

32 EAST 1st STREET

Where Chicago meets Bond



32 EAST 1ST STREET

Where Chryotie meets Bond

32 East 1st Street features a limited collection of thirty highly-designed one- to three-bedroom residences at the nexus of SoHo, NoHo, the East Village, and Lower East Side. Inspired by the contemporary aesthetic of Italian rationalist design, 32 East 1st Street purposely lives within its urban context, presenting a substantial limestone exoskeleton accentuated by expansive windows and geometric metal detailing.

FACADE



24-HOUR ATTENDED LOBBY

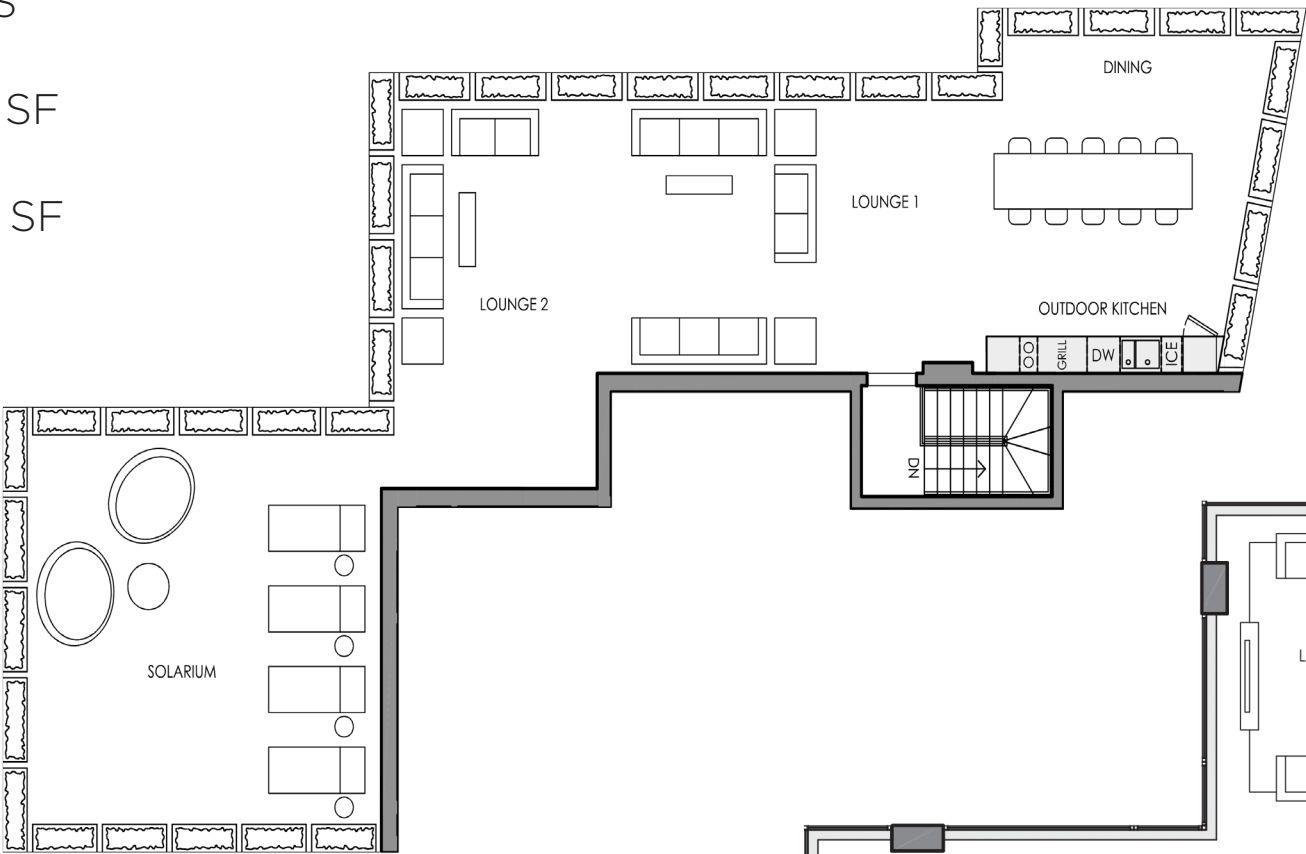
FLOORS

3 BEDROOMS

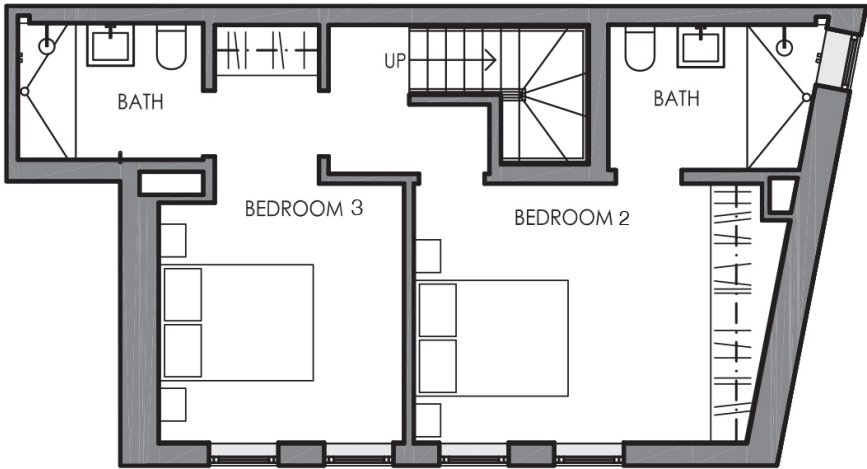
3.5 BATHROOMS

INTERIOR 2,887 SF

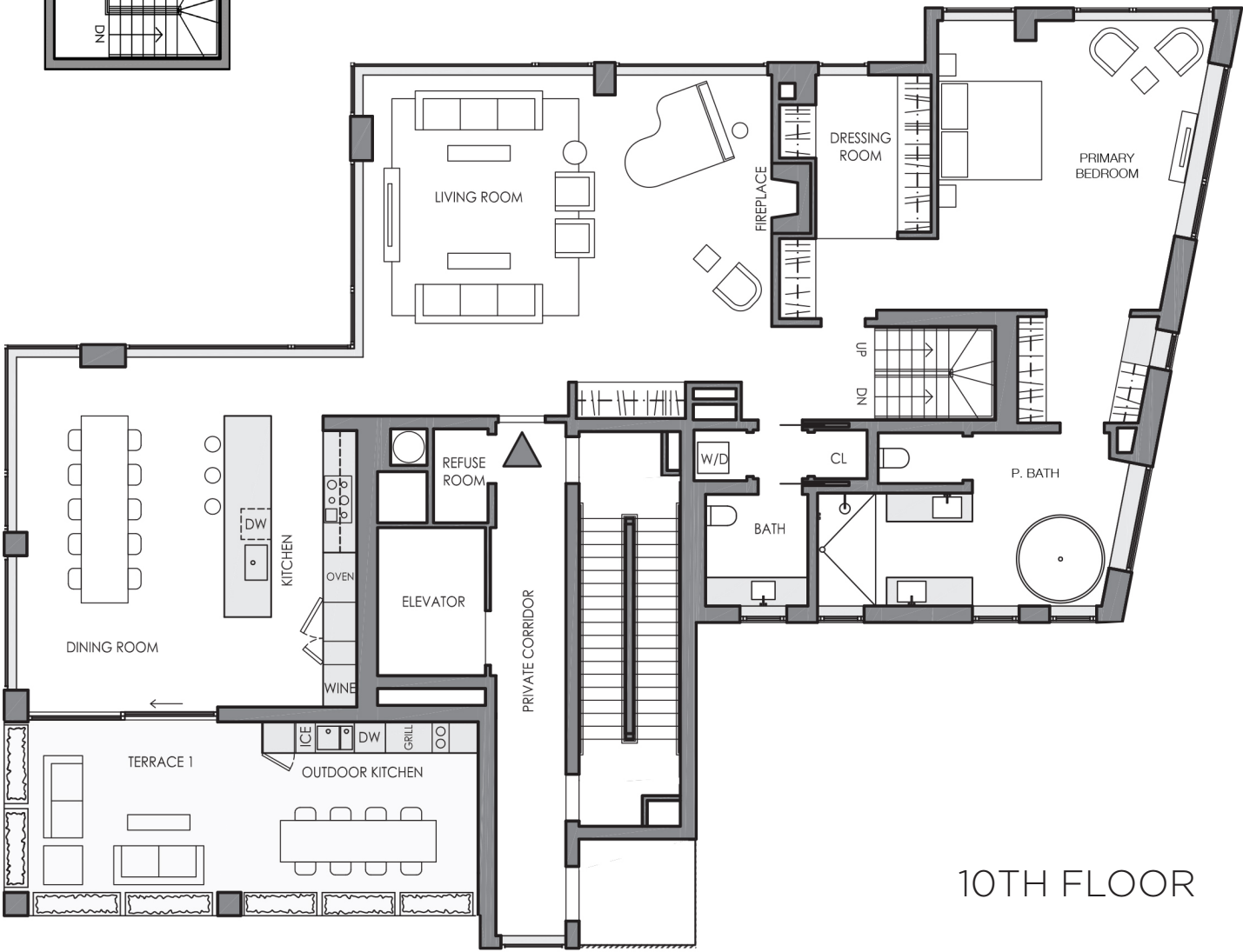
EXTERIOR 1,958 SF



11TH FLOOR



9TH FLOOR



10TH FLOOR

PENTHOUSES

5" WIDE WHITE OAK WOOD FLOORS THROUGHOUT

EXPANSIVE TRIPLE PANE WINDOWS

FIVE FIXTURE MASTER BATHS

RADIANT HEATED FLOORS IN ALL BATHROOMS

ELECTRIC SHADES AND LED LIGHTS CONTROLLED BY LUTRON

INTEGRATED SONOS AUDIO SYSTEM IN LIVING ROOMS

MOLTENI CUSTOM FINISHED WALK-IN CLOSETS AND ENTRY CLOSETS

SAMSUNG FRONT LOADING WASHERS AND DRYERS

FIREPLACES IN SELECT PENTHOUSES

RECESSED LED LIGHTING BY DELTA LIGHTS



LIVING AREA

TERRACE

OUTDOOR KITCHEN WITH INTEGRATED WOLF GRILLING STATIONS + SIDE GRILL

ASKO DISHWASHER

SUBZERO REFRIGERATOR AND ICE MAKER

PLANTERS WITH INTEGRATED LIGHTS & SPEAKERS

TRAVERTINE PAVERS



AMENITIES

LOUNGE

- BAR
- SOUNDTUBE ENTERTAINMENT SYSTEM
- LANDSCAPED COURTYARD TERRACE

SPA

- HOT TUB
- PLUNGE TUB
- SAUNA
- STEAM ROOM

GYM

- STATE-OF-THE-ART TECHNOGYM EQUIPMENT
- PELOTON BICYCLES
- TREADMILLS
- FREE WEIGHTS

ADDITIONAL

- 24-HOUR ATTENDED LOBBY
- SEPARATE STORAGE UNIT INCLUDED WITH EACH RESIDENCE
- BICYCLE STORAGE AVAILABLE
- DAIKIN HVAC SYSTEM
- BUILDING WATER FILTER BY TEKLEEN



STATE-OF-THE-ART FITNESS CENTER



COURTYARD TERRACE
ADJACENT TO RESIDENTS' LOUNGE



**SPA WITH HOT TUB,
PLUNGE TUB, SAUNA AND
STEAM ROOM**



STATE-OF-THE-ART FITNESS CENTER

CARBONE

BARRY'S

ACME

The Standard

BONDST



Empellón

cappellini
Cassina
ligne roset

MARC JACOBS
MOROSO



M

Dior

BALENCIAGA

TIFFANY & CO.



CHANEL



THE MERCER

SLT

EQUINOX

GATO

Sant Ambroeus

A.P.C



BOWERY MEAT COMPANY



rag & bone
NEW YORK

NOLITA

CAFE GITANE

Habana

Sperone Westwater



BALTHAZAR

VINCE.

RUSS&DAUGHTERS

KAT'Z DELICATESSEN

Dirty French

SOULCYCLE

PASQUALE JONES

LITTLE ITALY



VANDAL

SOHO HOUSE



Aore Holdings LLC was founded by Moshe D. Azogui and Yan Ouaknine. During the past two decades they have acted as principals in investments and meticulously supervised over 5 billion dollars in acquisition and construction, executing more than 3 million square feet of office and retail space development, as well as developing 3,000 multi-family units. Their project locations include markets such as New York, Miami, Spain, Budapest, Rome, United Kingdom and Tel Aviv.

Sponsor: 24 Second Avenue Owner LLC, c/o Aore Holdings, LLC, 49 Bleecker Street, Suite 301, New York, New York 10012. This is for informational purposes only. The complete offering terms are in an offering plan available from sponsor, under New York State Department of Law file no. CD16-0149.

All artist's renderings are for illustrative purposes only and subject to variances. Interior decoration, finishes, appliances and furnishings depicted in an artist's rendering are provided for illustrative purposes only, and are not necessarily indicative of what is specified in the offering plan. All renderings of views and exposure to light are for illustrative purposes only and subject to variances. Sponsor makes no representations as to any view and/or exposure to light at any time or as the same may be affected by any existing or future construction by either sponsor or a third party.

All dimensions are approximate and subject to normal construction variances and tolerances. Square footage on floor plans exceeds the usable floor area. Minor inaccuracies in square footage and inaccuracies in layout and room dimensions as shown on floor plans will not excuse a purchaser from completing the purchase of a unit without abatement in price or recourse against sponsor. Sponsor reserves the right to make changes to a unit in accordance with the offering plan. Sponsor makes no representations or warranties except as may be set forth in the offering plan.



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