



Artist Rendering

THE BUILDING

- 18-level luxury condominium located in the heart of Buckhead, the region's most upscale residential neighborhood
- Ideal location on Peachtree Road, immediately adjacent to Peachtree Battle Shopping Center, providing immediate access to Publix, boutique shopping and a wide variety of dining and wellness options
- Striking transitional architecture reflecting "The New Buckhead"
- Dramatic, covered arrival plaza for residents and guests, located directly off Peachtree Road
- Secured, integrated garage parking, with parking spaces for each residence
- Separate service areas for convenient deliveries and staff access
- Residents will enjoy direct vehicular and pedestrian access to Publix and Peachtree Battle Shopping Plaza

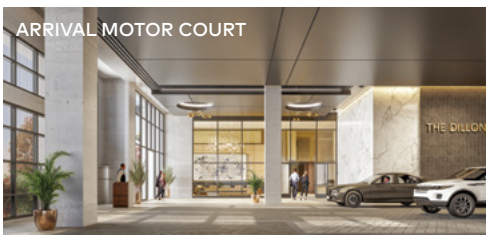
THE RESIDENCES

- 144 contemporary-designed 1-, 2-, and 3-bedroom, plus den residences ranging from 1,400 to 2,500 sq. ft.
- Three levels of luxurious estate designs and one penthouse level, ranging from 2,500 to just under 3,800 sq. ft.
- Expansive, private terraces, measuring up to 12' deep
- Soaring ceilings up to 10' on typical levels. Estate ceilings and penthouse level ceilings up to 12'
- Designer-coordinated kitchens featuring Italian-made cabinetry, quartz countertops, large kitchen islands with waterfall edge, premium Thermador® stainless steel appliances, and wide-plank engineered hardwood flooring
- Owners' Suites include luxurious spa-like bath retreats and large walk-in closets, ready for each buyer's personalized touches
- Bathrooms include Italian-made cabinetry, quartz countertops, porcelain

- tile flooring, lavish soaking tubs (per plan), Grohe® toilet and fixtures, and semi-frameless shower enclosure (per plan)
- Laundry room with front-load washer, dryer, and laundry sink

THE SERVICES

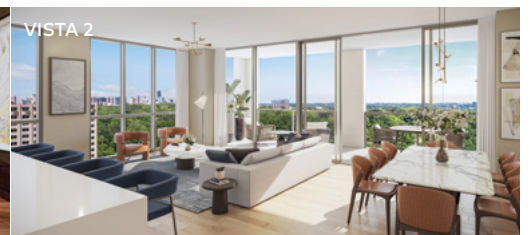
- Dramatic, covered motor court located off of Peachtree Road allows for ease in unloading, dropping off, and picking up
- Secured garage with parking 24/7 access-controlled entry points at all elevators, lobbies, parking garage, and resident amenities
- Valet service or self-parking
- Lobby staffed 24/7/365 to welcome and assist residents
- Separate service access areas for deliveries and staff
- Mail Room and spacious Package Room allow for secure delivery at any time
- On-site property management



ARRIVAL MOTOR COURT



LOBBY



VISTA 2

THE DILLON

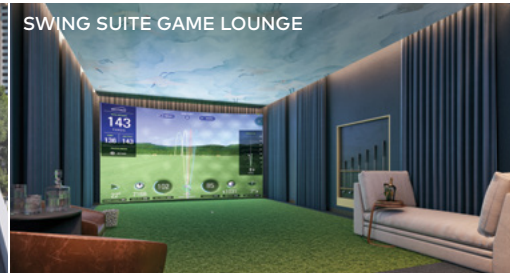
BUCKHEAD



SPEAKEASY LOUNGE



AMENITY DECK



SWING SUITE GAME LOUNGE

Artist Renderings

THE AMENITIES

- Covered motor court arrival plaza with valet parking available
- Lobby reception staffed 24/7/365 to provide resident assistance and guest welcome
- Contemporary art installations, elegantly furnished seating areas and an oversized contemporary gas fireplace
- Movie screening room with plush, reclining lounge chair seating
- Speakeasy lounge with planned social events
- Game room equipped with high-tech game simulator
- Private Guest Suites furnished in decorator style, available to accommodate visiting overnight guests
- The Fourth Level Amenity Deck
 - Lounge and entertainment areas offer conversational seating, dining tables, bar-style seating, an outdoor kitchen, and a cozy fire pit area
 - Swim deck with resort-style pool, separate spa, poolside cabanas, and contemporary chaise lounge seating
 - Grand event lawn with seating features direct southern views of the Downtown Atlanta skyline
 - Pickleball court
 - Dog park and wash for the furry residents of our pet-friendly building
- The Club
 - Club room with seamless access to the swim deck offers a relaxing atmosphere and dramatic, panoramic skyline views
 - Covered motor court arrival plaza with valet parking available
 - Conversational seating, TV areas, Fireplace, and Bar
 - Full catering kitchen for private resident events
- The Fitness Center
 - State-of-the-art fitness center with high-tech cardio and strength training equipment
 - Glass-enclosed studio for personal training or group classes
 - Yoga and stretching lawn
- The Hub
 - A versatile work-from-home lounge featuring private, reservable rooms for work and study, connected to communal meeting spaces where residents can both host team meetings and socialize
 - Business center with comfortable seating clusters opens to outdoor terrace with ample conversation areas, communal work desk, and fire pit area
 - Private conferencing rooms with desks and guest seating
 - Private phone booths with built-in note-taking desks
 - Board room with audio-visual equipment and conference table
 - Beverage bar with coffee and tea machines

SALES GALLERY OPEN DAILY

2395 Peachtree Road | Atlanta, GA 30305

ONE- TO THREE-BEDROOM RESIDENCES FROM THE \$900,000s
PENTHOUSES FROM \$2.5M



Broker Participation is welcomed and encouraged. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. Prices, terms and availability are subject to change at any time without notice. Images are artist's renderings and may not represent the final building. Furnishings and fixtures are for display purposes and are not included with the residence. Actual improvements, including, recreational facilities and amenities, may vary from those shown and views may not be available from all units. The project has been filed in the state of Georgia and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation requires prior qualification. All dimensions are approximate. The floorplan is subject to change without notice. The seller reserves the absolute right, in its sole judgment and discretion, to substitute appliances, materials, fixtures, and equipment of equal or greater value for those specified. There are various methods of calculating the total square footage of a condominium unit, and depending on the method of calculation, the quoted square footage of a condominium unit may vary more than a normal amount. The total condominium square footages as shown in this brochure are based on the "Architectural Method" of measurement, which measures the exterior perimeter of the condominium unit and includes interior columns and fifty percent of demising walls. The method for calculating residential square footage used in marketing materials is different than the method used for calculating residential square footage in the condominium documents. Please see the Declaration of Condominium for more information. The model shown includes options and upgrades that are not a part of a base residence pricing.

PRESENTED BY
KOLTER