

PENTHOUSE

FLOOR 10



THE WALES

CONDOMINIUM RESIDENCES

Five Bedrooms • Five Bathrooms • Two Powder Rooms

Interior 4,179 Sq. Ft. / 388.2 Sq. M.

Exterior 3,114 Sq. Ft. / 289.3 Sq. M.

North, South, East & West Exposures

Full-floor Residence

Wraparound Terrace on Main Level

Private Roof Terrace with Butler's Pantry, Outdoor Fireplace, Outdoor Kitchen, and Wet Bar

Dramatic Entry Gallery with Elegant Architectural Stair to Roof Terrace

Private Elevator from Main Level to Roof Terrace

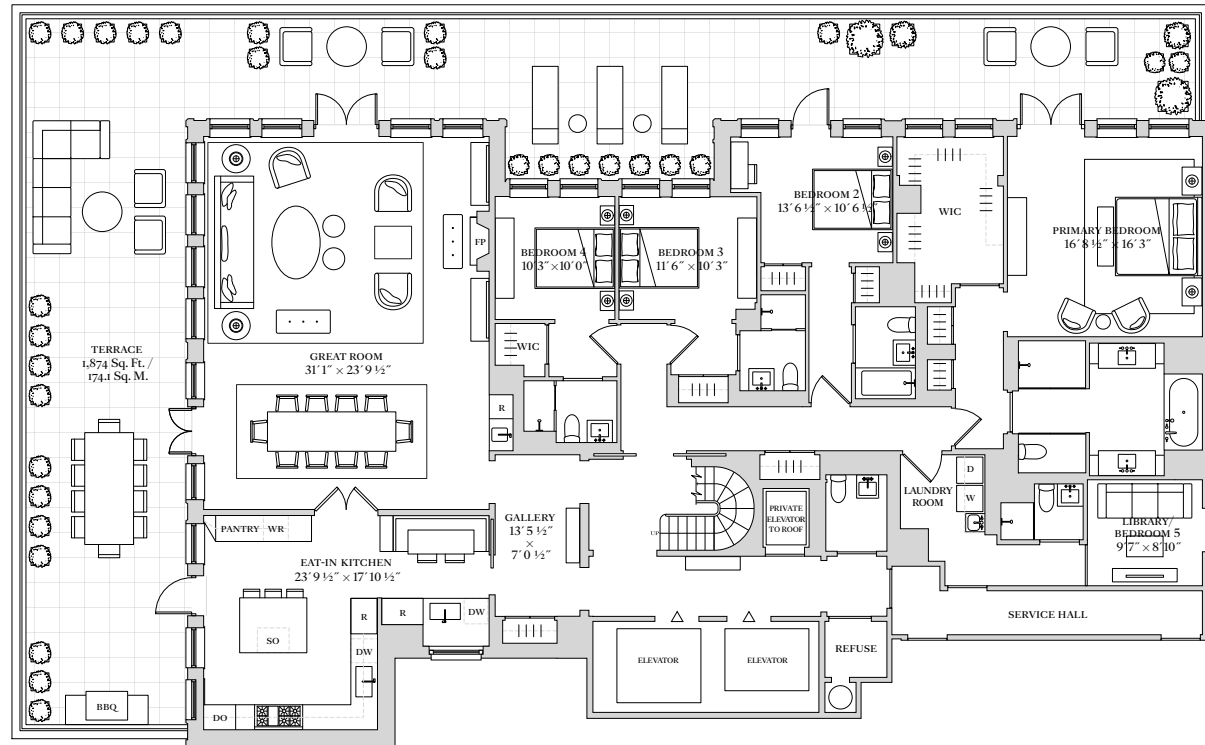
Gracious Corner Great Room with Terrace Access

Custom-designed Windowed Eat-in Kitchen by Cabinet Alberto Pinto with Terrace Access and Outdoor Grill

Primary Bedroom Suite with Five-fixture Bathroom, Windowed Walk-in Closet, and Terrace Access

Secondary Bedrooms with Ensuite Bathrooms

Laundry Room with Sink



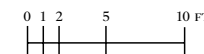
1295 Madison Avenue • New York, NY 10128
212 • 842 • 1855 sales@walesny.com

Exclusive Marketing and Sales Agent
Corcoran Sunshine Marketing Group

Developer
Adellco

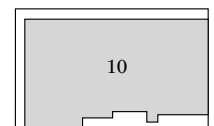


Sponsor makes no representation or warranties except as may be set forth in the Offering Plan. Sponsor makes no representation that future construction in the neighborhood surrounding the Condominium will not result in the obstruction of the views from any windows and/or Terraces. Sponsor reserves the right to make substitutions of material, equipment, fixtures, finishes and appliances in accordance with the terms of the Offering Plan. The complete offering terms are in an offering plan available from the Sponsor. File# CD200207. Sponsor Name: 1295 Property LLC, 1636 A Third Avenue, New York, NY 10128.



Madison Ave.

E. 92nd St.



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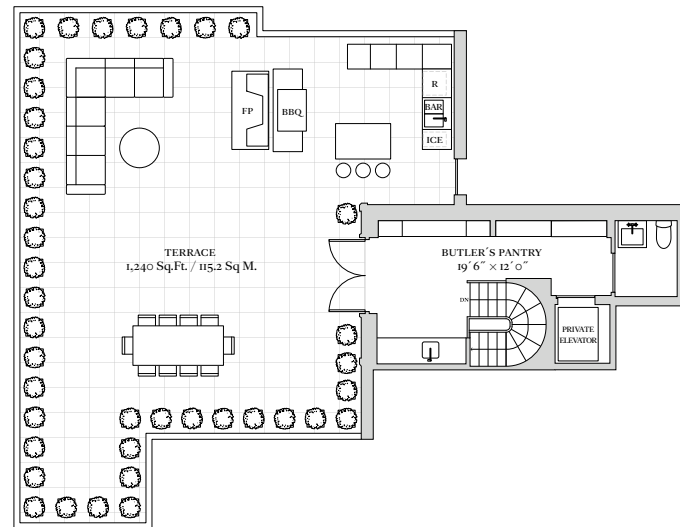
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