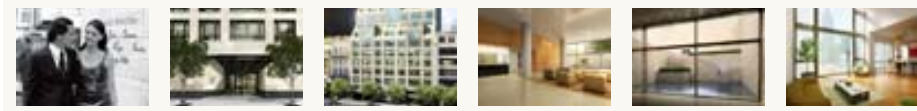




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SEPTOCHURES



Centurion

I.M. Pei Joins his Son to Create The Centurion

New luxury building is the world's first ground-up condominium designed by Pei Partnership Architects with Pritzker Prize-winning architect, I.M. Pei.

L.C. (Sandi) Pei, design partner of Pei Partnership Architects, is joined by his legendary father, I.M. Pei, in designing their first ground-up residential condominium, The Centurion in Manhattan. The building presents a unique opportunity to live in a space designed by the architectural team that created the Bank of China headquarters in Beijing and Hong Kong, and the Four Seasons Hotel in Manhattan. I.M. Pei is also the creator of The Pyramid, which modernized Paris' Louvre Museum.

"We describe The Centurion as a bespoke tailor describes his art: a balanced composition of exquisite materials and richly crafted details that will never look old or dated," said Sandi Pei. "This project was an unprecedented opportunity to design a building as a work of art in a prime area of New York City that pulsates with life."

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Located on 56th Street just west of Fifth Avenue, The Centurion is currently the only ground up residential building under construction in this world-famous upscale retail corridor. Developed by Stillman Development International and Antonio Development, the 19-story French limestone building will offer 48 one-to-four-bedroom homes, including 13 terraced residences and three penthouses. Interior living space will range from 754 to about 3,400 square feet. Several combinations are possible to create larger custom residences.

Opening prices range from \$2,000,000 to more than \$10,000,000.

Interior architecture by SLCE Architects consists of exceptionally spacious homes, several of which boast living rooms with ceilings and windows that soar to 17 feet. Each of The Centurion's 31 unique floor plans maximizes the openness of living areas, and lightly reflective sound-insulating glass windows will allow homeowners to enjoy city views, while maintaining tranquility inside the home. Anticipated occupancy is early 2009.

Each residence at The Centurion will be finished with the finest materials, appliances, and fittings. Kitchen counters will be 1 ½ inch-thick solid glass slab set on a stainless steel surface, accented by glass tiled backsplash. Kitchen cabinets are custom natural walnut. Floors are teak. Appliances include 36-inch over-under Sub-Zero refrigerators paneled in natural walnut, 30-inch Wolf dual-fuel stainless steel ranges, Sub-Zero under-counter wine chillers and Bosch Integra dishwashers paneled in natural walnut.

Well-appointed master bathrooms will include 16" x 16" white Bianco Dolomiti polished marble tile floors and custom wood vanities with soft taupe-gray Baltimore limestone vanity counters, as well as Baltimore limestone walls and bathtub enclosures. Six-foot cast iron soak bathtubs by Michael S. Smith for Kallista will accompany separate glass shower stalls trimmed in polished chrome. Powder rooms will feature Spa Green honed marble floors, a full accent wall of Crystal White chiseled marble, and Dornbracht polished chrome sink, tub and shower fittings.

The Centurion's exterior will be fully clad in hand-set French "Chamesson" limestone quarried from same region as the limestone used by the Peis for the façade of The Four Seasons Hotel in Manhattan. The Centurion lobby floor and one continuous accent wall will be Magny du Louvre limestone, which I.M. Pei selected for the floor of the Louvre's Pyramid. The 19-story Centurion façade will feature a graceful stepped profile consisting of a succession of cascading terraces. A symmetrical arrangement of five double-height windows with pewter-colored aluminum mullions will complete the building's principal south-facing façade. This profile forms a limestone sculpture visible to pedestrians approaching from Fifth Avenue.

An entrance canopy of dark aluminum, nickel, stainless steel, and translucent glass will welcome residents into The Centurion's stunning lobby, where a tranquil outdoor Water garden will be visible through a glass wall. The garden's fountain cascades water into a reflecting pool, providing a unique and soothing view. The limestone lobby is accented with blonde Anigre wood, decorative marbles, and rich leathers.

"The Centurion will appeal to people from all over the world who understand the rarified nature of this building and who want to own one of the great works of Pei Partnership Architects with I.M. Pei," said Roy Stillman, president of Stillman Development International. "I.M. and Sandi Pei's architectural genius has produced some of the world's most imaginative and graceful structures, and The Centurion is their next great architectural gem."

The Centurion will boast services and amenities that cater to its cultured, discerning residents including a private exercise facility, a private water garden, an on-premise, and 24-hour attended garage. Storage units are available for purchase. The Centurion will offer a hotel-style, full-service Residents' Assistant who will fulfill almost any request made by residents.

The Centurion will be located just steps from superb dining, entertainment, hotels, museums, city landmarks and Central Park. "This is the perennial destination of choice for Manhattan's most sophisticated and privileged international and domestic residents and visitors. The Centurion is tantamount to exclusivity and is at the epicenter of everything that is New York," said Antonio Development's managing director Robbie Antonio, whose family has a long and bonded friendship with I.M. Pei.

"It was important for me to do one more building with my son, Sandi," said I.M. Pei. "The Centurion was the right project because of my close relationship with the Antonio family, and the need for the second generation to take over."

The Centurion sales gallery is located at 505 Park Avenue, 17th floor. Sales presentations are by invitation only. For more information, please call Michele Conte, Director of Sales, at 212-888-5633 or go to www.centurioncondominium.com.

THE DEVELOPMENT TEAM

STILLMAN DEVELOPMENT INTERNATIONAL has developed, renovated or sold approximately \$500 million luxury condominiums, single-family homes, high-end commercial space and hotels with its affiliates since 2000.

Roy Stillman, president of Stillman Development International, is the third generation of a family-owned real estate development company founded 35 years ago. He is the developer of prestigious residential properties in New York, Connecticut and Florida, and believes that "the development of buildings is the ultimate art form."

The unique story of the development of Stillman's award-winning condominiums in The Metropolitan, a \$200-million residential project in Manhattan designed by Philip Johnson, was documented in a hardcover book by noted author Michael McKenzie. Currently, Stillman is also developing the 300-unit Trump International Hotel & Tower on the ocean in Fort Lauderdale, Florida.

Robbie Antonio, managing director of Manhattan-based ANTONIO DEVELOPMENT, is committed to creating properties of unparalleled architectural integrity in select prime locations globally. The firm is privately owned by the Antonio family, one of the largest private real estate groups in Asia. The family has a total portfolio of 54 properties or 18.5 million square feet of residential, commercial and hotel space, and golf courses developments in five countries. In addition to its real estate holdings, the family employs more than 3,200 professionals in its various firms and has ownership/distributorship interests in Lear Jet planes, Bell helicopters, BMW automobiles, a bus conglomerate, as well as one of the world's largest manufacturing companies.