

# RESIDENCE 2-3B



**THE WALES**

CONDOMINIUM RESIDENCES

Two Bedrooms • Two Bathrooms • Powder Room

1,772 Sq. Ft. / 164.6 Sq. M.

West Exposure

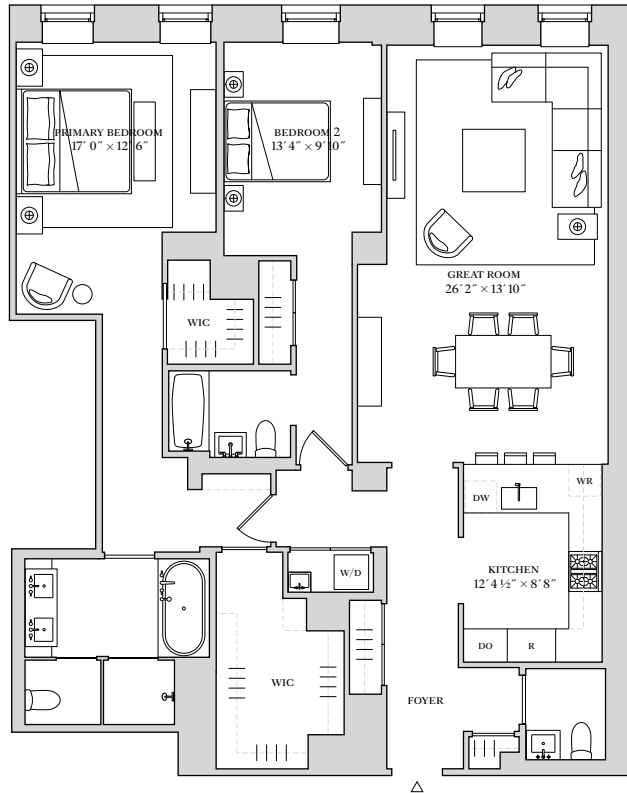
Great Room Overlooking Madison Avenue

Custom-designed Kitchen  
by Cabinet Alberto Pinto

Primary Bedroom Suite with Five-fixture  
Bathroom and Walk-in Closet

Secondary Bedroom with Ensuite Bathroom

Laundry Closet with Sink



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Exclusive Marketing and Sales Agent  
Corcoran Sunshine Marketing Group

Developer  
Adellco



Sponsor makes no representation or warranties except as may be set forth in the Offering Plan. Sponsor makes no representation that future construction in the neighborhood surrounding the Condominium will not result in the obstruction of the views from any windows and/or Terraces. Sponsor reserves the right to make substitutions of material, equipment, fixtures, finishes and appliances in accordance with the terms of the Offering Plan. The complete offering terms are in an offering plan available from the Sponsor. File# CD200207. Sponsor Name: 1295 Property LLC, 1636 A Third Avenue, New York, NY 10128.

