



THE **MODERN**  
AUSTIN RESIDENCES

PENTHOUSE  
COLLECTION

**THE MODERN AUSTIN RESIDENCES  
PENTHOUSE COLLECTION**



## AN UNMATCHED DOWNTOWN EXPERIENCE

The Modern Austin Residences Penthouse Collection redefines luxury living with exceptional design that seamlessly integrates space, light, and style. Wrapped in floor-to-ceiling glass on three sides — an exclusive feature of our penthouses — these homes offer unobstructed, panoramic views of the Austin skyline.

## PENTHOUSE No. 5502

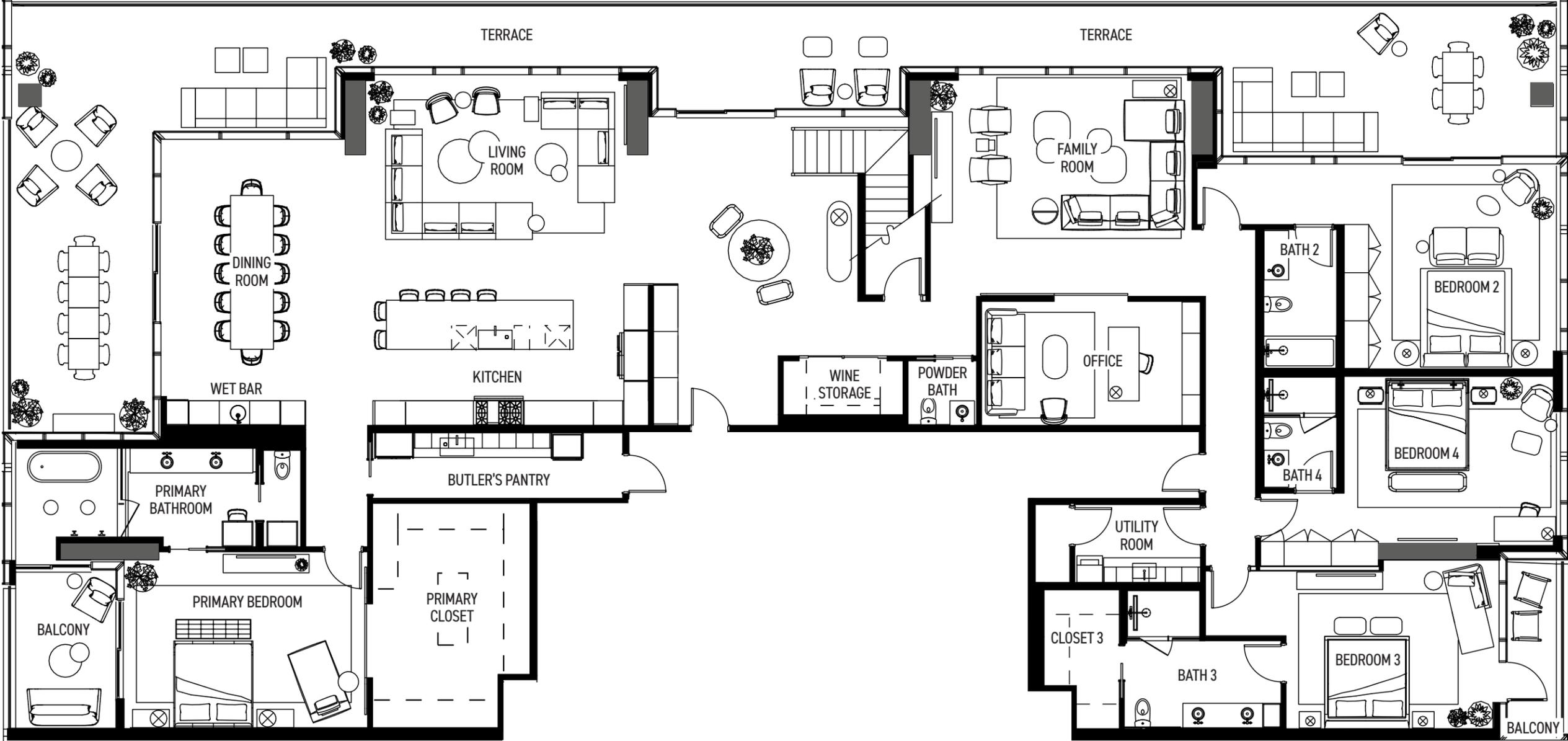
This exceptional penthouse redefines luxury living with a design that seamlessly integrates space, light, and style. Wrapped in floor-to-ceiling glass on three sides — an exclusive feature of The Modern's penthouses — it offers unobstructed, panoramic views of Austin's skyline, UT Tower, the Texas State Capitol and Lady Bird Lake. Featuring 13' ceilings throughout the living and dining spaces, the open layout effortlessly flows from the living area to the dining and kitchen spaces. A dramatic double-height entry leads you to the second floor entertaining space, complete with a nearly 3,000 square foot covered terrace, featuring an outdoor kitchen, fire table, and hot tub — the ultimate outdoor sanctuary.



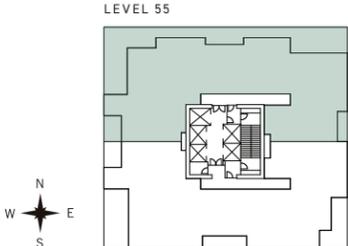
# PH55N FLOOR PLAN, LEVEL 55

4 BED, 5.5 BATH, 2 LIVING, STUDY, FLEX SPACE | 10,529 TOTAL SQ FT [INTERIOR: 6,236 SQ FT | BALCONY: 4,293 SQ FT]

## FLOOR 1



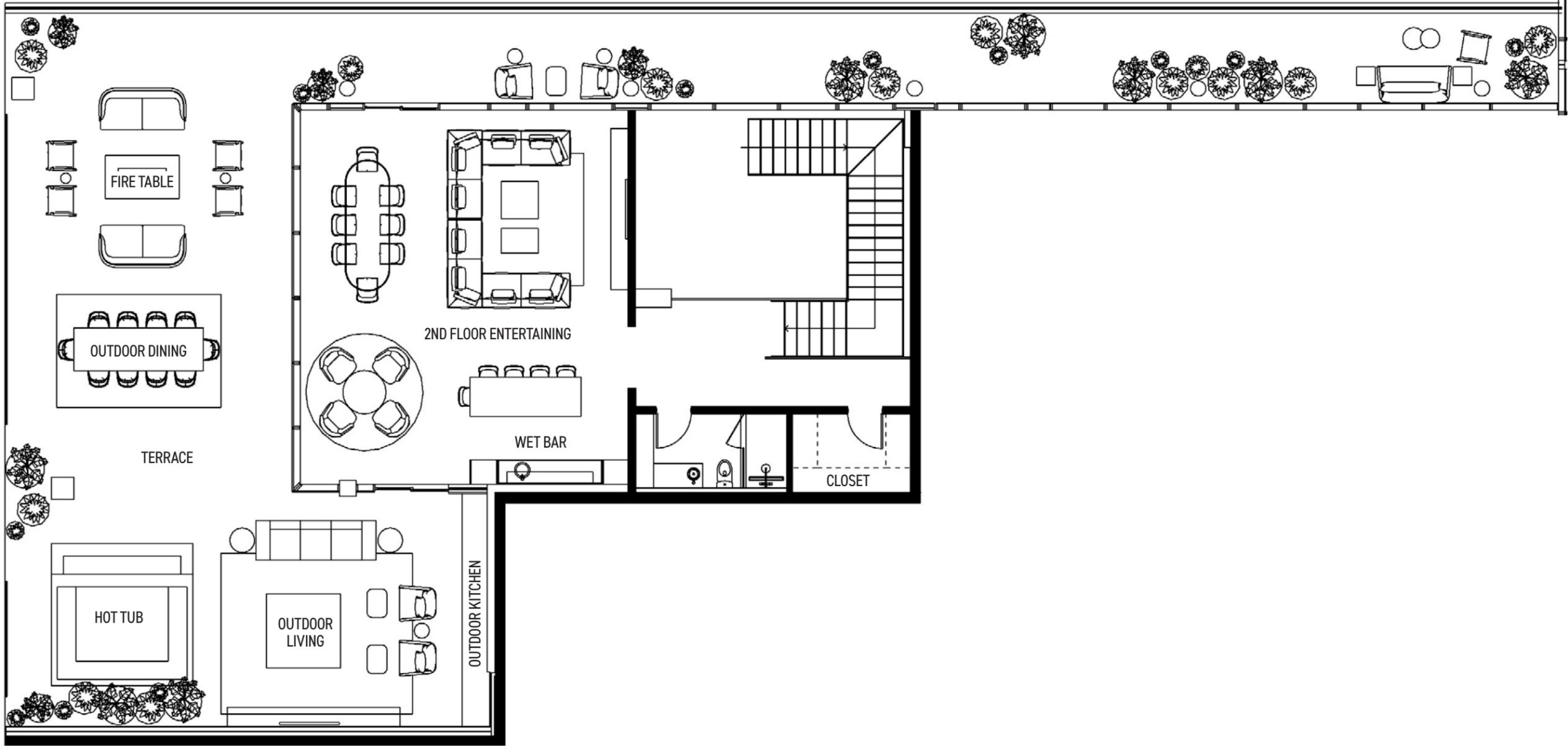
Floor plans are not to scale, dimensions are approximate, and may vary from the description of the unit in the condominium declaration and the purchase contract. Floor plans may be attached to the purchase contract as representative of the unit, but will not be construed as a description of the unit for conveyance or contract purposes. Floor plans, including room layouts and the configuration and location of appliances, cabinets, closets, plumbing facilities, and other improvements shown within the unit are subject to change. Please review the condominium declaration and purchase contract for a description of how the units are measured. You should review the actual materials prior to making any finish or upgrade selections.



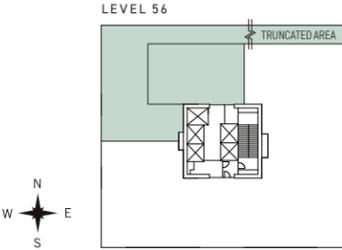
# PH55N FLOOR PLAN, LEVEL 55

4 BED, 5.5 BATH, 2 LIVING, STUDY, FLEX SPACE | 10,529 TOTAL SQ FT [INTERIOR: 6,236 SQ FT | BALCONY: 4,293 SQ FT]

## FLOOR 2



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## STATE OF THE ART KITCHEN

Sophistication at its finest. This collection of materials exudes luxury in its subtly and restraint. Taj Mahal Quartzite countertops are the central feature of the space set against natural white oak cabinetry, custom stained a medium toned grey. Illuminated open shelving, and signature display cabinetry provide touches of ambient light that add layers and depth to the environment. The light oak wide plank flooring features board lengths of up to 12' long and serve to draw the eye through the residence to the views beyond. The kitchen and adjoining wet bar are outfitted with Wolf, Sub Zero appliances.



*Images provided for inspiration; not an exact representation of residence finishes.*



**COUNTERTOP**  
TAJ MAHAL QUARTZITE



**FLOORING**  
LIGHT OAK



**PLUMBING**  
BRUSHED NICKEL



**MILLWORK**  
LIGHT OAK



**CABINETS**  
LIGHT OAK

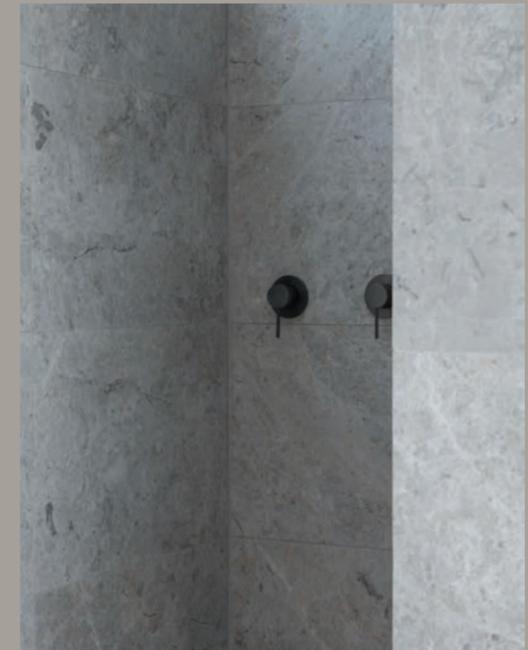




LOWER LEVEL TERRACE

## SPA LIKE PRIMARY BATH

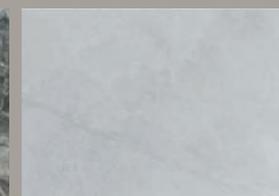
Perched among the clouds, this serene palette of finishes celebrate the beauty of natural stone. The large scale light stone tile cascades down the walls and across the floor setting a tone of refinement. The Sterling Silver quartzite countertop extends from the vanity to a wainscot ledge behind the expansive soaking tub and provides a subtle contrast against the light stone tile. Custom medicine cabinets provide an elegant solution for functional storage. Decorative sconces add a dramatic sculptural element- equally beautiful both on and off.



*Images provided for inspiration, not an exact representation of residence finishes.*



**COUNTERTOP**  
STERLING SILVER QUARTZITE



**FLOOR AND WALL TILE**  
ICE GRAY HONED TILE



**PLUMBING**  
BRUSHED NICKEL



**MILLWORK**  
LIGHT OAK



**SAIL DOOR**  
BRONZE



# TIMELESS



SECONDARY BATHROOMS

*Images provided for inspiration; not an exact representation of residence finishes.*

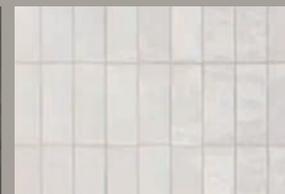
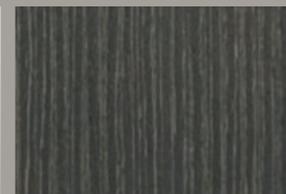
# MOODY



POWDER BATHROOM



*Images provided for inspiration; not an exact representation of residence finishes.*



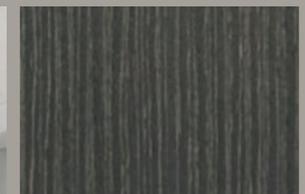
**COUNTERTOP**  
SEA PEARL QUARTZITE

**FLOORING**  
TUNDRA GREY NATURAL  
STONE TILE

**PLUMBING**  
BRUSHED NICKEL

**MILLWORK**  
DARK OAK

**WALL TILE**  
FEZ WHITE GLOSS



**COUNTERTOP**  
BLUE LUCE QUARTZITE

**FLOORING**  
LIGHT OAK

**PLUMBING**  
BRUSHED NICKEL

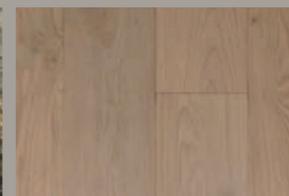
**MILLWORK**  
DARK OAK



*Images provided for inspiration, not an exact representation of residence finishes.*

## LAVISH UPPER LEVEL FOR ENTERTAINING

A space designed for entertaining, this upper level features an expansive private outdoor space in downtown Austin. The artistry of nature is on full display with the introduction of Blue Luce quartzite countertops, wide plank light oak flooring, and top of the line brushed nickel plumbing fixtures. The hand blown glass light fixture over the bar adds the finishing touch with an original aesthetic and strong expressive value. The wet bar features Sub-Zero appliances including a full-height wine fridge, refrigerator and freezer drawers with ice maker, dishwasher, and prep sink. The terrace features an oversized Divinci spa, kitchen, living space, and fire table.



**COUNTERTOP**  
BLUE LUCE QUARTZITE

**FLOORING**  
LIGHT OAK

**PLUMBING**  
BRUSHED NICKEL

**MILLWORK**  
LIGHT OAK

**SAIL DOOR**  
BRONZE







UPPER LEVEL TERRACE

## DAVINCI SPA HOT TUB

A



*Images provided for inspiration, planters not included with hot tub.*

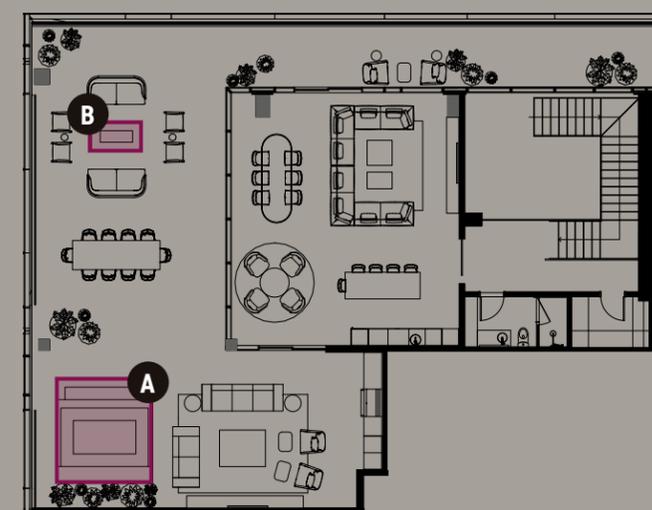
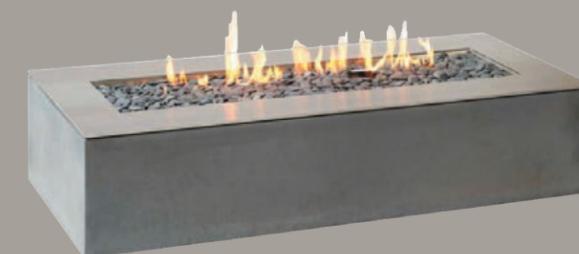
### CUSTOM SLATTED WOOD COVER

This custom slatted wood cover facilitates quicker hot tub heating while ensuring it remains resilient against wind. The cover can be rolled effortlessly to stow away when not in use.



## FIRE TABLE

B

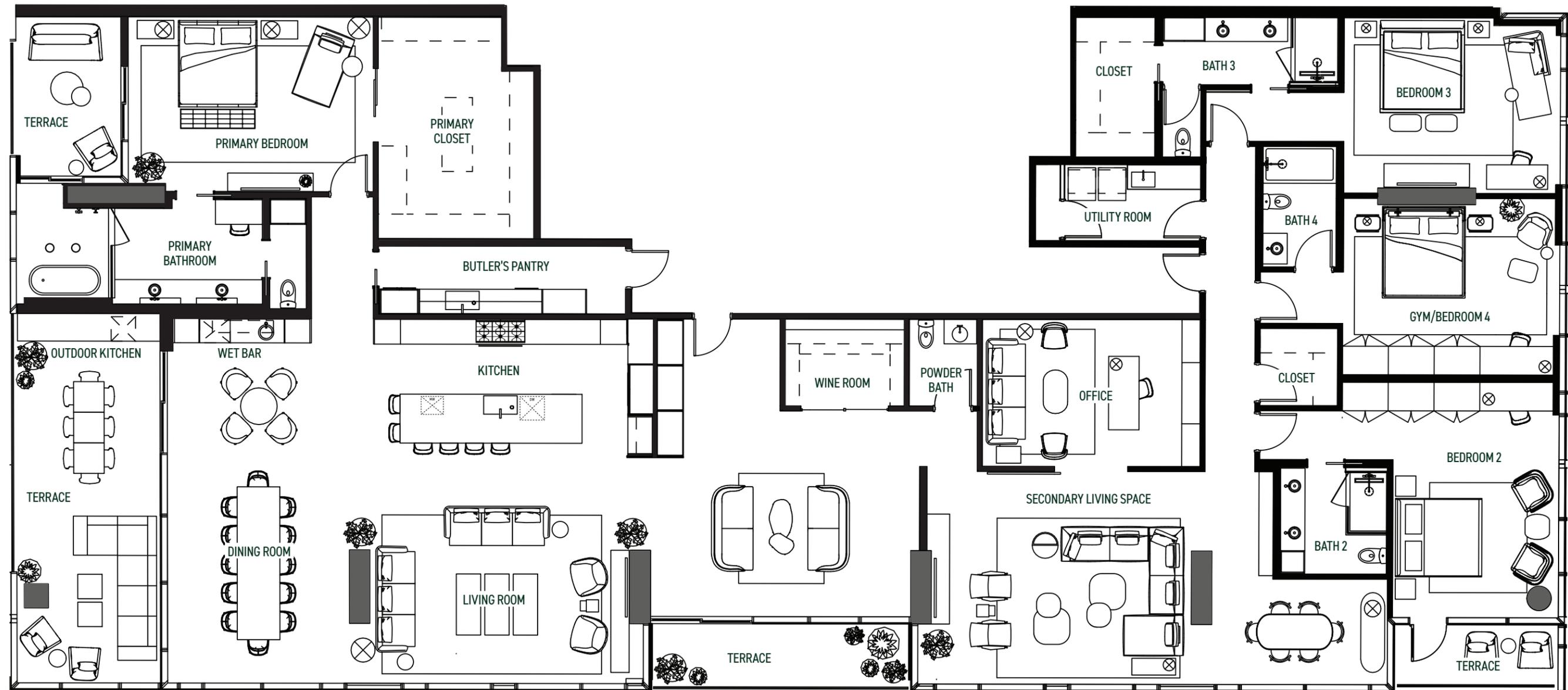


PENTHOUSE  
NO. 5401

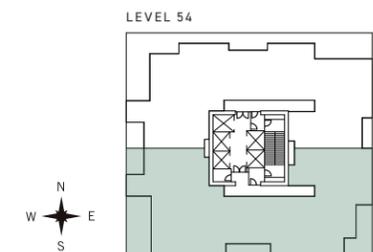


# SUB-PHS FLOOR PLAN, LEVEL 54

4 BED, 4.5 BATH, 2 LIVING, STUDY | 6,032 TOTAL SQ FT [INTERIOR: 5,334 SQ FT | BALCONY: 698 SQ FT]



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## KITCHEN



**COUNTERTOP**  
PRAGUE PREMIUM



**FLOORING**  
LIGHT OAK



**PLUMBING**  
MATTE BLACK



**CABINTRY**  
DARK OAK



**LIGHT FIXTURE**  
MARSET AMBROSIA 315



**COUNTERTOP**  
SEPHORA QUARTZITE



**FLOOR + WALL TILE**  
LOVINA GREY MARBLE



**PLUMBING**  
MATTE BLACK



**CABINETRY + MILLWORK**  
DARK OAK



**LIGHT FIXTURE**  
DOT LINE WALL | LAMBERT ET FILS

## PRIMARY BATH

# PENTHOUSE NO. 5402



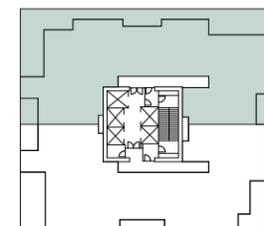
*Images provided for inspiration; not an exact representation of residence finishes.*

# SUB-PHN FLOOR PLAN, LEVEL 54

4 BED, 4.5 BATH, 2 LIVING, STUDY | 6,587 TOTAL SQ FT [INTERIOR: 4,979 SQ FT | BALCONY: 1,608 SQ FT]



LEVEL 54



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## KITCHEN



**COUNTERTOP**  
LAVEZZI QUARTZITE



**FLOORING**  
LIGHT OAK



**PLUMBING**  
UNLACQUERED BRASS



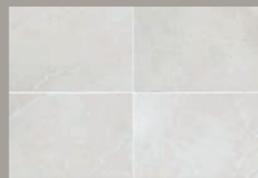
**CABINETY + MILLWORK**  
LIGHT OAK



**LIGHT FIXTURE**  
TREVİ MULTI-6 | CTO LIGHTING



**COUNTERTOP**  
ACQUA GUCCI QUARTZITE



**FLOOR TILE**  
BOTTICINO TURKISH MARBLE



**WALL TILE**  
JUNIPER MATTE



**PLUMBING**  
UNLACQUERED BRASS



**CABINETRY + MILLWORK**  
LIGHT OAK



**LIGHT FIXTURE**  
LIGHT ME TENDER | DCWÉDITIONS

## PRIMARY BATH

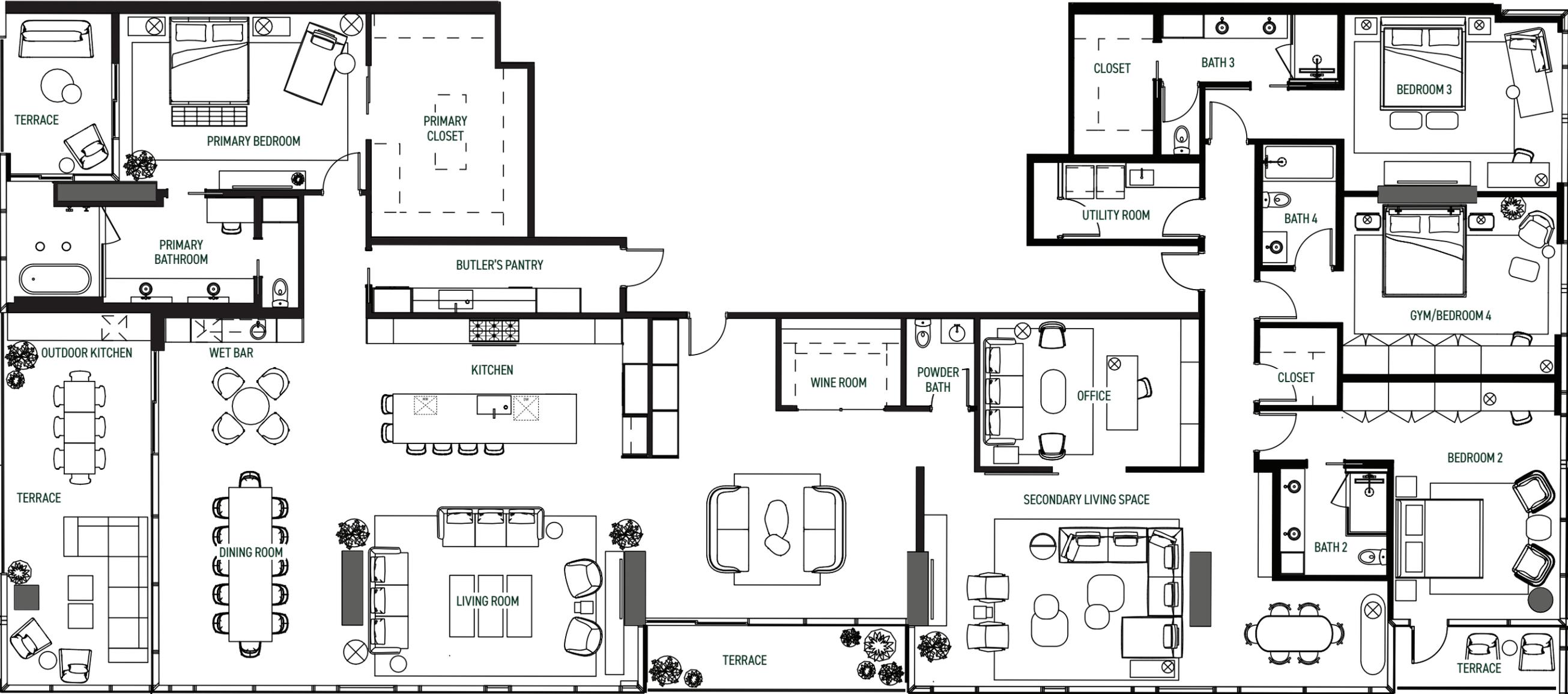
# PENTHOUSE NO. 5301



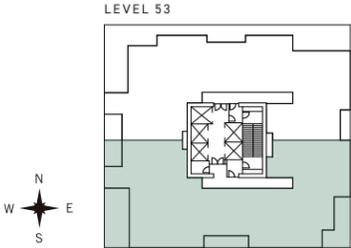
*Images provided for inspiration; not an exact representation of residence finishes.*

# SUB-PHS FLOOR PLAN, LEVEL 53

4 BED, 5.5 BATH, 2 LIVING, STUDY, FLEX SPACE | 10,529 TOTAL SQ FT [INTERIOR: 6,236 SQ FT | BALCONY: 4,293 SQ FT]



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## KITCHEN



**COUNTERTOP**  
BEVERLY BLUE QUARTZITE



**FLOORING**  
DARK OAK



**PLUMBING**  
BRUSHED NICKEL



**CABINETRY + MILLWORK**  
LIGHT OAK



**LIGHT FIXTURE**  
IHANA | MARSET



**COUNTERTOP**  
TAJ MAHAL LEATHERED



**FLOOR TILE**  
CARRIBEAN GREY



**WALL TILE**  
FEZ WARM MATTE



**PLUMBING**  
BRUSHED NICKEL



**CABINETRY + MILLWORK**  
LIGHT OAK



**LIGHT FIXTURE**  
CIELO WALL | CTO LIGHTING

## PRIMARY BATH

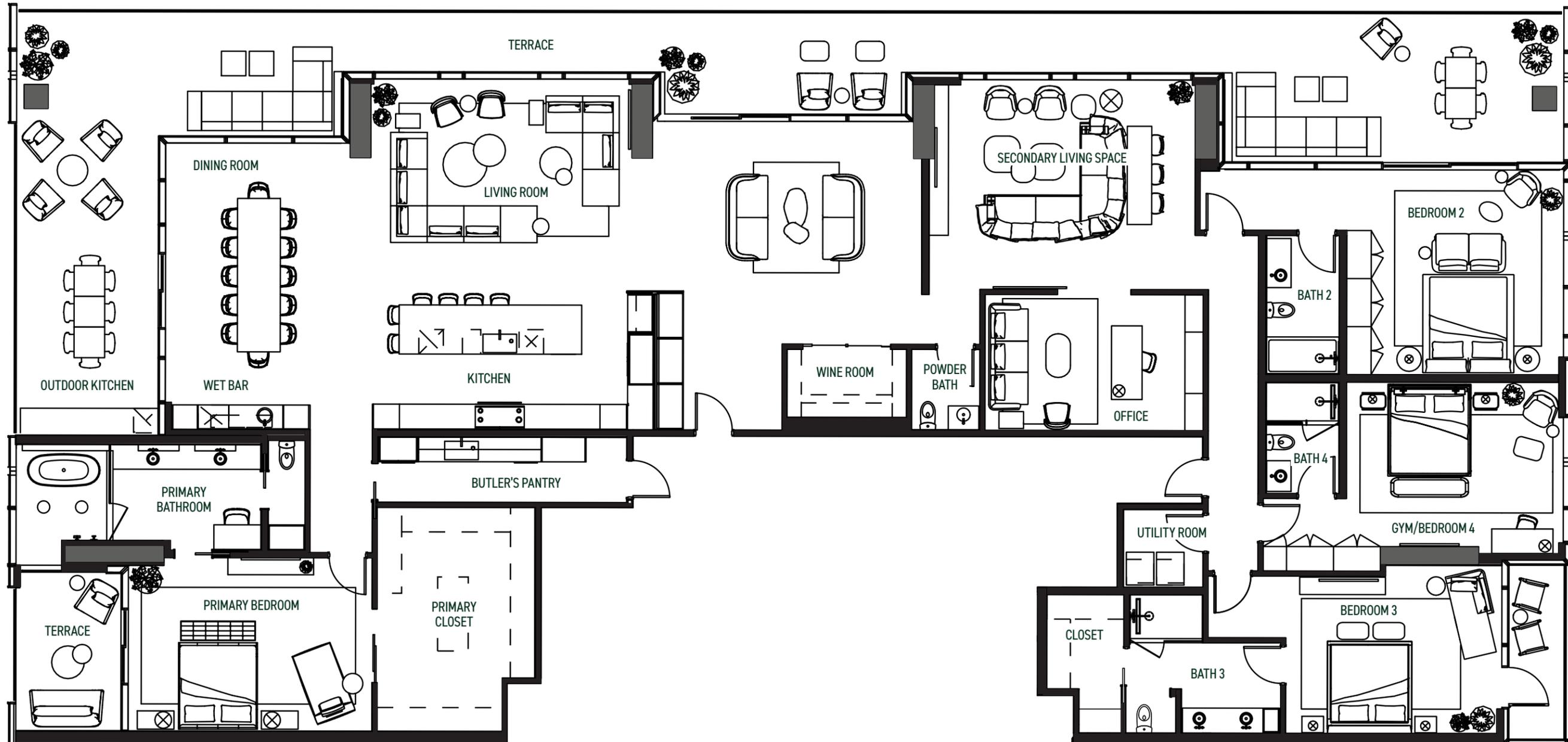
# PENTHOUSE No. 5302



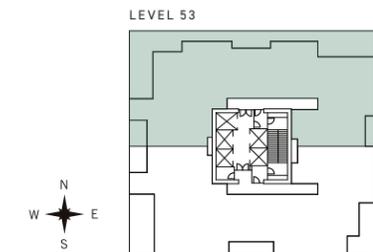
*Images provided for inspiration; not an exact representation of residence finishes.*

# SUB-PHN.1 FLOOR PLAN, LEVEL 53

4 BED, 4.5 BATH, 2 LIVING, STUDY | 6,535 TOTAL SQ FT [INTERIOR: 4,927 SQ FT | BALCONY: 1,608 SQ FT]



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## KITCHEN



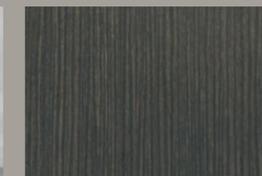
**COUNTERTOP**  
PEARL FIRST CHOICE WHITE



**FLOORING**  
DARK OAK



**PLUMBING**  
MATTE BLACK



**CABINETY + MILLWORK**  
DARK OAK



**LIGHT FIXTURE**  
LAURENT 14 | LAMBERT ET FILS



**COUNTERTOP**  
BEVERLY BLUE QUARTZITE



**FLOOR TILE**  
GULF STREAM MARBLE



**WALL TILE**  
ST. TROPEZ GRIS | ROCA TILE



**PLUMBING**  
MATTE BLACK



**CABINETRY + MILLWORK**  
DARK OAK



**LIGHT FIXTURE**  
TRISEL AP | OLEV

## PRIMARY BATH

## ADDITIONAL PENTHOUSE FEATURES

Each residence in the Penthouse Collection shares a commitment to exquisite craftsmanship and sophisticated design. A suite of professional-grade appliances from **Wolf, Sub-Zero, and Bosch** ensure seamless performance in the kitchens, butler's pantries, and laundry rooms. The transitions between spaces are defined by stunning **Rimadesio glass doors**, creating an open yet elegant flow, while custom closets by **Molteni & C** provide a luxurious foundation for organizing and displaying a curated lifestyle.

## PRIORITY PENTHOUSE ELEVATOR SERVICE

### A PRIVATE ELEVATOR JOURNEY, EVERY TIME.

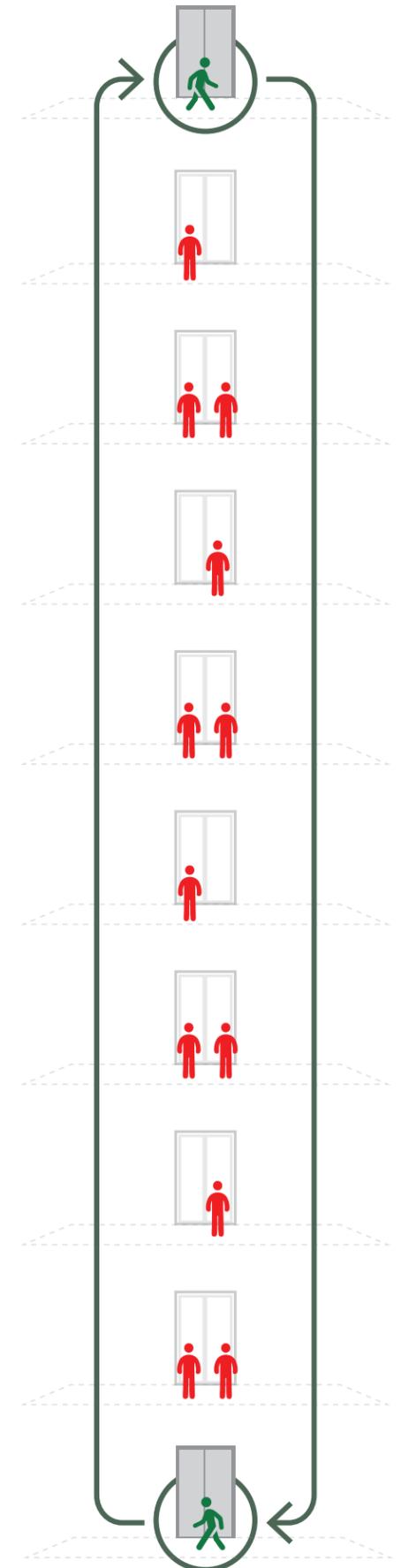
As a discerning resident, your time is invaluable. The Modern has 5 elevators which utilize an advanced destination dispatch system from Otis® designed for maximum efficiency, with a **specialized VIP Mode for Penthouse owners**.

### YOUR EXCLUSIVE VIP MODE BENEFITS:

- PRIORITY ACCESS AT YOUR FINGERTIPS:**  
 Your personal elevator security pass offers priority access to an elevator car reserved solely for you.
- UNINTERRUPTED EXPRESS RIDES:**  
 Enjoy a non-stop trip directly to your chosen floor – the elevator will not stop for general residents.
- AMONG THE FASTEST ELEVATORS IN AUSTIN:**  
 With a velocity of 1,200 ft/minute, your ride time from the lobby to your penthouse is approximately 40 seconds.



\*Format / design of destination dispatch may differ from artist's rendering shown above.



# APPLIANCES

## KITCHEN



**SUB-ZERO**  
48" PRO Refrigerator/Freezer,  
Stainless Steel



**WOLF**  
48" Gas Range - 6 Burners  
+ Infrared Griddle



**WOLF**  
24" Transitional Drawer Microwave  
Primary Kitchen



**KALLISTA**  
ONE™ by Kallista  
Pull-Down Kitchen Faucet  
\*Finish Varies



**BOSCH**  
800 Series 24" ADA Compliant  
Dishwasher - Panel Ready



**SUB-ZERO**  
30" Designer Refrigerator/  
Freezer Drawer with Ice Maker,  
Panel Ready



**SUB-ZERO**  
24" Full-Height Designer  
Wine Fridge,  
Panel Ready

## WET BAR



**KALLISTA**  
ONE™ by Kallista  
Single-Control Sink Faucet  
\*Finish Varies

## BUTLER'S PANTRY



**SUB-ZERO**  
36" Classic French Door Refrigerator/  
Freezer with Internal Dispenser



**WOLF**  
30" M Series Professional  
Speed Oven



**WOLF**  
30" Warming Drawers +  
Stainless Steel Panel



**BOSCH**  
800 Series 24" ADA Compliant  
Dishwasher (Panel Ready)



**KOHLER**  
Crue® Pull-Down  
Faucet  
\*Finish Varies

## WASHER/DRYER

LAUNDRY ROOM APPLIANCE UPGRADE



**OPTIONAL APPLIANCE UPGRADE**  
Stacked Washer / Dryer

## OUTDOOR APPLIANCES



**ELECTI-CHEF**  
Ruby 32" Countertop 5280 Watt  
Electric Grill With Single Digital  
Temperature Control - Flameless  
Electric Grill



**SUB-ZERO**  
24" Outdoor  
Undercounter Refrigerator  
+ Stainless Steel Panel

# LEVEL 55 EXCLUSIVE APPLIANCES

## UPPER LEVEL WET BAR



**KALLISTA**  
ONE™ by Kallista  
Single-Control Sink Faucet  
\*Finish Varies



**SUB-ZERO**  
30" Designer Refrigerator/  
Freezer Drawer with Ice Maker,  
Panel Ready



**SUB-ZERO**  
24" Full-Height Designer  
Wine Fridge,  
Panel Ready

## UPPER LEVEL OUTDOOR APPLIANCES



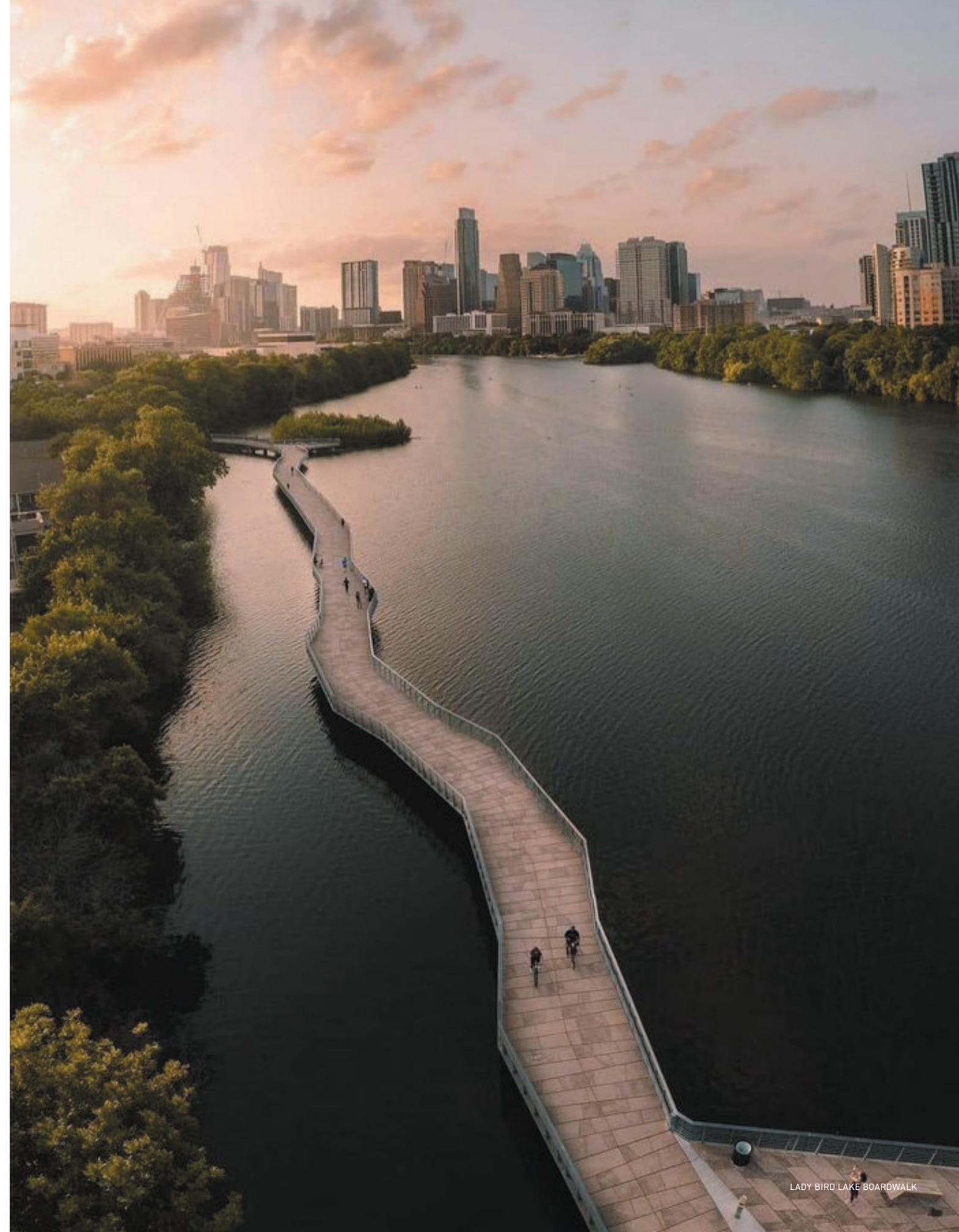
**WOLF**  
36" Outdoor Gas Grill,  
Stainless Steel



**WOLF**  
36" Outdoor Pro  
Wall Hood



**SUB-ZERO**  
24" Outdoor  
Undercounter Refrigerator  
+ Stainless Steel Panel



LADY BIRD LAKE BOARDWALK

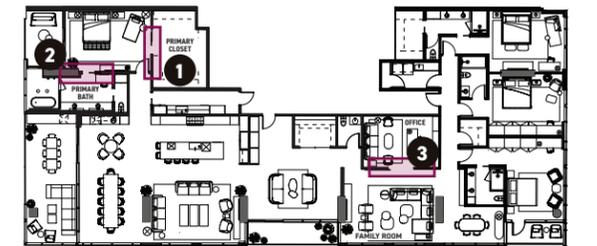


**SUB-PHN & SUB-PHN.1**

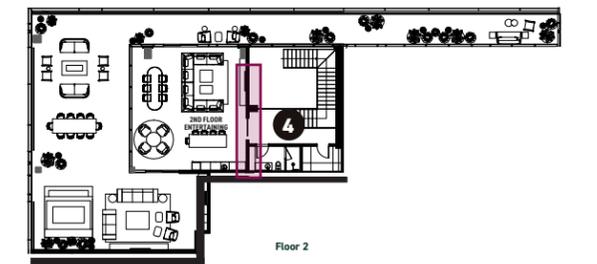
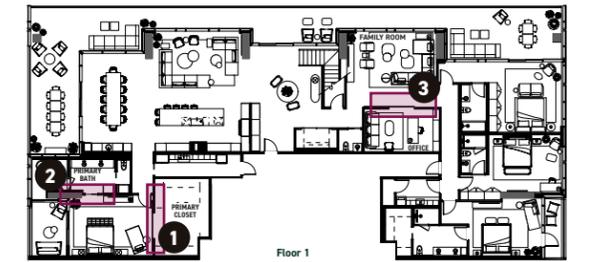
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**SUB-PHS**



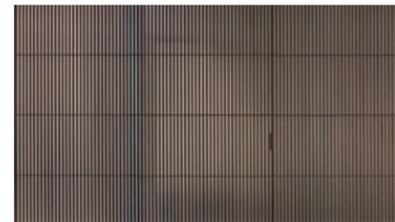
**PH55N**



- 1 PRIMARY BEDROOM**  
The transition between your primary bedroom and your walk-in closet.
- 2 PRIMARY BATH**  
The transition between your primary bedroom and your primary bath.
- 3 OFFICE**  
This door will slide to enclose the office but also close off the secondary living space from the rest of the residence.
- 4 2ND FLOOR ENTERTAINING**  
Enclose the 2nd floor entertaining room. 55 Only.



**VELARIA**  
PIOMBO GRAFIATO +  
RIBBED GLASS,  
TRANSLUCENT  
  
UNIT #5301 | SUB-PHS  
UNIT #5402 | SUB-PHN



**SAIL**  
WALNUT +  
REFLECTIVE GLASS  
  
UNIT #5401 | SUB-PHS  
UNIT #5502 | PH55N



**MAXI**  
NERO +  
RIBBED GLASS,  
TRANSLUCENT  
  
UNIT #5302 | SUB-PHN

## A WELL-APPOINTED WARDROBE



Custom-designed by Urbanspace and meticulously crafted by Molteni & C, the closets in The Modern's penthouse residences\* bring Italian design to the heart of Austin. These systems are a seamless blend of functionality and aesthetics. Thoughtfully designed shelving, flexible storage solutions, and luxurious finishes maximize space while elevating the art of organization. With color palettes curated to complement the residence interiors, these wardrobes transform everyday dressing into a refined experience—where beauty and practicality coexist effortlessly.

*\*For penthouse residences on level 54, closets are provided as white box ready for customization.*

## EXQUISITELY CRAFTED AMENITY SPACES



Designed to complement a lifestyle of sophistication and ease, the amenities at The Modern Austin Residences redefine urban luxury. Spanning three levels and totaling 19,000 square feet, these thoughtfully-curated spaces offer everything from serene wellness retreats to elevated social settings. A state-of-the-art fitness center with dedicated yoga and Pilates studios provides an invigorating start to the day, while the 35th-floor speakeasy and multiple private dining and entertainment lounges set the stage for unforgettable evenings. Outdoors, a 25-meter pool and spa, semi-private grilling and dining spaces, and a dog-friendly area create a seamless connection to Austin's skyline and natural surroundings. Whether unwinding, entertaining, or staying active, every space is meticulously designed to enhance daily life with beauty and purpose.







# PRIVATE RESIDENTIAL AMENITIES AND SERVICES

## FITNESS CENTER

- LEADING-EDGE FITNESS EQUIPMENT
- FREE WEIGHTS
- ON-DEMAND VIRTUAL TRAINING SESSIONS
- GROUP FITNESS CLASSES
- PERSONAL TRAINING AREA
- HYDRATION STATION
- YOGA, BARRE, AND PILATES PRIVATE ROOM
- PILATES REFORMERS

## OUTDOOR

- 25M SWIMMING POOL AND SPA
- EXTRA WIDE SUN LOUNGES
- OUTDOOR KITCHEN THAT INCLUDES A BEVERAGE CENTER AND GRILL
- THEATER AREA
- SEMI-PRIVATE ENTERTAINING AREAS
- PING PONG AND FOOSBALL TABLES
- FIREPLACE SEATING AREAS
- LOUNGE AND DINING AREAS ON LEVEL 16 + LEVEL 34

## ENTERTAINING

- MULTIPLE PRIVATE DINING AREAS WITH SEPARATE ACCESS TO THE CATERING KITCHEN
- PRIVATE BOARDROOMS AND BUSINESS CENTER
- GUEST SUITES AVAILABLE EXCLUSIVELY FOR YOUR GUESTS
- MULTIPLE LOUNGES ON LEVEL 16 + LEVEL 34
- PRIVATE BONUS ROOM ON LEVEL 35
- SPACIOUS COWORKING AREAS
- MOVIE AREA

## ADDITIONAL AMENITIES

- DOG PARK AND DOG WASH
- BIKE AND PADDLEBOARD STORAGE
- PERKS AT FIRST FLOOR HOSPITALITY CONCEPT
- 24-HOUR CONCEIRGE
- SECURE PACKAGE DELIVERY
- GARAGE PARKING



# SURROUNDED BY THE BEST AUSTIN HAS TO OFFER

Located in the vibrant Rainey Street District, The Modern Austin Residences offers an elevated urban lifestyle in the heart of Austin. Surrounded by premier dining, eclectic nightlife, and serene outdoor spaces like Lady Bird Lake, this is where sophistication meets the city's dynamic energy.

Whether you're enjoying a leisurely stroll along the nearby Waller Creek Greenbelt, savoring world-class cuisine, or unwinding in one of the district's boutique lounges, every moment reflects the unparalleled convenience and vitality of this exceptional neighborhood.

## PREMIER DINING

- EMMER AND RYE
- TÓMALO
- SUERTE
- PERLA'S
- RED ASH
- PASTA|BAR
- UCHIBĀ
- MOONSHINE
- CASA BIANCA

## ARTS & CULTURE

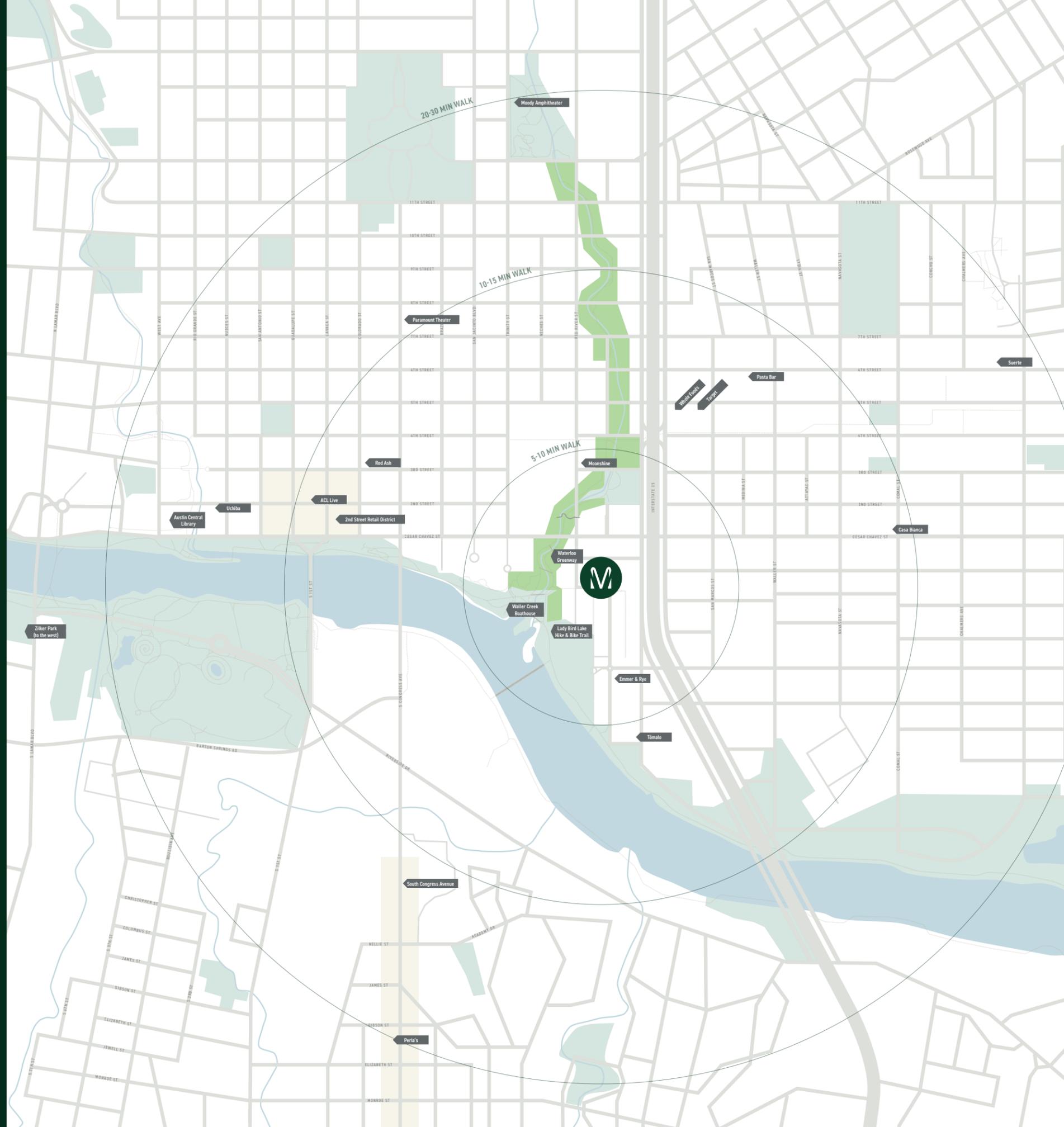
- ACL LIVE
- PARAMOUNT
- MOODY AMPHITHEATER
- LONG CENTER
- AUSTIN CENTRAL LIBRARY

## NOTABLE RETAIL

- SOUTH CONGRESS AVENUE
- 2<sup>ND</sup> STREET RETAIL DISTRICT
- WHOLE FOODS (PLAZA SALTILLO)
- TARGET (PLAZA SALTILLO)

## OUTDOOR LIFESTYLE

- LADY BIRD LAKE HIKE AND BIKE TRAIL
- WATERLOO GREENWAY
- ZILKER PARK
- BARTON SPRINGS POOL
- LAKE ACCESS - WALLER CREEK BOATHOUSE





# PENTHOUSE COLLECTION

[MODERNAUSTINRESIDENCES.COM](https://MODERNAUSTINRESIDENCES.COM)

 [THEMODERNAUSTIN](https://www.instagram.com/THEMODERNAUSTIN)