

MANN REPORT RESIDENTIAL

September 2008

LONG ISLAND CITY BUILDING

Offering White-Glove Service Minutes From Manhattan The Star Tower



Manhattan-based Roe Development Corporation is pleased to announce that sales have begun for The Star Tower, Long Island City's tallest residential condominium. When completed in winter 2009, the luxury condominium will rise 25 stories and will offer residents unparalleled views of the Manhattan skyline, white-glove service, and the finest amenities and finishes.

"The Star Tower will provide personalized white-glove concierge services to residents, something never before offered in Long Island City," said Robert Roe, vice president of Roe Development Corporation. "We are incorporating the best-of-the-best in every way possible—from premium finishes to five-star amenities, we are offering homebuyers the best product available in Long Island City."

Located at 28-02 42nd Rd., The Star Tower will contain 180 one and two-bedroom residences priced from approximately \$400,000 to over \$1 million and ranging from 617 to 1,213 square feet in size.

Residents of The Star Tower will have a gracious array of lavish hotel-quality amenities at their disposal. The SkyDeck, a residents-only 2,700 square foot rooftop boasting a 360-degree view of the New York City cityscape, will be the largest rooftop in Long Island City featuring a stunning sun pool and cabanas with daybeds. Overlooking the pool and cabanas will be The SkyLounge, a 1,000 square foot club room where an indoor kitchen, wet bar and entertaining area will cover all of the residents' indoor and outdoor

catering needs.

The 7,500 square foot mezzanine-level Great Lawn, the largest of its kind in Long Island City, will offer residents outdoor seating and spaces for yoga, meditation, and entertaining. An exquisite indoor waterfall Jacuzzi will provide relaxation with views overlooking the great lawn. Residents will also have access to an outdoor grilling station with a large Viking grill, on-site concierge, 24-hour doorman, in-house valet parking service, and a private gym with on-site personal trainers.

Boasting superior design and expert craftsmanship by DeArch, residences at The Star Tower will offer expansive southern exposures that drench the homes in sunlight and provide uncompromised views of the Manhattan skyline. The homes will also include solid grade-A Brazilian walnut hardwood floors throughout, generous custom-designed walk-in closets, and washer/dryer hook-ups. Select residences will feature unique floor-to-ceiling curved windows, creating an attractive glass curtain wall.

The custom-designed open European kitchens will feature fully integrated, top-of-the-line appliances such as paneled 700 series Sub-Zero refrigerators, as well as Bosch wall ovens, cook tops, and ultra-quiet dishwashers. Islands and counters will include stunning grey Italian Lavastone countertops and backsplashes and Wenge-finished wood cabinets.

Bathrooms will provide Zen-like tranquility with natural stone

LONG ISLAND CITY BUILDING



countertops and floors, Italian Scarebo sinks, Kohler Oblo fixtures and faucets, and Brazilian walnut inlays in the shower stalls. Bathrooms in the one-bedroom residences will feature custom-made deep soaking tubs.

“Common charges for residences at The Star Tower will total approximately 40 cents per square foot and the building will have a 421a tax abatement,” said Roe. “In today’s economic environment, buyers are more aware than ever of the importance of good, quality construction and advantageous pricing, both of which are offered at The Star Tower.”

The Star Tower will be located just one block from Queens Plaza and is only three minutes from Midtown Manhattan via the N, W, R, 7, E, V, and G Subway lines; the Midtown Tunnel; and the Queensboro Bridge. When completed, the luxury condominium

building will be at the center of the Queens Plaza renaissance, with several redevelopment and neighborhood beautification projects in the works for neighborhood. Planned projects include Tishman Speyer’s highly anticipated 3.5 million square foot Gotham Center and the Queens Plaza revitalization plan, with several hotel, retail, and residential projects currently in development. ■

*For more information contact:
The Star Tower
The Star Tower Sales Center
28-02 42nd Road
Long Island City, NY 11101
Tel: 212-349-0100
info@thestartower.com
www.thestartower.com*