

## Why Luxe Lives Like a Home

### A Refined, Low-Maintenance Way to Live at Piedmont Park

**Luxe** was thoughtfully designed for homeowners who value space, comfort, and quality, but are ready to simplify without sacrificing how a home feels. Unlike many condominium communities, Luxe succeeds in creating residences that feel intentional, livable, and complete.

### Designed to Feel Familiar, Not Transitional

Luxe breaks away from typical condo design by prioritizing proportion, flow, and function. Homes feature true foyers, defined living and dining areas, and wall space for art and furnishings, creating an environment that feels more like a private residence than an apartment-style layout.

### Storage That Makes Daily Living Easier

Condo-buyers often worry about having enough storage. Luxe addresses that directly.

- Extensive cabinetry throughout the home
- Pantry and utility closets
- Linen closets and in-unit laundry
- Walk-in custom closet systems

These thoughtful details reduce clutter and support a calm, organized lifestyle.

### An Efficient Layout That Lives Generously

Open yet well-defined floor plans allow for comfortable conversation areas, proper dining space, and flexible zones for work, hobbies, or guests. Features like curved kitchen peninsulas improve circulation and functionality while maintaining openness.

### A True Lock-and-Leave Lifestyle

Luxe offers the security and ease many homeowners are looking for.

- 24-hour concierge and controlled access
- Secured garage parking
- On-site management

Whether traveling frequently or simply wanting less responsibility, residents enjoy peace of mind without giving up independence.

### Resort-Style Amenities Without the Upkeep

Luxe amenities are designed to enhance daily life, not overwhelm it.

- Saltwater pool with cabanas
- Fitness center
- Clubroom with catering kitchen
- Massage room
- Sauna
- Guest suite
- Secured pet walking area
- Pet-friendly community

These amenities offer the comforts many homeowners are accustomed to, without the maintenance and oversight required in a larger home.

### **A Location That Supports Every Stage of Life**

Situated right at Piedmont Park, Luxe places residents at the center of Midtown's cultural, dining, and outdoor offerings, with easy access to medical centers, MARTA, and major transportation routes. Whether enjoying daily walks, entertaining friends, or maintaining an active professional schedule, the location supports a wide range of lifestyles.

### **The Best of Both Worlds**

Luxe appeals to homeowners downsizing from larger residences, professionals seeking a refined intown lifestyle, and those who value flexibility. Rental permits are available, offering future options without compromising today's experience.

**Luxe delivers what many buyers are searching for but rarely find:  
the comfort, sophistication, and livability of a home, paired with the ease of luxury condominium living.**