



SKY HIGH LUXURY

Photo: Duster Downing/Versatile Images

She's a lobbyist with a busy work schedule that doesn't leave time for housekeeping. She often entertains but rarely cooks. Her day can't really begin without a cappuccino and the Metro section.

A single dad who offices downtown, he likes to fit in a daily swim and still get home early to help his son with his homework.

With a daughter finishing up classes at the university, they're looking forward to enjoying their new retirement schedules and taking long trips abroad between football seasons.

What do these people have in common?

The same address.

ELEGANT. URBAN. STYLE.

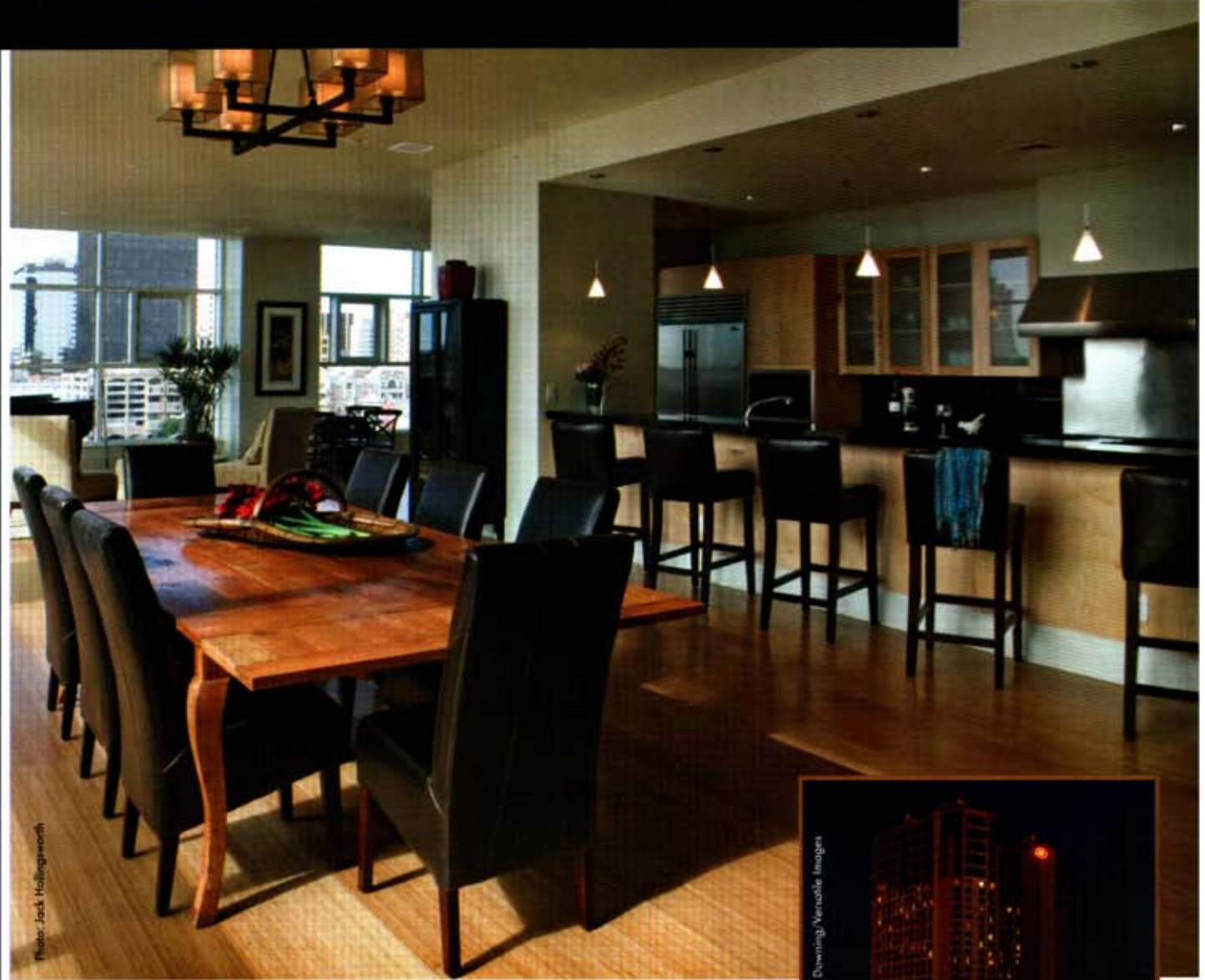


Photo: Jack Hollingworth

Introducing The 5 Fifty Five: ninety-nine sophisticated residences crafted atop the brand new Hilton Hotel in downtown Austin. The 5 Fifty Five raises the bar in urban living by surrounding its residents with a cushion of luxury and service usually associated with grand resorts. At the same time, the architectural team has designed a high-rise space that is remarkably flexible so that prospective residents can imagine and realize the home of their dreams. The result is a unique environment, a stunning residential community set in the midst of one of the most exciting cities in the nation and minutes (or walking distance) from destinations such as the Capitol, the University of Texas, and Austin's terrific entertainment districts.

Anyone who chooses a downtown Austin address expects great design. But the amenities of an urban home may be just as important; residents of The 5 Fifty Five enjoy services unmatched by other downtown Austin properties. Those include a savvy and helpful concierge, a private lobby staffed around the clock with a doorman and a porter, housekeeping services, 24-hour room service from the Hilton, and full membership privileges at the Tower Health Club.

Alan Holt, Director of Sales and Marketing for The 5 Fifty Five, says it's a lifestyle new to Austin but increasingly in demand. "You can feel the anticipation of the people who are buying their new residence here. They're excited about the central location. They're looking forward to walking to work.

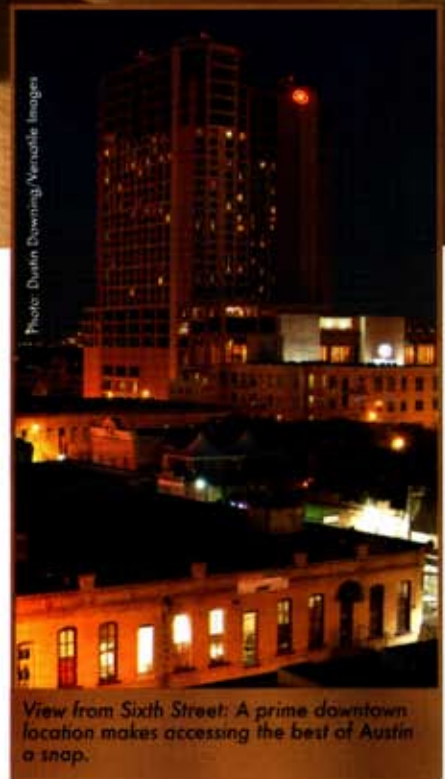


Photo: Dustin Downing/Versatile Images

View from Sixth Street: A prime downtown location makes accessing the best of Austin a snap.

"They know they can stay in and order room service every night if they feel like it. They can entertain and have housekeeping coordinated for the next day to help with the clean up," says Holt. "They get to live how they want to live—and that's fun. Who wouldn't be excited?"

INSIDE THE 5 FIFTY FIVE



Interior architecture for the common areas and private residences was designed by Dick Clark Architecture, one of Austin's most sought after residential firms and winner of the national 2002/2003 Sub-Zero/Wolf Kitchen Design of the Year Award. Interior spaces were built by Journeyman Construction, an Austin-based company. The light-filled ground-floor entrance hints at the spectacular residences within; lobby walls are inlaid with Texas limestone and warmed by satiny Sapele mahogany. "We wanted to create a welcoming, comfortable introduction to the building," says Dick Clark, AIA, IIBA. "You feel like you're home before you're home." The lobby staff is a welcoming presence as well, helping with packages or arranging for a car.

Light floods a spacious bedroom. Furnishings provided and styled by Zanzibar, Negrel Antiques, and David Allen Rugs.

DWELLING



Homes in The 5 Fifty Five are unique; variations depend on the choices of the resident. Open floor plans, with 10-foot-plus ceilings, can be customized to suit any taste. One-, two-, and three-bedroom homes are available, ranging in space from 800 to more than 5,000 square feet, all with private bal-

conies. Floor-to-ceiling windows capture wrap-around views that are a design element all to themselves. What's more, panels in the windows can be opened to catch a fresh breeze. Texas Sun and Shade can install the latest style of window coverings, from panels to roll-downs, to block the sun without blocking the view.

The kitchens are as spectacular as the living areas and boast ample counter and cabinet space.



Photo: Jack Hollingworth

The 5 FIFTY FIVE

condominiums atop the Hilton Austin downtown

actual residence sunset view



512.473.0555
www.5fiftyfive.com

Opening Spring 2005

sophisticated residences from the \$300s to \$2 million+



CLOCKWISE FROM TOP: Spacious bathroom with travertine marble floors, tub, and vanity; Wolf gas range and hood for gourmet cooking; wall-to-wall windows offer breathtaking views and plenty of light. Furnishings provided and styled by Zanzibar, Nègre Antiques, and David Allen Rugs.

Photos (top, right): Jack Hollingsworth

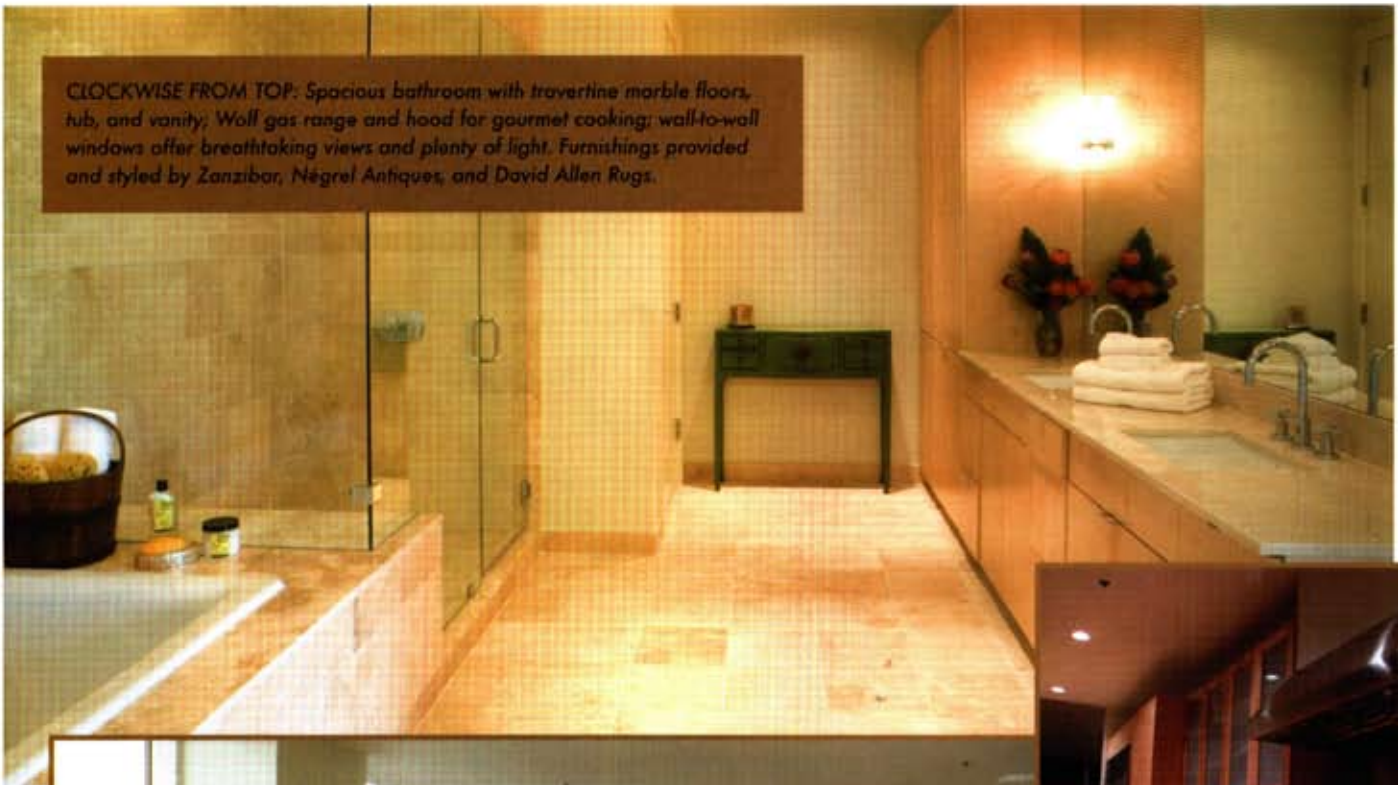


Photo: Devlin Downing/Venabile Imagen



AT THE TOP



"The kitchen often becomes the activity center of the home," says Kasey McCarty, RID, of Dick Clark Architecture. "The gourmet kitchens here are designed to allow the owner to cook, serve, even entertain, all from one space." Home owners can select a Sub-Zero stainless side-by-side refrigerator/freezer. For the chef of the house, a Wolf 48-inch range with dual ovens, described as a range that "turns cooks on," offers gas cooking, a rarity in high-rise living. Maple cabinets line the walls and can be highlighted with coordinating countertops.

Floor plans are designed to be flexible. As architect Clark notes, "It all depends on how you want to live. If you entertain, we can create a media room. If you're into storage, we can assist with cabinetry and closet design. Some people want a giant master bedroom. They don't mind borrowing square

footage from another room. We can work to make that happen. As one client recently pointed out, 'Why do I need a big guest room? There's a hotel next door. Any guests I might have are more than welcome to stay there. They'll be more comfortable and, hey, so will I.' I have to admit, he had a really good point."

Finishing details are as polished as the clean lines of the interiors. Travertine marble in bathrooms provides a bold, contemporary look. For the flooring in the living areas, the architect has chosen bamboo, a warm wood with a new-age edge. But this mix is also subject to modification for different tastes. "We have so many choices in each of the selections for the finish out, allowing for styles from traditional to the most contemporary," says McCarty.

are, of course, bigger than others. Number 3127 has no shortage of selling points. This 4,183-square-foot penthouse has three bedrooms, three and a half baths, and a study. One breathtaking room measures sixty-one by twenty feet and houses the kitchen, living room, and dining areas. Perhaps the most enviable feature of all is the interior staircase leading up to a private rooftop cabana that opens onto a terrace complete with a hot tub.

The views from the roof and inside the penthouse are majestic. A look out the windows provides a clear picture of the western, southern, and eastern skylines.

"At night, you feel eye-to-eye with the lights twinkling on the Frost Bank Tower," says Holt. "This is the highest living space in Austin."

A GRAND HOTEL AT YOUR DOORSTEP

While the Hilton Hotel operates in a completely separate space from the residences of The 5 Fifty Five, it is conveniently located in the same building. Residents can enter the hotel through their own indoor, private, and secure doorway.

Inside the Hilton, four restaurants await. Finn and Porter, a traditional American steak house, serves up dry-aged beef, fresh seafood, and sliced-to-order sushi every night of the week and boasts an extensive wine list. Located on the ground floor of the Hilton, Finn and Porter's elegant decor makes it the perfect spot for an intimate dinner or for entertaining guests.

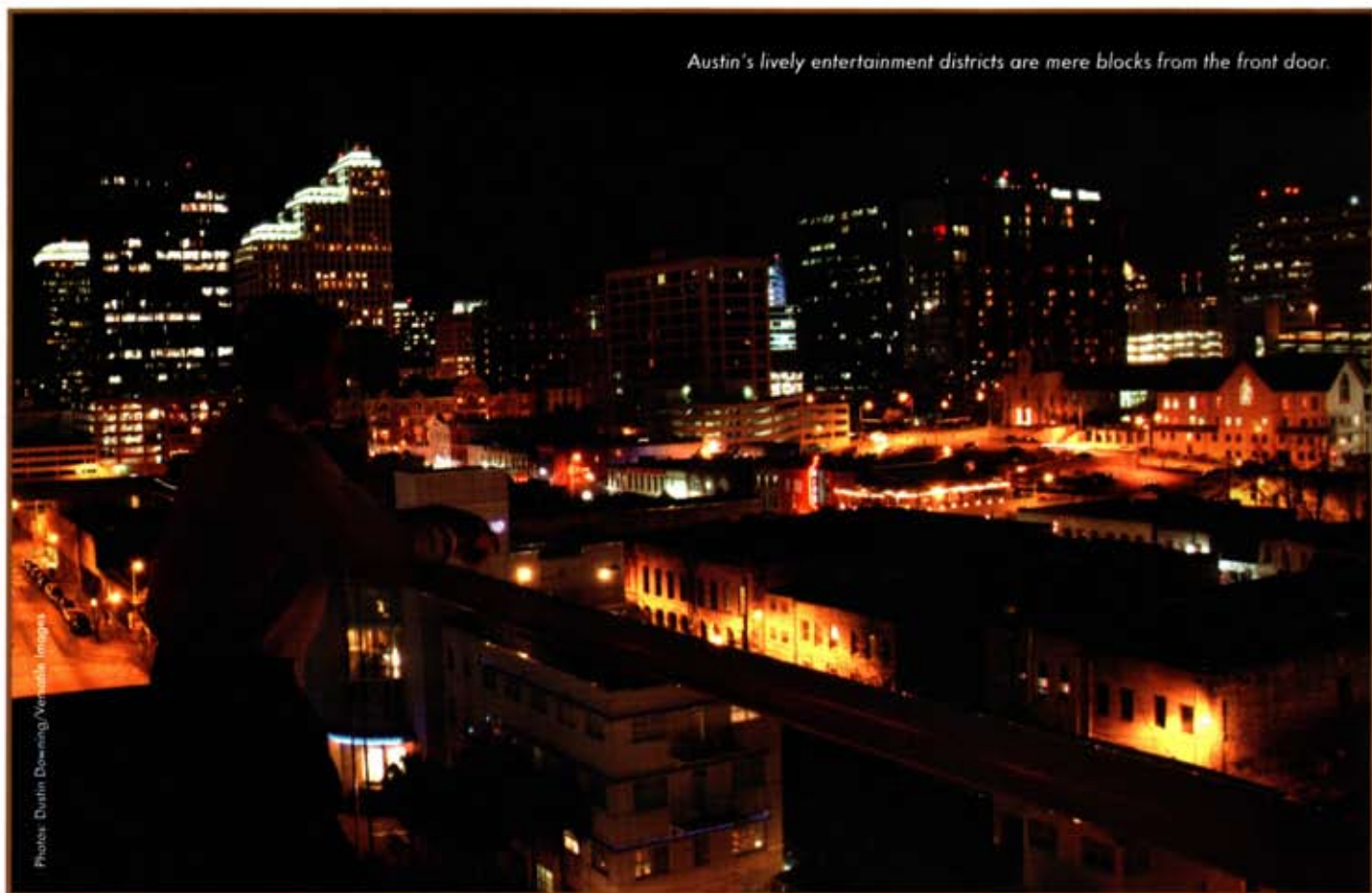
For more casual fare, Liberty Tavern offers comfort food, salads, and desserts; breakfast is served all day. On the ground floor, Java Coast has indoor/outdoor seating and convenient counter service

for lattes, pastries, glasses of wine, and the day's newspapers. The Lobby Bar, an upscale watering hole appointed with leather club chairs, is a great spot for happy hour or people watching.

The Hilton dining establishments can also accommodate residents of The 5 Fifty Five with 24-hour room service, dinner-party catering, nibbles for a cocktail event, or just dinner for two.



On the outside looking in to a sleek residence at The 5 Fifty Five.



Austin's lively entertainment districts are mere blocks from the front door.



The **5** FIFTY
FIVE
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