

PENTHOUSE

FLOOR 10
ALTERNATIVE LAYOUT



THE WALES

CONDOMINIUM RESIDENCES

Four Bedrooms • Four Bathrooms • Two Powder Rooms

Interior 4,179 Sq. Ft. / 388.2 Sq. M.

Exterior 3,114 Sq. Ft. / 289.3 Sq. M.

North, South, East & West Exposures

Full-floor Residence

Wraparound Terrace on Main Level

Private Roof Terrace with Butler's Pantry,
Outdoor Fireplace, Outdoor Kitchen,
and Wet Bar

Dramatic Entry Gallery with Elegant
Architectural Stair to Roof Terrace

Private Elevator from Main Level to
Roof Terrace

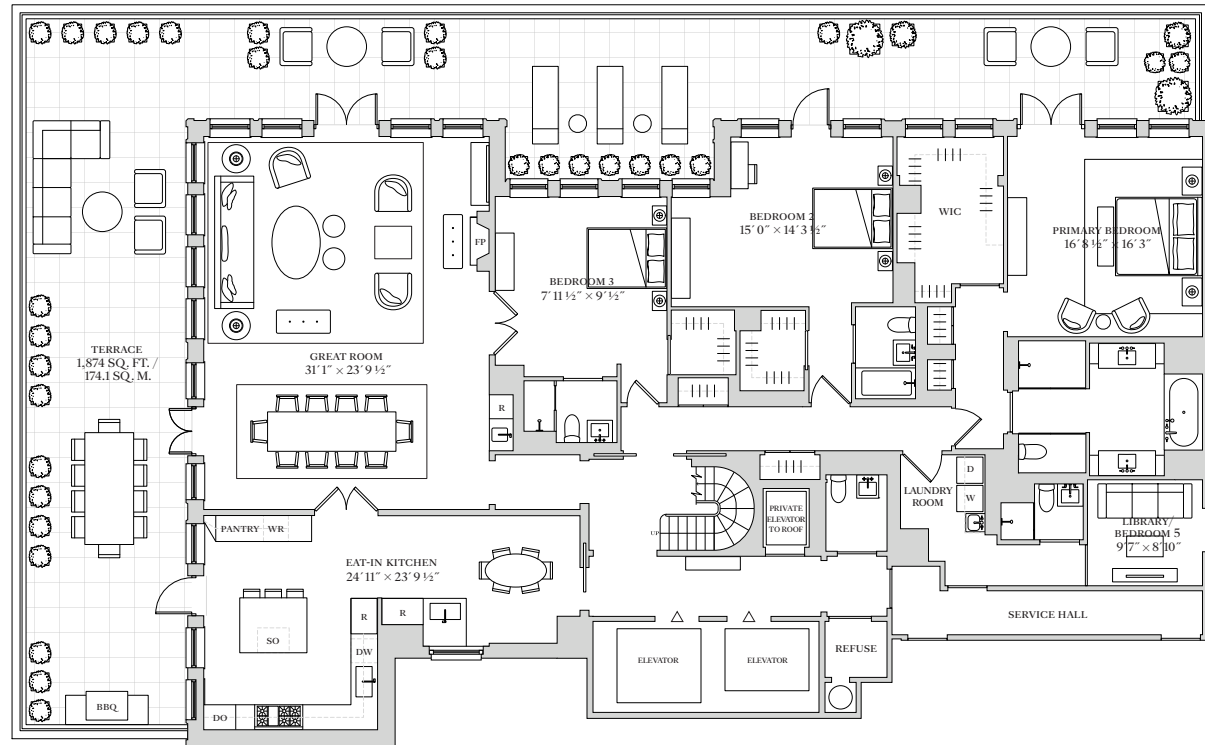
Gracious Corner Great Room
with Terrace Access

Custom-designed Windowed Eat-in Kitchen
by Cabinet Alberto Pinto with Terrace Access
and Outdoor Grill

Primary Bedroom Suite with Five-fixture
Bathroom, Windowed Walk-in Closet, and
Terrace Access

Secondary Bedrooms with Ensuite Bathrooms

Laundry Room with Sink



1295 Madison Avenue • New York, NY 10128
212 • 842 • 1855 sales@walesny.com

Exclusive Marketing and Sales Agent
Corcoran Sunshine Marketing Group

Developer
Adelco

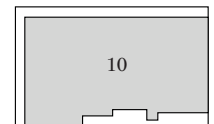
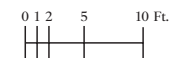


Sponsor makes no representation or warranties except as may be set forth in the Offering Plan. Sponsor makes no representation that future construction in the neighborhood surrounding the Condominium will not result in the obstruction of the views from any windows and/or Terraces. Sponsor reserves the 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.

This conceptual plan is not part of the condominium Offering Plan.

Madison Ave.

E. 92nd St.



PENTHOUSE

ROOF TERRACE



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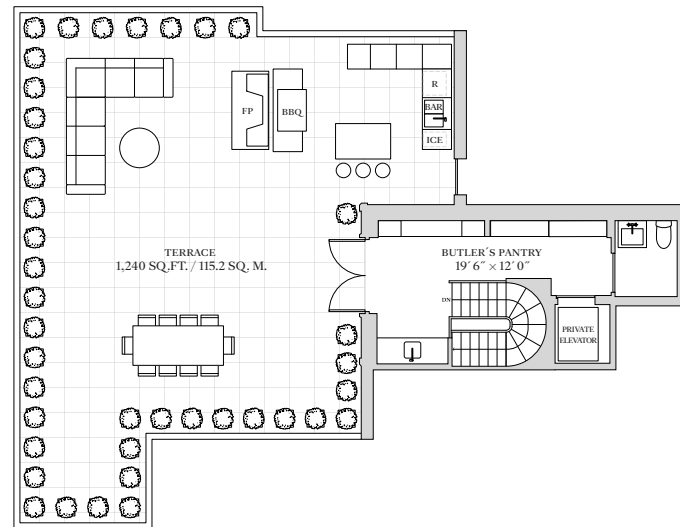
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