



THE RITZ-CARLTON
RESIDENCES

LONG ISLAND, NORTH HILLS

YOUR DREAM HOME.
LEGENDARY
RITZ-CARLTON SERVICE.

TIMELESS
DESIGN



INSPIRED
AMENITIES



UNPARALLELED
SERVICE

Welcome to life at its very best. A place where you can experience five-star hotel-style living — without leaving home. Architecture inspired by the famed Gold Coast. Elegantly crafted residences that speak the language of excellence. Bespoke amenities that elevate necessities into luxuries. A place where neighbors become friends over drinks and dinners, by the pool and in the Clubhouse. A world where random acts of kindness are everyday occurrences by a staff that genuinely cares. A hassle-free life, unfettered by concerns, where everything is taken care of for you. It's a lifestyle you can't find anywhere else, at a place you're proud to call home.

Internationally renowned, The Ritz-Carlton is synonymous with legendary service. It means being assisted by trained professionals who truly care about those they serve — people who know your name, anticipate your needs and take pride in making the extra effort to ensure that everything is perfect. The Ritz-Carlton places you at the center of its universe. It offers a level of management that's second to none and delivers a living experience that simply isn't possible anywhere else.

THE RESIDENCES



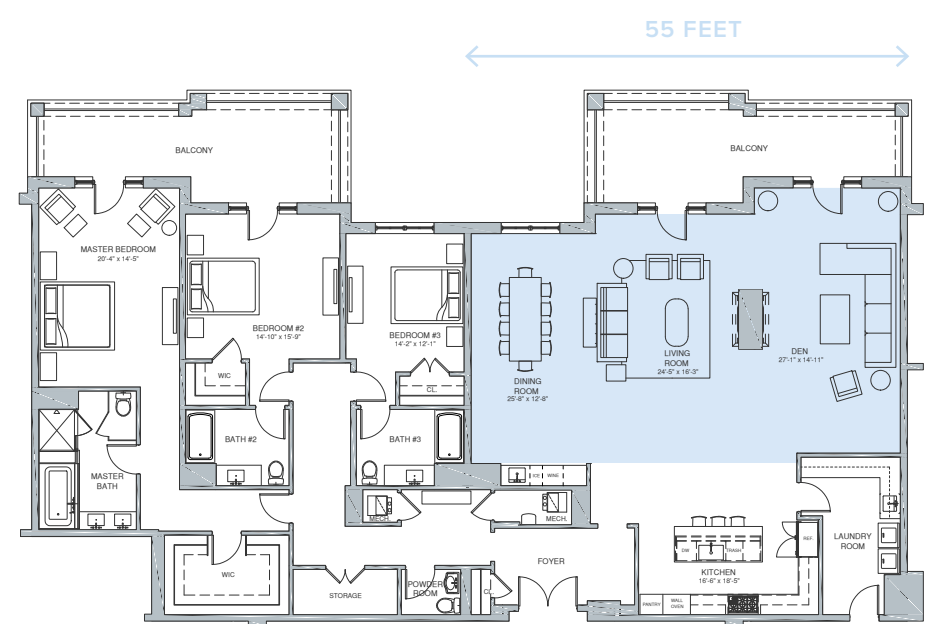
Ritz-Carlton homes embody excellence on every level, with bespoke materials, premium finishes and the highest-quality craftsmanship.

THREE UNIQUE OPPORTUNITIES FOR LIVING



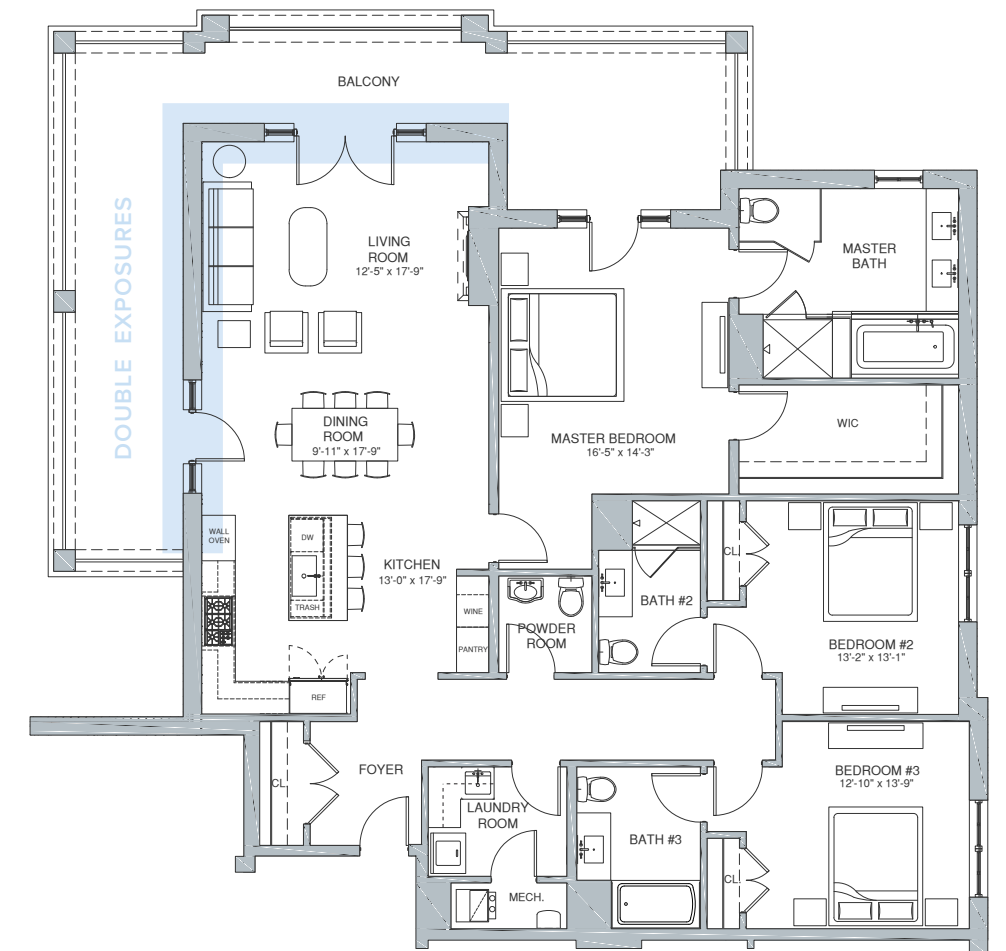
THE NORTH HILLS HOMES
THE CORNER RESIDENCES
THE PENTHOUSE COLLECTION





THE NORTH HILLS HOMES

With living rooms that span up to 55 feet, generously sized bedrooms, large terraces, and high ceilings, these oversized residences rival the square footage of the best private North Shore homes.

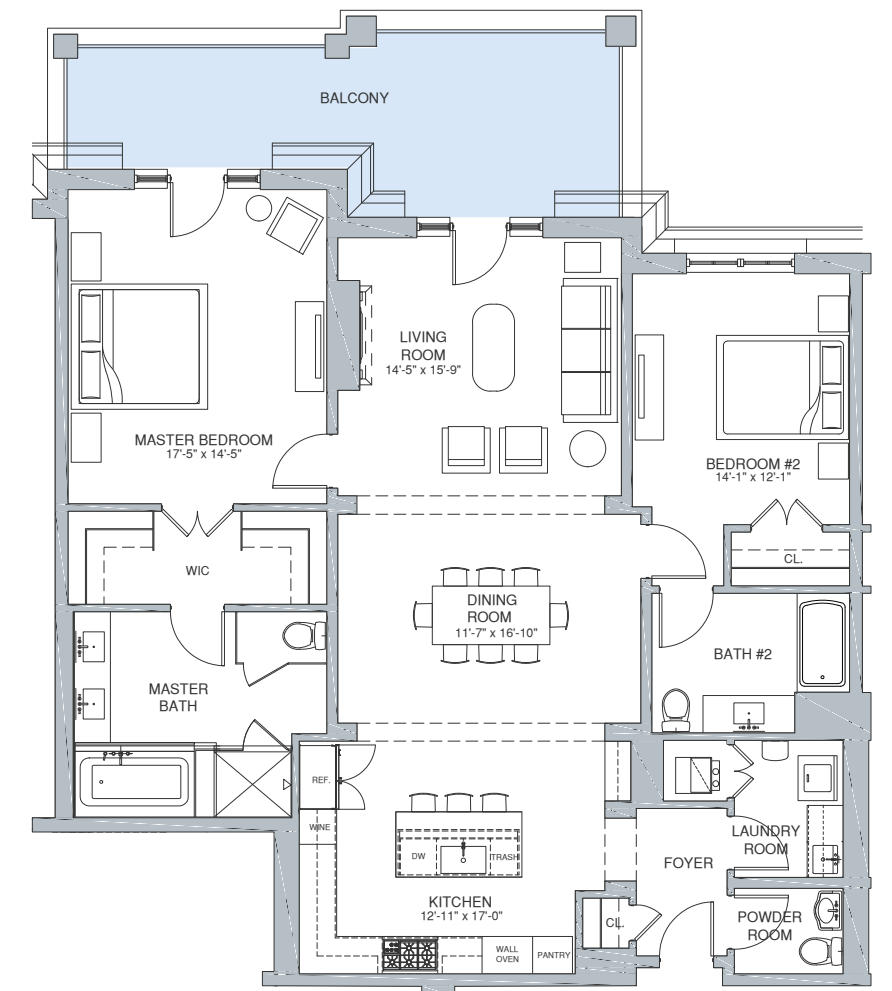


THE CORNER RESIDENCES

The double exposures of our Corner Residences deliver twice the light to gracious open-plan living. Split bedrooms, with en-suite bathrooms, offer extra privacy, with a flexible space that can serve as a den or third bedroom.



LARGE OPEN-AIR BALCONIES



THE PENTHOUSE COLLECTION

Our Penthouses combine top-floor living with top-tier design. Sun-filled and spacious, every Penthouse comes with large open-air balconies and ceiling heights of up to 12 feet.



LIVING ROOM

The living rooms evidence the rich design aesthetic found throughout the residences — crown moldings, coffered ceilings, and wide-plank flooring, all accentuated by sophisticated color palettes.



KITCHEN

Designed to provide cooks of all levels with everything they could need or want, the kitchens feature a mix of marble, granite, and quartz countertops, islands and backsplashes, along with Sub-Zero and Wolf appliances. The integrated terrace makes dining al fresco an everyday option.





MASTER BEDROOM



BALCONIES

Partly covered, the balconies are generously sized to accommodate seating and lounging for satisfying everyday use.

MASTER BATH

The five-fixture master baths bring beauty and functionality to everyday regimens. Bright and airy, the baths feature custom-built dual-sink vanities, complemented with statuary marble flooring, counters, shower stalls and tub surrounds.





SECONDARY BATH



POWDER ROOM

LIVING AT NORTH HILLS



Stately and elegant, the architecture and meticulously landscaped grounds epitomize classic timeless design.



EXCLUSIVITY AND PRIVACY

In addition to its gated and manned entrance, each building has its own dedicated service and security staff.



WELCOME HOME

Traversing the spacious lobby sets a welcoming tone for every resident's day — you'll be greeted by the scent of fresh flowers as well as a concierge who knows your name. Complimentary drinks from the fully stocked coffee and tea bar are available seven days a week, as well as access to the Fitness Center and Resident Lounge in every building.



INSPIRED AMENITIES



As gracious and refined as the residences, the amenities foster community, health and wellness, while providing spaces for relaxing, recreating and entertaining in style.



THE CLUBHOUSE

A thriving social center, the Clubhouse offers residents country-club-style living, where friends and families gather for cocktails, dinners, movie nights, birthdays and anniversaries.

POOL

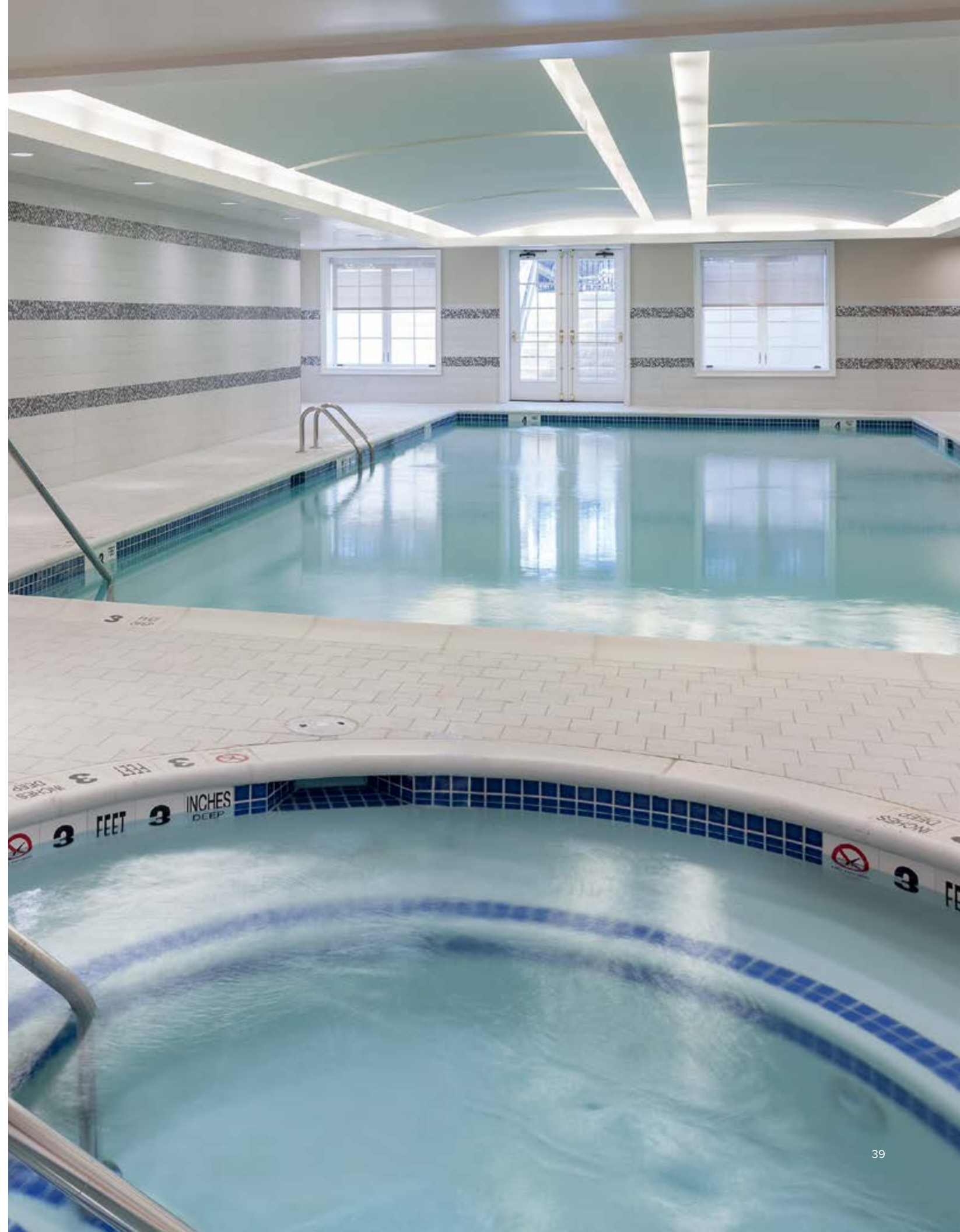
The pool features comfortable lounges for reading, relaxing or napping — with food and beverage service available upon request.





INDOOR POOL

Open year round, the indoor pool and whirlpool spa are adjoined by a sauna and private changing rooms with lockers, showers and fresh towels.





FITNESS CENTER

Fully equipped and flooded with natural light, the Fitness Center offers personal trainers by reservation.



THEATER-STYLE SCREENING ROOM

Stream or screen movies or shows from ultra-comfortable theater seats. A great place for Super Bowl or Oscar parties, with catering available upon request.



EVENT SPACE

Offered exclusively to residents, the Banquet Rooms and Club Rooms can be reserved for private parties, dinners or celebrations of any type, with catering and attendant staff as an option.



GAME LOUNGE

Enjoy cards, board games, poker nights, billiards or the golf simulator in comfort and style.

CLUBHOUSE LOUNGE AND BAR

A perfect place to gather with fellow residents for coffee, espresso or tea in the morning, and beer, wine or spirits in the evening. Lounges are featured in both the Clubhouse and each residential building.



PLAYGROUND

The children's playground provides kids with a dedicated space for adventures, imaginary and real. It is safe and secure, with soft artificial turf.



LEGENDARY SERVICE



The secret to Ritz-Carlton service is its genuine nature — it comes from the heart and spares no effort to make everyone's experience just a little bit better.



ARRIVALS AND DEPARTURES

Residents are greeted as valued guests every time they enter or leave the property. The doormen and porters know your name, the valets treat your car as their own. When friends or family stop by, they feel like they're visiting a Ritz-Carlton hotel. A chauffeured vehicle ferries residents to the train station or the Americana Manhasset.



DOG WALKING AND PET CARE

The Ritz-Carlton is pet-friendly and will gladly arrange for your dog to be walked, and your pets to be professionally cared-for while you're away.

“The Ritz-Carlton is a place where the genuine care and comfort of our residents is our highest mission.”

— The Gold Standards of Service

“We are ladies and gentlemen serving ladies and gentlemen.”

— The Gold Standards of Service



THE GOLD STANDARD

The quality of service instituted by The Ritz-Carlton forms the core of its identity and drives every facet of its business.

WELCOME TO NORTH HILLS



Just 20 miles from Manhattan, 60 miles from the Hamptons and 3 miles from the Americana Manhasset, Long Island's Gold Coast puts you in the center of everything.



MARY JANE DAVIES GREEN PARK

TOWN AND COUNTRY

Charming and sophisticated, the village of North Hills offers shopping, dining and entertainment in an idyllic setting. Surrounded by the art and culture of Long Island's Gold Coast, the area is home to historic Gilded Age mansions, the endless beaches of the Long Island Sound, and some of the best golf and tennis clubs in New York.



CIPOLLINI TRATTORIA & BAR AT AMERICANA MANHASSET



CHRISTOPHER MORLEY PARK



MANHASSET CINEMAS

THE RESIDENCE FEATURES

KITCHEN

Sub-Zero Refrigerators / Freezers

Stainless Steel Appliances

Wolf – 5-Burner Gas Cooktops, Electric Ovens, Convection Microwave and Warming Drawers

Best Hoods – Vented Out

Bosch Dishwashers

Wine Coolers

MASTER BATH

Statuary Marble

6' BainUltra Soaking Tubs

Newport Brass Fixtures

Double Vanities

Separate Water Closets

Rain, Handheld & Body Sprays in Glass-Encased Showers

STRUCTURAL FEATURES

Hardwood Flooring Throughout

Minimum 7" of Concrete Between Each Floor

Ceiling Heights – Terrace, 2nd and 3rd floors – from 9'6" to 10'2"

Ceiling Heights – Penthouse Level – from 10' to 12'

ADDITIONAL FEATURES

ADA Compliant

Manicured Grounds & Pond

Walking Path

Pet Friendly

Wi-Fi access throughout the community

Private Terraces & Balconies

SERVICES AND AMENITIES

RESIDENCE AMENITIES

Porte-Cochère

Grand Entrance Gallery

Coffee & Espresso Bar

Fitness Center

Resident Lounge

CLUBHOUSE AMENITIES

Fitness Center

Yoga Studio w/ Fitness On Demand

Indoor Pool & Whirlpool Spa

Locker Rooms & Saunas

Outdoor Pool & Whirlpool Spa

Theater-Style Screening Room

Board Room

Banquet Rooms

Game & Billiards Room

Golf Simulator

Resident Lounge

Wine Storage

COMPLIMENTARY SERVICES

24-Hour Concierge

Gated Entry & 24-Hour Security

Doormen & Porters

Travel & Vacation Assistance

Valet Service

Package Delivery

Car Service to Manhasset LIRR

ADDITIONAL SERVICES*

Housekeeping

Dog-Walking & Pet Care

Dry-Cleaning & Laundry Services

Personal Trainers

Catering Arrangements

Car-Service Reservations

While-You're-Away Services

*ADDITIONAL FEES MAY APPLY

THE DEVELOPER: RXR

RXR is a New York-based, vertically integrated real estate operating and development company with expertise in a wide array of value creation activities, including distressed investments, uncovering value in complex transactions, structured finance investments, and real estate development.

With a core group strategy that is focused on New York City and the surrounding region, as it has developed properties throughout Brooklyn, Manhattan, Yonkers, New Rochelle, Long Island and Stamford, Connecticut.

rxrrealty.com



The complete offering terms are in the Offering Plan available from the Sponsor under File No. CD14-0036 & CD16-0238. RXR North Hills Phase I & Phase II Owner LLC, 625 RXR Plaza, Uniondale, New York 11556. The Ritz-Carlton Residences, Long Island, North Hills are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C. or any of its affiliates ("Ritz-Carlton"). RXR North Hills Phase I & Phase II Owner LLC uses The Ritz-Carlton marks under a license from Ritz-Carlton which has not confirmed accuracy of any of the statements or representations made herein. All floor plans and renderings are artist's conceptions and are not intended to be an actual depiction of walls, windows, walks, driveways, landscaping, patios or decks. All dimensions, plans and elevations are approximate and subject to normal construction variances and tolerances. All square footage calculations are based on exterior wall-to-wall dimensions. RXR Realty LLC floor plans and elevations are protected by Federal copyright laws. We reserve right to make changes due to unforeseen conditions, in accordance with the Offering Plan. Equal Housing Opportunity.

