

# IRIS

TRIBECA

## FACT SHEET

### BUILDING AMENITIES

- Attended lobby with cold storage
- Children's play area
- Outdoor landscaped terrace with water feature
- Resident's lounge with screening area
- Fitness center
- Rooftop terrace
- Heated sidewalks at residential entrance
- Private storage available for purchase

### DOUBLE-HEIGHT LOBBY

- Poured terrazzo flooring
- Rich oak wood wall panels
- 13' custom blown glass chandelier by Bel Vetro Studios
- Custom corton steel sculptures by Kenneth Nilson
- 19' waterfall cascades over corduroy textured brown limestone by Marron Grecale

### RESIDENCES

- Full-floor or half-floor residences
- Open views of the Lower Manhattan streetscape and New York City landmarks
- Floor-to-ceiling glass curtain wall
- Frameless glass balconies
- Argon gas-filled windows for superior sound attenuation, energy efficiency, and UV ray blockage
- 6" wide-plank, European oak floors in Mondo Novo Matte by Mercier
- Miele washer and dryer
- High-efficiency, water-sourced central A/C and heating system
- Pre-wired for Smart-Home technology
- Solid-core doors with satin stainless-steel hardware
- Duplex residence interior staircases by Morretti
- Sound engineered apartments with specialized acoustic flooring (high STC and IIC rating) and sound dampening windows

### KITCHEN

- Custom desert-oak cabinetry with back tinted glass doors and under-cabinet lighting
- Polished Italian Statuario marble slab back-splash and countertops
- Top-of-the-line appliance suite by Miele, Wolf, Viking, and Sub-Zero
- Elkay stainless-steel undermount sink fitted with Hansgrohe faucet
- Wine refrigerator

### PRIMARY BATHROOM

- Polished onyx porcelain slab walls by Ariostea Ultra Onici
- Honed Walnut Brown Haisa marble floor
- Wetstyle oval-shaped freestanding bathtub
- Glass-enclosed walk-in shower with slatted teak floor
- Corian Glacier White custom sinks
- Hansgrohe accessories in polished nickel
- Wall-mounted Duravit commode
- Hydronic towel warmer
- Radiant floor heating

### SECONDARY BATHROOM

- Polished Walnut Brown Haisa marble wall tile
- Honed onyx porcelain floor tile by Ariostea Ultra Onici
- Corian Glacier White custom sink
- Kohler Maestro tub paneled in Walnut Brown Haisa marble
- Glass-enclosed walk-in shower
- Hansgrohe accessories in polished nickel
- Toto commode
- Radiant floor heating

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