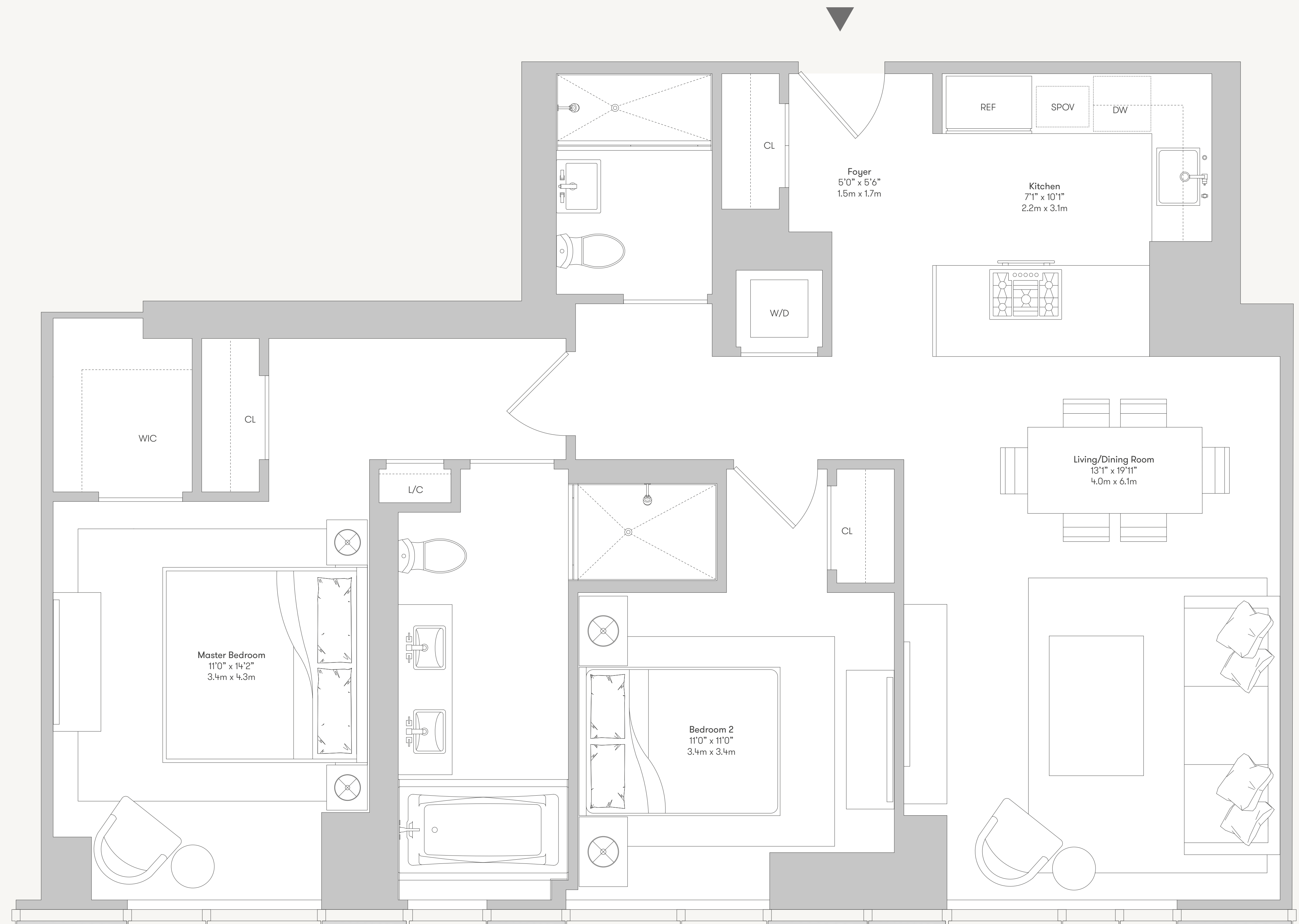




MANHATTAN VIEW
MIMA

**RESIDENCE D
FLOORS 55 - PH1**

2 Bedrooms
2 Bathrooms
1,137 sq ft • 105.6 sq m



Manhattan View

- 151 residences designed by Jamie Drake in a full service luxury building
- 24-hour doorman, full-time concierge, live-in superintendent
- Package room with cold storage
- A la carte valet parking, housekeeping and dry-cleaning services
- Over 44,000 square feet of indoor and outdoor amenities including: exclusive private Equinox, 38-foot lap pool, two landscaped terraces with nine grilling stations, outdoor movie theatre, golf simulator and karaoke room, billiards and game room, business center, full-size basketball court, on site dog city, children's play room, bicycle room and tenant storage, private party rooms with wet bar and grilling stations

Residence Highlights

- Smart home automation
- Wide plank premium brushed oak wood floors
- High Performance glazed floor to ceiling windows throughout
- Ceiling heights ranging from approximately nine feet to twelve feet in living rooms
- Bosch washer and dryer
- LEED Gold certification, one of the few "green living" condominiums available today
- 421-A tax exemption

Gourmet Kitchens

- Gaggenau kitchen appliance package including refrigerator, convection oven, combination speed and microwave oven, five burner gas cooktop, range hood, and dishwasher
- Polished white Carrera marble waterfall edge countertop and backsplash
- Kohler stainless steel sink with chrome Dornbracht faucet
- Jamie Drake signature-designed high gloss lacquer cabinetry
- Waste disposal

Gracious Bathrooms

- Polished white Carrera marble floors
- Vanity with Calacatta marble countertop and backsplash
- Jamie Drake signature-designed fittings and accessories
- Polished white Carrera marble and glass enclosed shower
- Toto Supreme toilet
- Kohler Tea-for-Two white soaking tub with stone enclosure in select master suites
- Kohler tub with stone enclosure in secondary bathrooms
- Polished black marble floor tile with glass wall tiles in powder rooms
- Mont Blanc shower wall tile in select powder rooms
- Lacquer vanity with black marble countertop and stainless steel shelving in powder rooms

The complete offering terms are in an Offering Plan available from Sponsor, File No. CD16-0200, Sponsor: SCG MMA Towers LLC, Times Square Plaza, 1500 Broadway, Suite 2002, New York, New York 10036, Property: 460 West 42nd Street, New York, New York 10036. This floor plan is subject to normal construction variances and tolerances. The square footage for the Tower Unit on this floor plan exceeds the usable floor area. Additionally, the square footage of the Tower Unit noted on this floor plan was calculated based upon the methodology set forth in the Notes to Schedule A in Part I of the Offering Plan, and may be greater than the square footage of the Tower Unit measured by using the legal definition of the Unit which appears in the Condominium Declaration. Further, the dimensions and layout shown herein represent an approximation of the dimensions and layout of the Tower Unit shown. The actual layout of a Tower Unit may have been altered by tenants thereof or others, and therefore, may vary. Minor inaccuracies in square footage and inaccuracies in layout and room dimensions, as shown on this floor plan will not ensure a purchaser from completing the purchase of a Tower Unit without obtaining in price or resource against Sponsor. Sponsor reserves the right to make changes to a Tower Unit in accordance with the Offering Plan.

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