



QNS44 CONDOMINIUM

INSPIRED DESIGN

STRIKING PROJECTED GLASS CURTAIN WALL FAÇADE

BEST IN CLASS

“GREEN” DESIGN OF PROGRESSIVE GLAZING SYSTEM BY YKK AP AMERICA INC.
SIGNIFICANTLY REDUCE CARBON FOOTPRINT. HIGHEST IN STRUCTURAL STABILITY AND THERMAL INSULATION VALUE.

STRONGER IS BETTER

CAST-IN-PLACE CONCRETE. LASTS LONGER. LESS MAINTENANCE REQUIRED. ENHANCED STRENGTH.
WATER/FIRE RESISTANCE. TEMPERATURE/NOISE INSULATION. DESIGN FLEXIBILITY.

PEACEFUL CITY LIVING

PREMIER LOW-E, DOUBLE-GLAZED, LAMINATED GLASS WINDOWS. ENHANCED STRENGTH POURED-IN-PLACE CONCRETE.
UTMOST SOUND ATTENUATION CAPABILITY

49 RESIDENCES

FEATURING ONE-BEDROOM, ONE-BEDROOM W/ HOME OFFICES TO THREE-BEDROOM RESIDENCES

10-FOOT CEILINGS. 8-FOOT DOORS.

LED FLUSH MOUNT LIGHT FIXTURE.

STATE OF THE ART HERRINGBONE FLOORING

3RD GEN NEST LEARNING THERMOSTAT

LG GAS DRYER. LG WASHER. LG STACKING KIT.

SELECTED UNITS WITH PRIVATE BALCONIES AND TERRACES

PENTHOUSE COLLECTION

FOUR PENTHOUSE DUPLEXES

SOARING 18-FOOT CEILINGS

MEZZANINE LEVEL OVERLOOKING THE LIVING AREA

GENEROUSLY SPACED OUTDOOR TERRACES. STUNNING NYC SKYLINE VIEWS.

SUBZERO BUILT IN FRIDGE. SHARP DRAWER MICROWAVE.

WOLF GAS RANGE. WOLF LOW PROFILE HOOD.

BATHROOMS WITH RADIANT FLOOR HEATING



KITCHENS

SCAVOLINI KITCHEN. ITALIAN-IMPORTED WHITE LACQUER CABINETS. QUARTZ COUNTERTOPS.
BERTAZZONI GAS RANGE. BERTAZZONI OVER THE RANGE MICROWAVE.
BLOOMBERG FRIDGE. BOSCH DISHWASHER

BATHROOMS

TOTO AND HANSGROHE FIXTURES. SCAVOLINI VANITIES. AQUADOM ROYALE MEDICINE CABINET. MAXX TUB.

LOBBY

ATTENDED LOBBY
ELEGANT, IMPORTED TILES
DRAMATIC, DESIGNER-CHANDELIER-LIT STAIRCASE
PACKAGE ROOM

MEDIA/SOCIAL ROOM

12-FOOT CEILING
FULL-SCALE ENTERTAINMENT SYSTEM, WI-FI, CHIC DESIGN, AND COMFORTABLE SEATING
COFFEE MAKER. LOUNGE REFRIGERATOR. BIG SCREEN LED TV.

PET SPA

PET BATHING STATION. DEDICATED SPACE, SHOWER, AND FAN TO KEEP YOUR FURRY FRIEND LOOKING FRESH.

ROOFTOP POOL & LOUNGE

SPACIOUS ROOFTOP POOL DECK
HEATED SALT WATER SWIMMING POOL INLAID WITH GLASS MOSAIC TILES AND LIT FOR ADDED AMBIANCE.
LOUNGE SEATING, OUTDOOR GRILL, SINK, AND WET BAR

FITNESS CENTER

TASTEFULLY DESIGNED FITNESS CENTER. TREADMILLS, SPIN CYCLES, ELLIPTICAL TRAINERS, YOGA MATS, STRETCHING AREA,
STRENGTH TRAINING EQUIPMENT, AND FREE WEIGHTS FOR YOUR FITNESS OPTIONS AND CONVENIENCE.
MULTIPLE TELEVISIONS AND SECURED ENTRY FOR RESIDENTS.

PARKING & STORAGE

ENHANCED SECURITY OF INDOOR PARKING MONITORED BY 24-HOUR CLOSED-CIRCUIT SURVEILLANCE
STORAGE SPACE FOR RESIDENTS

EQUAL HOUSING OPPORTUNITY. THE COMPLETE TERMS OF THE OFFERING ARE AVAILABLE WITH THE NEW YORK STATE DEPARTMENT OF LAW UNDER FILE NO. CD 17-0269.
SPONSOR: 11-12 44TH DRIVE DEVELOPMENT, LLC, HAVING AN ADDRESS AT 1817 EMMONS AVENUE, 2ND FL., SUITE 1, BROOKLYN, NY 11235. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. DIMENSIONS ARE MAXIMUM OVERALL SUBTRACT CUTOUTS. WE RESERVE THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS, IN ACCORDANCE WITH THE OFFERING PLAN.