

THIRTEEN
EAST+WEST

Nest Seekers
INTERNATIONAL

the serhant team

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THIRTEENEASTWEST.COM

All renderings are for illustrative purposes only. The complete offering terms are in an offering plan available from sponsor. File no. CD150341.
Sponsors: Bridgeton Amirian 442 LLC, a New York limited liability company. Located at 220 Fifth Avenue, 13th Floor, New York, NY 10001.



**WELCOME TO THIRTEEN EAST+WEST
AT 436 AND 442 EAST THIRTEENTH STREET**

LUXURY ABOUNDS IN THE UNVEILING OF STRIKING ROOF TERRACES, EXPANSIVE AND STORAGE, AND THE OF GARAGED, ON-SITE INTERIORS WITH THE FEATURES SUCH AS WINDOWS, PRIVATE BALCONIES PRIVILEGED CONVENIENCE PARKING.

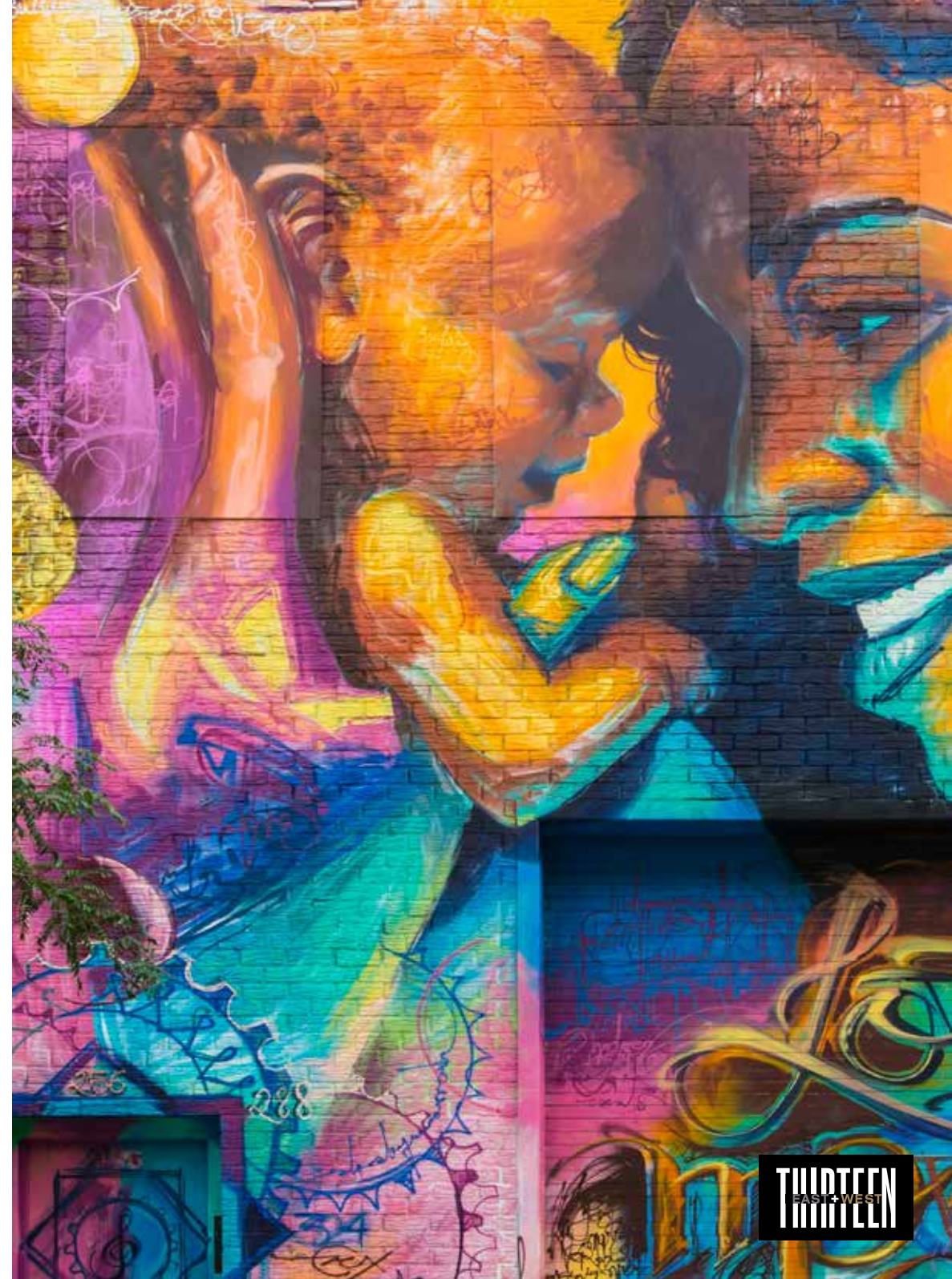
**WITH THEIR MIRRORED
6-STORY METAL PANEL AND
ACCOYA WOOD FACADES,
THIRTEEN EAST+WEST
INVIGORATES LUXURY LOFT LIVING
IN THE EAST VILLAGE.**

Composed of a pair of state-of-the-art 6-story buildings with facades of chic metal panels and Accoya wood cladding, THIRTEEN EAST + WEST is a new development that will bring new meaning to luxury loft living in the East Village. The project is a collaboration between The Amirian Group and Vail Associates Architects. Combined, the buildings will offer 12 sun-drenched, full-floor homes that effortlessly blend sophistication and functionality.

Each floor through residence, 1,705 square-foot lofts offer two bedrooms and a windowed home office, with two full bathrooms and a powder room. These lofts will feature floor-to-ceiling casement windows and top-of-the-line internationally-inspired finishes like Lualdi Italian doors, Alta Italia kitchens, and Rossetto Italia wardrobes. Most units will also have private outdoor space. Each penthouse will have its own fireplace, a deeded roof deck with an outdoor kitchen, and a private, single-car parking garage.

Amenities in each building will include private storage rooms, a virtual doorman with smartphone capability, a large key-accessed elevator, and a recreation room. Lobbies will be composed of Asian Statuary marble. The buildings will be conveniently located half-a-block from the L train on 14th Street with a current entrance on 1st Ave and a new entrance coming on Avenue A. Whether you're more EAST or more WEST, you can now have both on 13th Street and be just steps away from all the exciting restaurants and bars that the East Village has to offer.

Expected completion Spring 2017.





FEATURES

RESIDENCE FEATURES

- Large Balconies: at 3rd-6th floor
- Storage rooms for each unit at cellar
- High sound rated floor to ceiling windows
- Energy Efficient Central Heating & Cooling: Mitsubishi w/ smart Nest thermostats
- Electric heat mat at bathroom floors
- Wide plank hardwood floors throughout
- Lualdi Italian doors
- Rossetto Italia wardrobes
- Master bedroom walk-in closet
- Bosch Washer & vented Dryer

KITCHEN FEATURES

- Alta Italia high gloss kitchen w/ raised wood veneer eating bar
- Glassos Nano white kitchen countertop & grey back painted glass tile backsplash
- Blanco double sink, Grohe gooseneck faucet & Hansgrohe wall mounted pot filler
- Thermador Appliances & Gas range w/ panel integrated Dishwasher & Refrigerator
- Built in GE microwave
- Marvel under counter Wine fridge

BATHROOM FEATURES

- Floor to ceiling tile at bathrooms
- Powder: Daltile Grey porcelain large format floor with Absolute black granite border; Carrera mosaic wall
- Bath 1: Nemo Alta Muretto pattern dark grey porcelain
- Master: Nemo Volcano Bianco 18 x 36" brick pattern porcelain polished
- Custom solid Corian tubs
- Villeroy & Bosch toilet
- Italian Newform Libera bathroom fittings & fixtures
- Custom wood vanities with corian countertops and integrated sinks

LOBBY & FACADE FINISHES

- Asian Statuary Marble Lobby
- Metal façade wall panel system: Dri-design (painted grey/ anodized aluminum light bronze)
- Minimal maintenance, true metal, no composite, 100% recyclable
- Wood cladding at ground level: Accoya acelated wood
- Highly durable wood, high UV resistant & paint retention, insect resistant

AMENITIES

- Storage rooms for each unit at cellar
- Virtual Smartphone Doorman
- Large Keyed elevator
- Recreation room

PENTHOUSE

- 1 car garage
- Roof Deck: split for 5th & penthouse floor w/ outdoor fireplace & Viking outdoor kitchen
- Hearth cabinet ethanol gel burning Fireplace w/ slate mantel

MAISONETTE

- Ground floor patio & cellar garden

SOPHISTICATION

FUNCTIONALITY

**EXPANSIVE WINDOWS
DRENCH THE ROOM**

IN NATURAL LIGHT







EAST VILLAGE

Blending the grit and attitude of the past with the eclectic tastes of the present, the neighborhood known as the East Village—covering east of 5th Avenue & University Place to the East River and sandwiched between 14th Street and Houston—remains a bastion of New York City energy and excitement.

Locales like St. Marks and Alphabet City have become crucibles of diverse restaurants, bars, cafes, barbershops, boutiques, thrift & antique stores, salons, delis, and studios. Avenue C, in particular, has been transformed into a corridor of trendy spots attracting expats and locals alike. Places like Zum Schneider—a Bavarian-style beer garden—and Edi & The Wolf—a rustic-styled eatery serving Austrian fare—are a few of the places breathing new life into their surroundings. First and Second Avenues have undergone a similar revolution in recent years, with new restaurants, bars and some of the best clubs in town settling on its concrete shores. Yet, for all this change, neighborhood mainstays like Veniero's—an Italian bakery whose origins stretch back over 120 years—and Veselka—a veteran from the 1950s and one of several authentic Ukranian establishments in the area—still shine through.

And as for its residents, the East Village boasts a population as varied and multifaceted as any other part of the city, perhaps more so. People of all ages, backgrounds, and lifestyles have found in this neighborhood a feeling they could not grasp anywhere else. A sense of home.

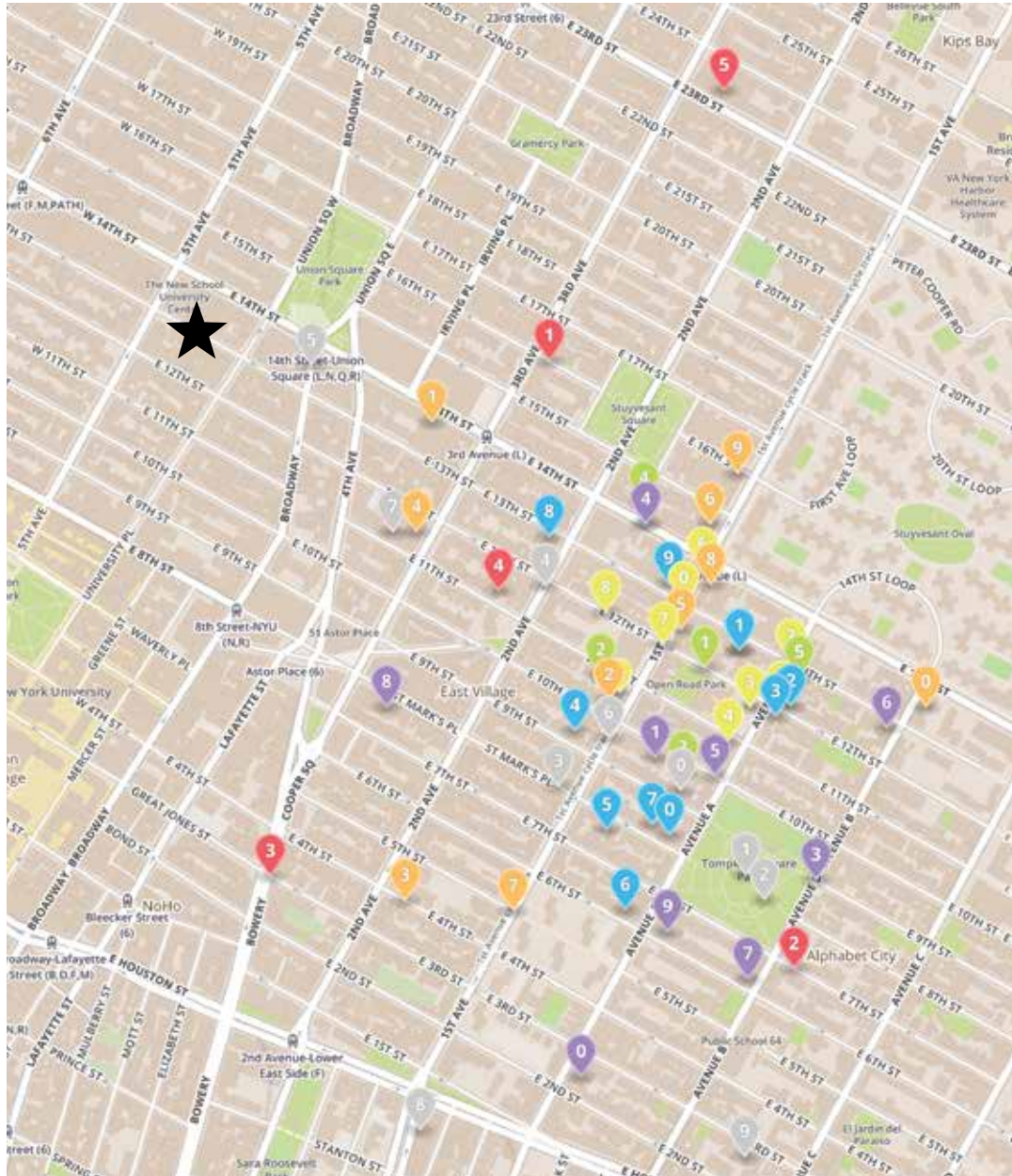




THE EAST VILLAGE FEATURES MANY OF NEW YORK'S MOST ECLECTIC RESTAURANTS, BARS AND BOUTIQUE SHOPS. MOST ARE WITHIN A SHORT WALKING DISTANCE OF THIRTEEN EAST WEST.

YOU'LL ALSO EXPERIENCE UNION SQUARE, ST. MARK'S PLACE & TOMPKINS SQUARE PARK.

NEIGHBORHOOD GUIDE



ATTRACTIONS:

RESTAURANTS

1. Momofuku
2. Fat Buddha
3. Harry & Ida's Meat & Supply Co
4. Westville
5. El Camion
6. Taverna Kyclades
7. Hearth
8. Ducks Eatery
9. Teshigotaya
0. Ichibantei

DRINKS

1. Keybar
2. Double Wide
3. Au Za'atar
4. The Immigrant
5. Proletariat
6. Amor y Amargo
7. Please Don't Tell
8. Booker and Dax
9. The Redhead
0. Ten Degrees Bar

GROCERIES & CONVENIENCE

1. Trader Joe's
2. Commodities Natural Market
3. Healthfully Organic Market
4. Westside Market NYC
5. New York City Pharmacy
6. CVS
7. Rite Aid
8. Wine's on 1st
9. Zeichner Wine & Liquor
0. Bee Liquors

COFFEE

1. Ost Café
2. Honeyhaus
3. Café Silan
4. Madman Espresso
5. Café Bene

RECREATION & FITNESS

1. Body Evolution
2. Punk Rope
3. The Movement Creative
4. 14th Street Y
5. Health and Fitness Annex
6. Savasana Station
7. East Yoga
8. Yoga to the People
9. Gladiator's Gym
0. New York Sports Club

ENTERTAINMENT

1. Tompkins Square Park
2. Tompkins Square Park Dog Run
3. Museum of the American Gangster
4. Village East Cinema
5. Regal Cinemas Union Square
6. Theater for the New City
7. Webster Hall
8. Rockwood Music Hall
9. Nuyorican Poets Café
0. Dorian Grey Gallery

SCHOOLS

1. Friends Seminary
2. St. Brigid School
3. The Neighborhood School
4. Third Street Music School Settlement
5. School of Visual Arts

TRANSPORTATION: SUBWAYS

L at 1st Av under **500 feet**

6 at Astor Place **0.5 miles**

N / R at 8th St **0.6 miles**

F at 2nd Av **0.6 miles**

L / N / Q / R / 4 / 5 / 6 at 14th St-Union Square **0.6 miles**

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BRIDGETON
HOLDINGS



VAIL ASSOCIATES

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