
- Dining Room with full kitchen + lounge
- Entertainment Lounge
- Childrens' Playroom
- Music Room
- Pet Grooming Station
- Private Storage\*\* + Bike Storage
- Laundry Facility

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### RESIDENCE FEATURES


- Open floorplan layouts
- Custom-designed residences by Thomas Juul-Hansen
- Juliet balconies\*
- Private terraces\*
- Ceiling heights up to 11\*\*
- 7 1/2' wide European White oak flooring
- Oversized casement windows
- Fireplaces\*
- Washers + dryers in unit

250 West 96th Street  
New York, NY 10025

212 926 9696

96andBroadway.com  
Info@96andBroadway.com

\*In select residences \*\*Available for purchase

The complete offering terms are in an offering plan available from the Sponsor. File No. CD21-0266. The artist representations and interior decorations, finishes, appliances and furnishings are provided for illustrative purposes only. Sponsor makes no representations or warranties except as may be set forth in the Offering Plan. Sponsor reserves the right to substitute materials, appliances, equipment, fixtures and other construction and design details specified herein as provided in the Offering Plan. All dimensions are approximate and subject to normal construction variances and tolerances. Square footage exceeds the usable floor area. Sponsor reserves the right to make changes in accordance with the terms of the Offering Plan. Plans and dimensions may contain minor variations from floor to floor. Sponsor: Paragon JV Prop III LLC c/o 767 Fifth Avenue, New York, New York 10153. Equal Housing Opportunity. 

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### KITCHEN FEATURES

- Italian-crafted solid oak cabinets + drawers with exposed dovetail joinery
- Desert Quartzite kitchen countertops
- Vanilla Ice marble backsplashes
- Solid oak open shelving
- Wolf Chef Stoves\*
- Wolf Transitional Gas Cooktops
- Wolf Speed Ovens\*
- Wolf Steam Ovens\*
- Sub Zero Dishwashers
- Sub Zero Dual Refrigerators + Freezers with Integrated Icemaker
- Sub Zero Wine Storage\*
- Vented Braun hoods

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### PRIMARY BATHROOMS

- Bianco Dolomiti marble vanities with Kohler sink
- Waterworks soaking tubs in select residences
- Truffle White marble flooring with custom herringbone pattern
- Bianco Dolomiti marble walls + vanity countertops + tub surrounds
- Waterworks plumbing fixtures throughout
- Toto Neorest commodes
- Infinity drains at shower
- Radiant heated floors

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### SECONDARY BATHROOMS

- Hansgrohe plumbing fixtures
- Stoneglass integrated vanity tops + white oak cabinetry
- Kohler undermount vanity sinks
- Wall-hung Toto toilets
- Waterworks tubs\*
- St. Henri Mist marble mosaic floors
- Calacatta Caldia marble walls

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### POWDER ROOMS

- Floating solid wood vanities with custom polished chrome shelving
- Carved Calacatta Lousanna vessel sinks
- Waterworks faucets
- Calacatta Gold marble mosaic walls + floor borders
- Calacatta Gold marble mosaic floor inlays
- Wall-hung Toto toilets

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### TEAM

**INTERIOR + ARCHITECTURAL DESIGNER** Thomas Juul-Hansen

**ARCHITECT OF RECORD** Stephen B. Jacobs

**DEVELOPER** JVP Management

**EXCLUSIVE SALES & MARKETING** Compass Development Marketing Group

**BRANDING + CREATIVE DIRECTION** Pandiscio Green

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