

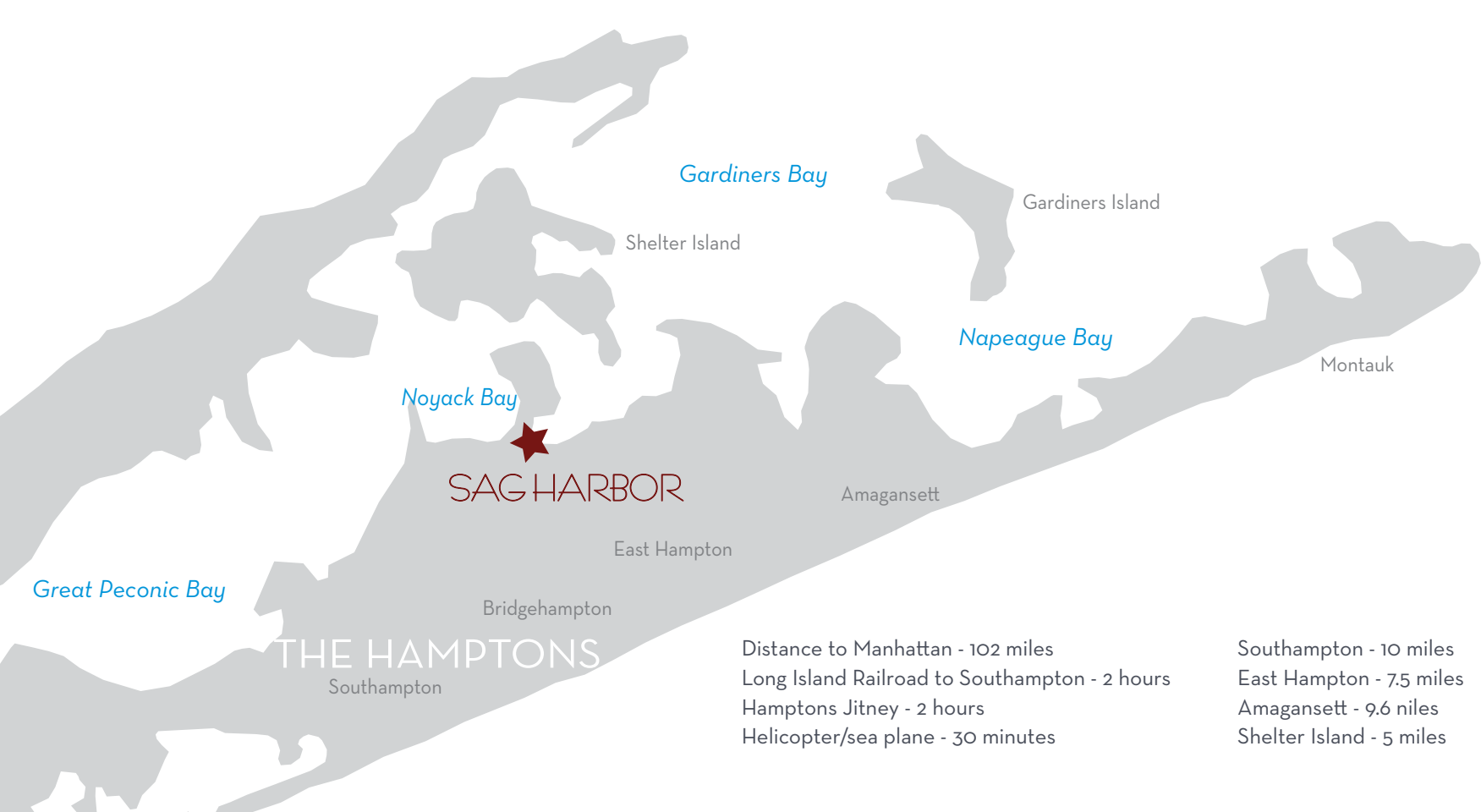
21WATER

LUXURY WATERFRONT RESIDENCES





"SAG HARBOR:  
THE LONG ISLAND  
ARTISTS' AND WRITERS'  
COLONY MAY HAVE  
GROWN INTO A FOUR-  
STAR VACATION TOWN,  
BUT ITS OFF-SEASON  
CHARMS ARE WHAT  
GIVE IT ITS SOUL"  
TOWN & COUNTRY



Noyack Bay

Gardiners Bay

Napeague Bay

Great Peconic Bay

SAG HARBOR

THE HAMPTONS

Shelter Island

Gardiners Island

Montauk

Amagansett

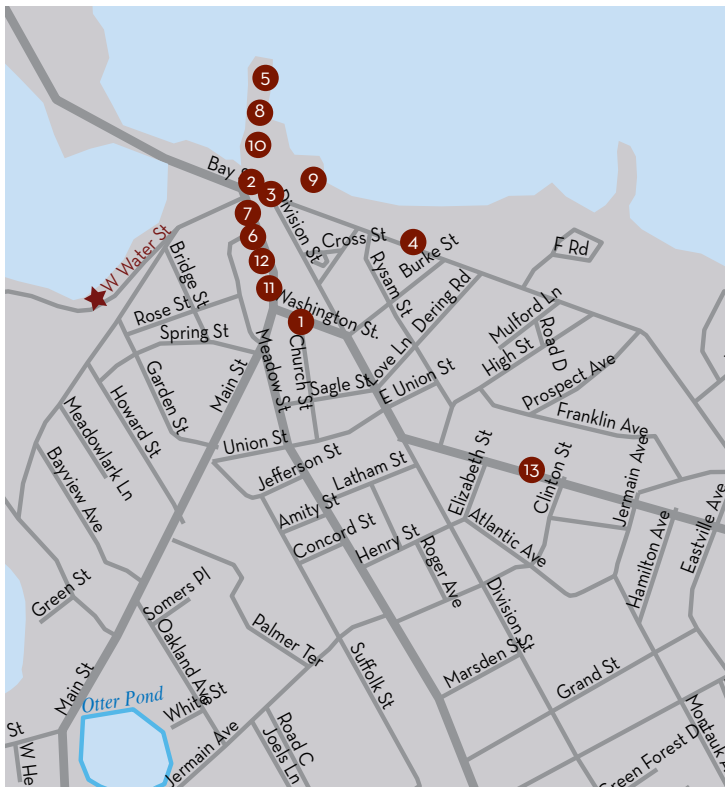
East Hampton

Bridgehampton

Southampton

Distance to Manhattan - 102 miles  
Long Island Railroad to Southampton - 2 hours  
Hamptons Jitney - 2 hours  
Helicopter/sea plane - 30 minutes

Southampton - 10 miles  
East Hampton - 7.5 miles  
Amagansett - 9.6 miles  
Shelter Island - 5 miles



## FITNESS ♥

1 **Yoga Shanti**  
23 Washington Street

2 **Sag Harbor Gym**  
1 Bay Street

3 **Style Bar**  
1 Bay Street

## YACHTING 🚤

4 **Sag Harbor Yacht Club**  
27 Bay Street  
America's Cup Yachting

5 **Malloy's East Marina**  
Longwharf  
Renowned Hamptons' deepwater marina  
accommodating yachts of up to 250 feet

## FOOD & DINING 🍴

6 **The American Hotel**  
45 Main Street  
Historic hotel and restaurant since 1846

7 **Sen**  
23 Main Street  
Zaga's highly touted Sushi

8 **B. Smith's**  
Longwharf  
Fashion Icon B. Smith's marina restaurant

9 **Farmer's Market**  
Marine Park  
Organic local produce

## ENTERTAINMENT 🎭

10 **Bay Street Theatre**  
Longwharf  
"One of the country's pre-eminent  
regional theaters" CBS Sunday Morning

11 **Sag Harbor Cinema**  
90 Main Street  
Movie theater featuring  
independent films

## OTHER

12 **Municipal Building**  
55 Main Street

13 **Sag Harbor Elementary School**  
Blue Ribbon, top 10% of New York  
Schools



# RESIDENCES

**ONLY A PREMIER PROPERTY** could qualify to be the first new residential development in historic Sag Harbor. 21 West Water Street, adjacent to the largest private deepwater marina in the Hamptons claimed that distinction by representing the very finest in architecture and home design.

A new Hampton's experience conceived by IAD, and CodeRED in conjunction with Nalex International bring exquisitely detailed waterfront loft-like residences with clean lines, smart amenities and spectacular westerly views. 21 Water is to be enjoyed during the high summer season as well as in the peaceful winter months is located in a picturesque waterfront



setting and just a walk of 5 minutes to Main Street. Behind the traditional façade in keeping with the appeal of Sag Harbor, are modern interiors befitting luxury living and incorporating the latest in technology.

The spacious layout of each residence includes ample entertainment areas as well as large bedrooms with ensuite bathrooms. Kitchens offer the finest in modern appliances including Gaggenau, Miele, Bosch, and Subzero. The luxurious teak Japanese soaking tub is the centerpiece of a finely detailed Master Wash Room also featuring Fusion Mirror TV vanity finished in rich travertine with radiant heat.





# THE LIVING

Each of the **19** unique residences is detailed with reclaimed high quality walnut, travertine, limestone, teak, copper, natural cedar and zinc as elements of sustainable living and in the spirit of Green building.

Five Star concierge, penthouse pool and sauna, standby generator, indoor as well as outdoor fireplaces, private terraces, loggias and gardens create an intelligent, comfortable living experience.

LIVE A MODERN INTERPRETATION OF TRADITIONAL SAG HARBOR

## DEVELOPERMENT TEAM

CodeRED's Michael Maidan and Nalex International's principals, Emil Talel and Terry Soderberg, bring a rich history in Real Estate development most notably including work on such exceptional projects as, the Ronald Reagan Building in Washington, DC, Luxury Apt House condominiums in South Kensington, London, buildings in Manhattan such as 110 Duane Street, Tribeca, 220-222 West 79th Street on the upper west side and several new ground up developments in Clinton Hill, Brooklyn as well as others over the past 30+ years.

## ARCHITECT

The collective experience of Incorporated Architecture & Design (IAD) has included the design and development of private residences, lofts, townhouses, country homes and estates, large and small scale condominium projects, hotels both corporate and private, restaurants, and spas, which uniquely incorporate the full range of design expertise. From the very smallest scale of furnishings to large complex building projects from "bookends to buildings" all have been executed with a focus on craft and with a dedicated attention to detail.

### **EXCLUSIVE MARKETING AND SALES**

With over 4,400 agents in nearly 70 offices, Prudential Douglas Elliman provides Manhattan, Queens, Brooklyn, Long Island and the Hamptons with a full complement of real estate services. Our reach extends globally; many of our customers come from countries around the world. We sold 48 homes everyday or 2 each hour, 365 days a year. In an independently conducted survey, Prudential Douglas Elliman was ranked the biggest sales and rental brokerage among all residential real estate companies in Manhattan for the third year in a row.

New Home Developments: Since the early 1980's, Prudential Douglas Elliman's experienced residential onsite marketing and development professionals have been assisting investors and developers to bring their unique properties from the concept stage through the eventual closing of each individual unit. Our proven track record of success in every product category and price range from affordable to luxury supports our unparalleled commitment to the clients we serve.

### **PDE CREATIVE DESIGN**

Concept and collateral materials developed by Camilla Rustambekova, Art Director, Prudential Douglas Elliman.

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