

# COMPOSED TO PERFECTION

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Every detail in each home has been thoughtfully designed – from custom stained oak floors to gracious 11- to 13-foot ceilings. Carefully crafted to include the finest materials, HALL Arts Residences brings beauty and efficiency to life.

## HOME FEATURES

- Rich materials throughout of white oak, limestone, marble and quartz
- Elegant finish palettes available, hand-selected by Emily Summers Design Associates
- Dramatically scaled floor-to-ceiling window walls
- 11-foot ceiling heights in living spaces, 13-foot ceiling heights in the Penthouse and Gallery Home
- 8-foot solid core entry doors with designer hardware
- 6-inch wide white oak floor planks with custom stain
- Spacious walk-in master closets
- Service entrances
- Raised floor system on floors 20-28
- Shell space available for personal customization
- HALL Arts Residences is the first residential building to register for WELL Building Certification in Texas, a new system for designing buildings that positively impacts the health and well-being of its users
- HALL Arts Residences follows the LEED program, Leadership in Energy and Environmental Design, by creating a more energy efficient building via systems and efficient water fixtures. The accredited design also ensures healthier indoor air environments by utilizing responsibly produced and renewable materials

## GOURMET KITCHENS

- Bulthaup kitchens with premium finishes
- Gaggenau appliances
- Direct external cooktop venting
- Custom quartz countertops and backsplashes
- Dornbracht polished chrome fittings
- Undercounter lighting

## BATHROOMS

- Spa-inspired master baths with deep-soaking tubs and oversized showers
- Marble floating counters with undercounter cabinets
- Dornbracht polished chrome fittings
- Linen closets and spacious cabinetry

## LIGHTING & TECHNOLOGY

- Recessed lighting design to maximize art walls
- Lutron motorized window shades
- Capability for full automation of home systems
- Undercounter lighting

## HOME TERRACES

- Private outdoor terraces designed with entertaining in mind, providing spacious dining and seating areas
- Panoramic views of the captivating Dallas skyline, including the surrounding Pritzker Prize-winning architecture in the Dallas Arts District

Certain features and finishes are not standard. Please consult with representatives of Hall Arts Residences, LLC regarding the costs and availability of features and finishes in the project. Described finish options are for illustrative purposes only and do not constitute an agreement or commitment on the part of Hall Arts Residences, LLC to make available such finish options. 08.07.19

# LIFE WELL-LIVED

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Experience a life well-lived at HALL Arts Residences, where comfort and well-being are a top priority. Embrace curated amenities, premium services and fine dining experiences that take personalization to the next level.

## AMENITIES

- An intimate living room-style lobby featuring stone floors, soft gray plaster and white oak paneled walls, soaring double-height ceiling and contemporary art
- Most floors feature only one to two homes, ranging from 1,600 square feet to a full, two-floor penthouse measuring more than 10,000 square feet
- The average home size is 3,800 square feet
- Ideally located in the Dallas Arts District, adjacent to the city's most illustrious parks, museums and performing arts venues
- Direct access to the Texas Sculpture Walk, featuring works by celebrated Texas artists
- Individual climate-controlled storage rooms
- 24-hour security

## THE ARTS TERRACE

A 17,000-square-foot amenity level – exclusive to residents and framed by views of the surrounding arts venues – offers a spacious retreat for relaxing and entertaining. Features include:

- Resort-style lap pool with shaded seating areas and panoramic views
- Sophisticated wine room for private entertaining
- Climate-controlled wine cellar with dedicated space for each resident
- Catering kitchen
- Expansive entertaining and meeting spaces, including the Arts Terrace Lounge and Club Room
- Fully-equipped outdoor kitchen and grill
- Private state-of-the-art fitness studio
- Serene massage and treatment room
- Private dog park and grooming station
- Putting green
- Relaxing heated spa

## HALL ARTS HOTEL PRIVILEGES

- HALL Arts Hotel is affiliated with The Leading Hotels of the World, offering residents exclusive access and benefits to more than 400 independent luxury hotels
- Priority access and signing privileges to hotel offerings, including restaurants and lounge, hotel rooms and fitness studio
- Discounted food and beverage at HALL Arts Hotel restaurants
- Private chef dinners with in-residence dining and catering
- Complimentary use of event space, subject to availability
- Exclusive invitations and VIP seating to premier hotel events
- Discounted hotel rates, subject to availability
- Room service offerings
- Sommelier services

The amenities and services described herein are subject to change and no assurance is made that these amenities and services will be of the nature described or available in the project. Use of certain amenities and services may be subject to fees set by the condominium association from time to time. Discounted hotel rates are subject to availability. 08.07.19

# SIMPLY THE BEST

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The seasoned staff, including concierge, engineering, housekeeping, valet and security, provide an array of services for an unparalleled living experience. The full range of amenities is designed to enrich your lifestyle, allowing you to live, work and entertain with ease.

## CONCIERGE SERVICES

- Priority reservations to HALL Arts Hotel restaurants
- Theater and entertainment reservations in the Dallas Arts District and beyond
- On-site service arrangements, from concierge doctors to private art lessons
- In-home massage treatments
- Yoga and fitness training with private instructors
- Valet laundry, dry cleaning, seamstress and shoeshine services
- Dog walking and pet grooming arrangements
- Full-service housekeeping
- Private event coordination of catering, staffing, rentals, décor and entertainment
- Personal house manager options
- Away-from-home and homecoming services, from stocking pantries to maintaining floral arrangements and foliage
- Mail, newspaper and package deliveries, including overnight receiving
- Printing, copying, faxing and shredding of documents and notary public services
- Maintenance services and evaluation for specialist referrals
- Assist with keys, fobs and access to the garage
- Arrange transfers to and from the airport
- Courier services

## VALET SERVICES

- Full-service valet 24 hours a day, seven days a week
- Assistance with groceries or luggage to and from the residence
- Residents may call ahead or schedule a time for vehicle retrieval
- House car service, radius restrictions apply
- Car service arrangements when the house car is unavailable
- Private and secure underground garage exclusive to residents
- Vehicle charging, fueling, detailing and servicing

*Third party services may require additional fees.*