

ADVERTISING SECTION **F**

A Special Edition of Downtown Living Featuring New Living Choices on the Greater Eastside.

EASTSIDE LIVING

EUROPEAN TOWER | bellevue

Condos bring one-home, one-floor luxury living to downtown

European Tower's unique one-home, one-floor concept means that every floor of this Bellevue condominium community has a single owner. The elevators open straight into your home, providing a level of luxury not currently available elsewhere in today's bustling condominium market.

And with only 14 other neighbors, European Tower offers homeowners a unique experience in residential privacy — despite its convenient location in the heart of Bellevue where world-class shopping, dining, arts and entertainment, and other cultural amenities are just steps away.

European Tower designer CollinsWoerman is a locally based architecture firm that has led the creation of a number of celebrated projects around the region. It has worked to incorporate into the building a wide range of "Eurourban" architectural features that both define the international-style movement while embracing the many "creature comfort" elements commonly associated with luxury Northwest living.

That rare architectural combination starts with European Tower's almost 11-foot ceilings and floor-to-ceiling windows, giving homeowners 360-degree uninterrupted views of Bellevue's skyline, Lake Washington and the Cascade mountains. European Tower's interior-space design also establishes an exclusive, penthouse-like feeling to these homes. Owners can choose between two distinct interior styles at the 200-foot building -- the Eurourban Lifestyle characterized by steel, glass and straight clean lines; and the Northwest Luxury Lifestyle identified by its warm color palette and natural-stone and exposed-wood accents. A third option is available, too, as homeowners can customize their interiors.

All European Tower homes, roughly 2,700 square feet in size,



European Tower will be a slender-tower structure that is popular in Europe, where urban space is limited. This type of construction allows for the most efficient utilization of urban space because of the narrow foundation footprint and vertical expansion of the building.

will include multiple climate zones to ensure individual comfort for homeowners and their guests. They also feature two large private decks where homeowners can entertain or simply enjoy the surrounding urban and natural landscapes. The lobby will have backlit onyx with an oversized fireplace, one of many distinct architectural features that create a feeling of individuality for every owner.

"European Tower's one home per floor concept is unique

and will change the way people think about high-rise living," says CollinsWoerman principal Mark Woerman. The project's lead architect, Tom Morton, has designed some of the world's largest, most complex projects, including the Canary Wharf Tower in London; Capital City in Moscow; and the expansion of the Museum of Modern Art in New York.

European Tower's builder, Lydig Construction Inc., has

Continued on next page



View these homes

By appointment only at 400 108th Ave. N.E., Suite 600, in downtown Bellevue.

Getting there

From I-405 take Fourth Street exit, and turn right onto 108th Avenue Northeast.

Prices

From less than \$2 million.

Developer

GIS International Group.

Information

425-455-EURO or www.europeantower.com.

Continued from previous page

EUROPEAN TOWER

One-home, one-floor luxury living ...



The homes at European Tower feature almost 11-foot ceilings and floor-to-ceiling windows, giving homeowners 360-degree uninterrupted views of Bellevue's skyline, Lake Washington and the Cascades.

also established a reputation for excellence. The local construction firm has built and administered a variety of recognizable projects in the area, including Hotel 1000 and The Rainier Club in Seattle. Lydig will begin construction this summer on European Tower; first homeowners at the tower will move in at the end of 2008.

European Tower's architectural design is also eco-friendly. Given downtown Bellevue's limited area of undeveloped land and the increasing popularity of living within the city's core, European Tower believed that a slender-tower design would be ideal for the property. Slender-tower structures are popular in Europe where urban space is limited. This type of construction allows for the most efficient utilization of urban space because of the narrow foundation footprint and vertical

expansion of the building.

Another key distinction between European Tower and other area condominium projects is its underground parking system that gives homeowners fast, convenient access to their vehicles with the push of a button. The fully automated valet system, which parks and retrieves a car in less than 90 seconds, handles each vehicle individually in an enclosed environment.

According to Eugene Gershman, chief operating officer at European Tower's developer, GIS International Group, it's the first parking system of its kind in the Western U.S. Gershman says he is proud of the fact that his project is the first to offer the Eurourban living experience to Northwest homeowners.

"We believe the one-home, one-floor concept is something this region will continue to embrace," he says.

"There's significant demand for a lifestyle that combines international-based architecture, Northwest-style amenities and a first-cabin level of privacy and exclusivity."

The initial response from the marketplace has been extremely positive, says Michael Orbino, an associate broker with John L. Scott's downtown Bellevue office and lead sales manager on the project. "Now that the word is out, we expect the remaining homes to go quickly," Orbino says.

He adds that European Tower pre-selected its buyers prior to the grand opening event held this week at its new presentation gallery in downtown Bellevue. The project has currently sold about a quarter of its 15 total homes.

Tere Foster, an associate broker at Windermere in Bellevue and a leading authority on luxury

residential real estate who's co-listing the property with Orbino, adds, "There's a great deal of depth in the Eastside market for projects offering such an exclusive urban experience. We believe we'll see more luxury condominium buildings come online in downtown Bellevue for years to come."

Owners at European Tower will enjoy a host of amenities, including memberships at the nearby Bellevue Athletic Club, Bellevue Pro Club and The Harbor Club, depending on personal preferences. And with the downtown core just minutes from European Tower, homeowners will embrace all that Bellevue has to offer culturally — a day of shopping at Bellevue Square, a show at the Black Box Theater, an hour of art-gazing at the Bellevue Art Museum, or an early evening dinner at one of Bellevue's many dining establishments.