



## RESIDENCES

The Lumin's spacious residences bring a refined palette of neutral materials together with expert craftsmanship to create homes that are timelessly elegant, welcoming, and tranquil. Designed to maximize natural light and optimize use of space, they feature oversized double-glazed casement windows, 7-foot-tall solid wood interior doors, and European oak flooring with 7.5" planks in a seashell finish. Fully electric utilities include Daikin concealed HVAC units with room-by-room controls, and residences are pre-wired for Verizon and Spectrum phone, cable, and internet.

## KITCHENS

Featuring custom cabinetry, premium appliances, and sleek quartz countertops, kitchens are perfectly crafted for everything from chef-inspired home cooking to serving up the best local takeout in style.

- CUSTOM CRAFTED FULL-HEIGHT CABINETY IN A WHITE OAK WOOD VENEER WITH PAINTED UPPERS IN A SILVER OAK FINISH
- POLISHED CARRARA QUARTZ COUNTERTOPS
- POLISHED CARRARA QUARTZ AND CALACATTA CERAMIC TILE BACKSPLASH
- PHYLIRICH FIXTURES IN MATTE BLACK
- FISHER & PAYKEL COOKTOP, OVEN, AND PANEL-INTEGRATED REFRIGERATOR
- BEKO PANEL-INTEGRATED DISHWASHER

## BATHROOMS

Bathrooms are designed as mini retreats in a palette of light and serene porcelain tile, quartz, and wood veneer. Custom wall-hung vanities create a clean minimalist look while full-height wall treatments add a thoughtful touch of sophistication.

### PRIMARY BATHROOM

- LARGE-FORMAT PORCELAIN AMANI BRONZE TILE FLOORING
- LARGE-FORMAT PORCELAIN CALACATTA TILE AND CERAMIC WHISPER WHITE TILE WALLS
- CUSTOM WALL-HUNG WALNUT WOOD VENEER VANITY
- QUARTZ POLISHED CARRARA COUNTERTOPS
- KOHLER SINK WITH PHYLIRICH POLISHED NICKEL FIXTURES
- CUSTOM RECESSED MEDICINE CABINET
- WALK-IN GLASS-ENCLOSED SHOWER WITH PRODUCT NICHE
- PHYLIRICH WALL-MOUNTED AND HAND-HELD SHOWER POLISHED NICKEL FIXTURES

### SECONDARY BATHROOM

- LARGE-FORMAT BASALTINE DARK GREY TILE FLOORING
- LARGE-FORMAT EPIC DOLOMITE TILE WALLS
- CUSTOM WALL-HUNG WHITE OAK WOOD VENEER VANITY
- QUARTZ POLISHED CARRARA COUNTERTOPS
- KOHLER SINK WITH PHYLIRICH POLISHED NICKEL FIXTURES
- CUSTOM RECESSED MEDICINE CABINET
- TUB WITH PRODUCT NICHE
- PHYLIRICH WALL-MOUNTED AND HAND-HELD SHOWER POLISHED NICKEL FIXTURES



The Lumin  
173 McGuinness Blvd  
Brooklyn, NY 11222

TheLuminBK.com  
Hello@TheLuminBK.com  
(718) 399-4175

