

# Parlour

## Expansive Full-&Half-Floor 2–5 Bedroom Residences with Private Outdoor Space & Flowing, Light-Filled Interiors

Design Architect: INC Architecture & Design  
Project Architect: Fischer + Makooi

### Building Features & Amenities

Parlour, boutique in size at just 12 stories with 19 residences total; 16 half-floor, through-floor residences, and three full-floor penthouse homes.

- The attended lobby with comfortable seating space and artwork, features chevron marble floors, dramatic barrel vaulted ceilings, exposed brick walls, and a custom reception desk designed in brass and gray smoky mirror.
- Artwork by local artist William Miller from his Gowanus Canal series exhibited in the lobby.
- The third-floor fitness center is bathed in natural light, offers expansive and verdant views, features a cardio zone, strength training area, and a yoga/stretching space.
- Children will enjoy a playroom built specifically for them, featuring a play gym.
- Corridor walls are draped in specialty vinyl wall coverings.
- Corridor floors are finished in 100% wool carpets, while penthouse corridors feature engineered timber hardwood floors with a brass transition strip and Breccia Classico white-marble flooring in a stacked bond pattern.
- Two elevators with Breccia Classico marble flooring and brushed gold stainless steel.
- Common terrace with Manhattan skyline views that features a full outdoor kitchen equipped with DCS gas grills by Fisher & Paykel, fridge, and ice maker.
- Daas Baksteen slip-glazed brick from the Eastern Netherlands presents a façade that combines old world craft with the "new world" of Brooklyn and the progressive mindset of the eco-conscious residents.
- Additional features include:
  - Bicycle storage
  - Resident storage
  - Dedicated package storage

### Residences

Each residence is elegantly designed with open, flowing interiors and inlaid with arched windows that create light-filled spaces.

- Imported from Europe, Parlour's mullion-free casement windows starting from 6' 8" tall are the definition of dramatic. Each is fabricated with a double-pane glass set in a wood interior frame and an aluminum clad exterior.
  - A high performance heating and cooling system for individual climate control is offered in each residence.
  - Each residence is complete with a balcony or private terrace. Balconies are finished in Terra Grigio matte square tiles and framed-glass guardrails.
  - Flooring throughout each residence features engineered select white oak timber hardwood floors.
  - Select residences feature a dedicated private rooftop terrace while the 12<sup>th</sup> floor penthouse residence features a grand terrace with in-unit access.
  - Adjustable and dimmable LED lighting compliments each sunlit residence.
- PENTHOUSE INCLUSIONS**
- Remote-controlled frameless gas fireplace surrounded by limestone.
  - Ceiling heights throughout each penthouse residence stand at minimum 8'6" for kitchens, 9' for living, dining and shared spaces, and up to a soaring 10' in bedrooms.
  - Open views of downtown Manhattan's magnificent skyline.

### Kitchen Finishes

Imported from Italy, custom kitchen offers an open, airy design amplified by rift-sawn white oak Italian cabinetry, and rich Breccia Classico marble counters, and breakfast island.

- Custom Italian cabinetry features a combination of rift-sawn white oak veneer millwork and white lacquer joinery.
  - Utility meets design in soft-close glide drawers and pull-out waste containers.
  - The breakfast benchtop, island bench, and backsplash are finished in Breccia Classico honed and matte finish. Cooktop surfaces are finished in a Frost White quartz stone.
  - Watermark single lever monoblock fixtures with a hand spray in unlacquered brass finish.
  - Mila Flatiron 29" stainless steel undermount sink.
  - Edge cove lighting.
- PENTHOUSE INCLUSIONS**
- Belvedere Granite breakfast island bench set on top of black lacquer Italian cabinetry, and a Mila Flatiron 29" undermount sink.
  - Bar island facing living room with Breccia Classico marble and a Mila 13" beverage sink.
  - Heavy-duty mixer lift shelf in island bench.

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## Kitchen Appliances

Appliances by Miele offer the latest in culinary innovation.

### APPLIANCES

- 2 Miele 30" wall convection ovens in a black finish.
- Miele 36" 5-burner gas cooktop in a stainless steel finish.
- Miele 24" integrated dishwasher.
- Miele 36" integrated double-door fridge and freezer with icemaker.
- Fisher & Paykel ducted concealed rangehood.
- Summit 12" wine cooler with glass door and stainless steel trim.
- Whirlpool in-sink garbage disposal.

### PENTHOUSE APPLIANCES

- 2 Miele 30" wall convection ovens in a black finish.
- Miele 36" 5-burner gas cooktop in a stainless steel finish.
- Miele 24" integrated dishwasher.
- Miele 30" integrated fridge.
- Miele 18" integrated freezer with icemaker.
- Fisher & Paykel 36" vented hood in a stainless steel finish.
- Miele 24" wine fridge with glass door and integrated trim.
- Whirlpool in-sink garbage disposal.

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## Master Bathroom

Constructed from a variety of elegant and natural materials, each master bathroom features ornate finishes in a luxurious yet functional design.

- 66" soaking tub by Hydro Systems featuring non-lacquered brass trim and Breccia Classico marble edging.
- Breccia Classico honed and matte sealed-marble slab shower floors.
- Mirrored cabinet with adjustable shelves sits atop Breccia Classico marble double sink vanity with 48" long sink by Signature Plumbing. Beneath the vanity is white-oak veneer custom cabinetry.
- Watermark non-lacquered brass fixtures and accessories.

- Toto dual-flush floor-mounted white porcelain toilet.
- Wi-Fi controlled radiant heating for all residences and penthouse residences.
- Nero Marquina honed and matte sealed marble floor tile in a herringbone pattern.
- Breccia Classico 12" x 24" honed and sealed marble wall tiles and painted walls.
- Face lighting at vanity and surface mounted lighting in ceiling.

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## Secondary Bathroom

Each bathroom features a soaking tub paired with sophisticated materials to create a space that is as lavish as it is polished.

- 60" soaking tub by Hydro Systems with non-lacquered trim.
- Frost White quartz stone slab shower floors.
- Wi-Fi controlled radiant heating for all penthouse residences and select typical residences..
- Mirrored cabinet with adjustable shelves above white sink by Lacava. Beneath the vanity is custom cabinetry in a white-oak veneer.

- Watermark non-lacquered brass fixtures and accessories.
- Toto dual-flush floor-mounted white porcelain toilet in select units.
- Gray porcelain tile in herringbone pattern.
- 2" x 4" white crackle vertical-stack bond tile.
- Face lighting at vanity and surface mounted lighting in ceiling.

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## Powder Room

Simply elegant, each powder room is outfitted with lustrous Aurora Blue stone vanity counters as well as light-washed wood-plank flooring.

- Kohler 18" undermount sink
- Toto dual-flush floor-mounted white porcelain toilet on select units.
- Watermark fixtures and accessories.

- Engineered select white oak timber hardwood floors.
- Aurora Blue honed and matte sealed stone 8" x 16" wainscot tiles.
- Decorative sconce and surface mounted lighting in ceiling.

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### SALES GALLERY

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