

# RESIDENCE 6-9B



**THE WALES**

CONDOMINIUM RESIDENCES

Three Bedrooms • Three Bathrooms • Powder Room

2,379 Sq. Ft. / 221.0 Sq. M.

North & West Exposures

Half-floor Residence

Gracious Entry Foyer

Corner Great Room Overlooking  
Madison Avenue

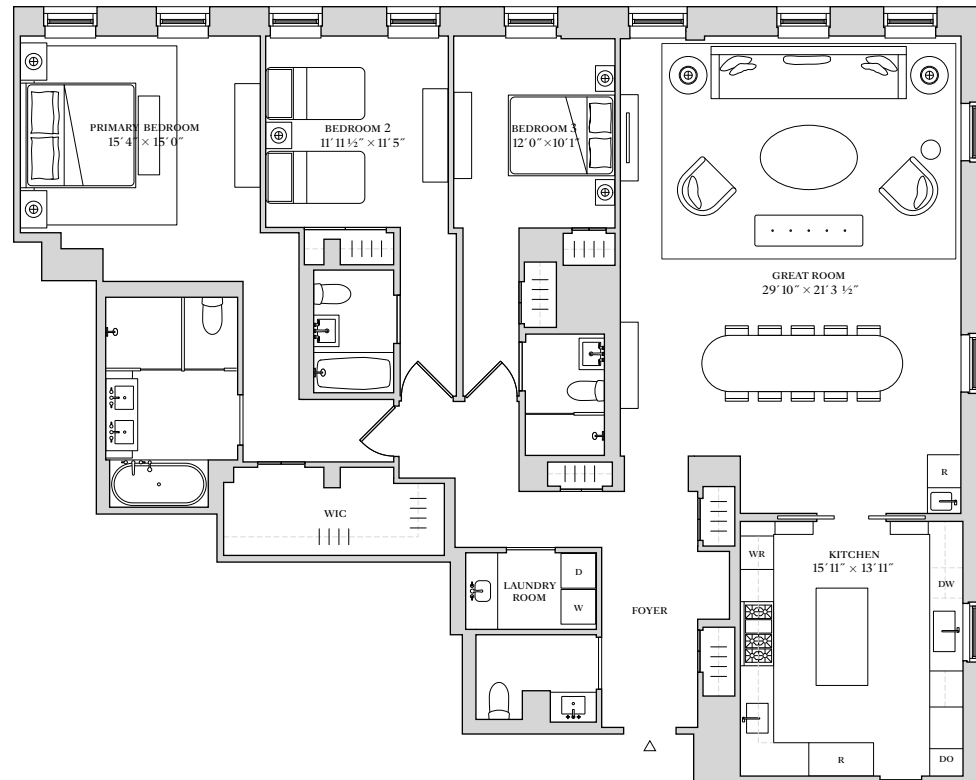
Custom-designed Kitchen  
by Cabinet Alberto Pinto  
with Service Entrance

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

Secondary Bedrooms with Ensuite Bathrooms

Wet Bar with Undercounter Refrigerator

Laundry Room 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.

