

## BUILDING FEATURES

Designed by Argentinian architects Dieguez Fridman and New York based Beyer Blinder Belle, CORTE is a bold new building with clean lines, rich architectural details, and a refined material palette. Wrapped in a tinted glass curtain wall, the contemporary design appears as a collection of stacked boxes to create a visually stunning and thoroughly modern experience.

- 24 hour concierge
- Private parking for sale
- Fitness center
- Residents lounge
- Kids playroom
- Common roof deck with outdoor kitchen
- Ground floor viewing garden
- Dog washing room
- Private cabanas for sale
- Bike storage
- Stroller parking
- Individually controlled heating and cooling
- Miele appliance package

# A MOMENT IN MODERN LIVING

21-30 44th Drive  
Long Island City, NY.

[cortenc.com](http://cortenc.com)

**CORTE**  
LONG ISLAND CITY

# Residential Unit 6A

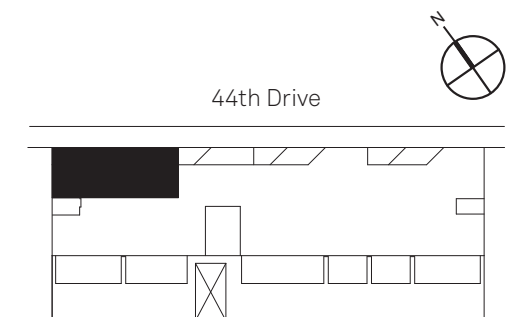
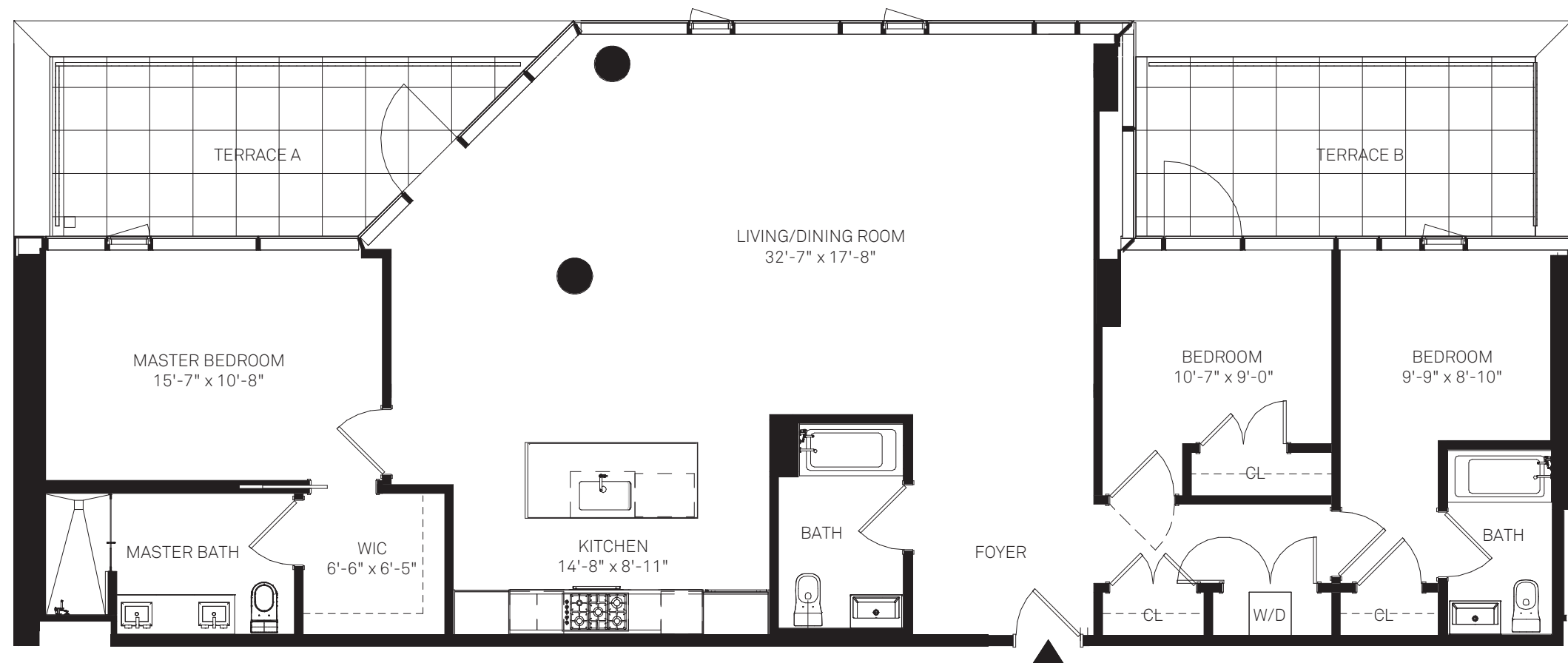
3 Bedrooms / 3 Bathrooms

Total - 2,140 Sf / 198,8 m<sup>2</sup>

Interior - 1,729 Sf / 160,6 m<sup>2</sup>

Terrace A - 209 Sf / 19,4 m<sup>2</sup>

Terrace B - 202 Sf / 18,8 m<sup>2</sup>



All dimensions and square footages are approximate and subject to normal construction variances and tolerances. Square footages exceed usable floor area. Sponsor reserves the right to make changes in accordance with the terms of the offering plan. The complete offering terms are in the offering plan available from the sponsor. FILE NO. CD17-0241. SPONSOR: 44th Drive Owner LLC, c/o CB Developers LLC, 161 Chrystie Street, 2nd Floor, New York, New York 10002.



**REBNY**<sup>®</sup>