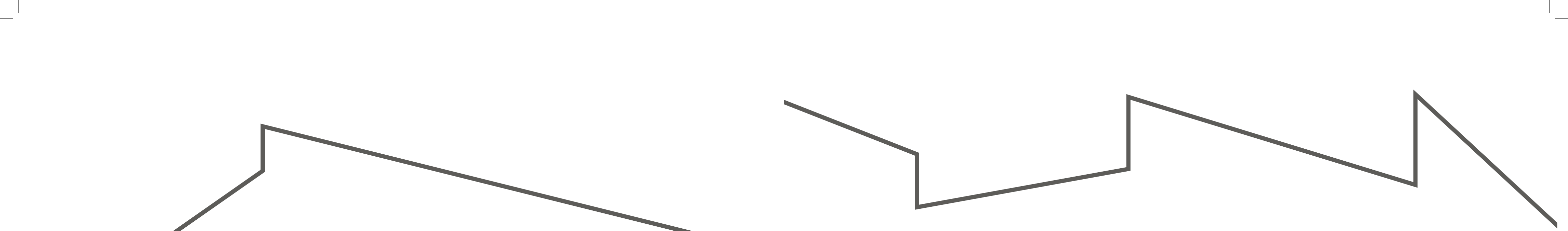




5050 Capitol Avenue | Dallas, TX 75206 | phone: 214.827.9000 | fax: 214.827.9001
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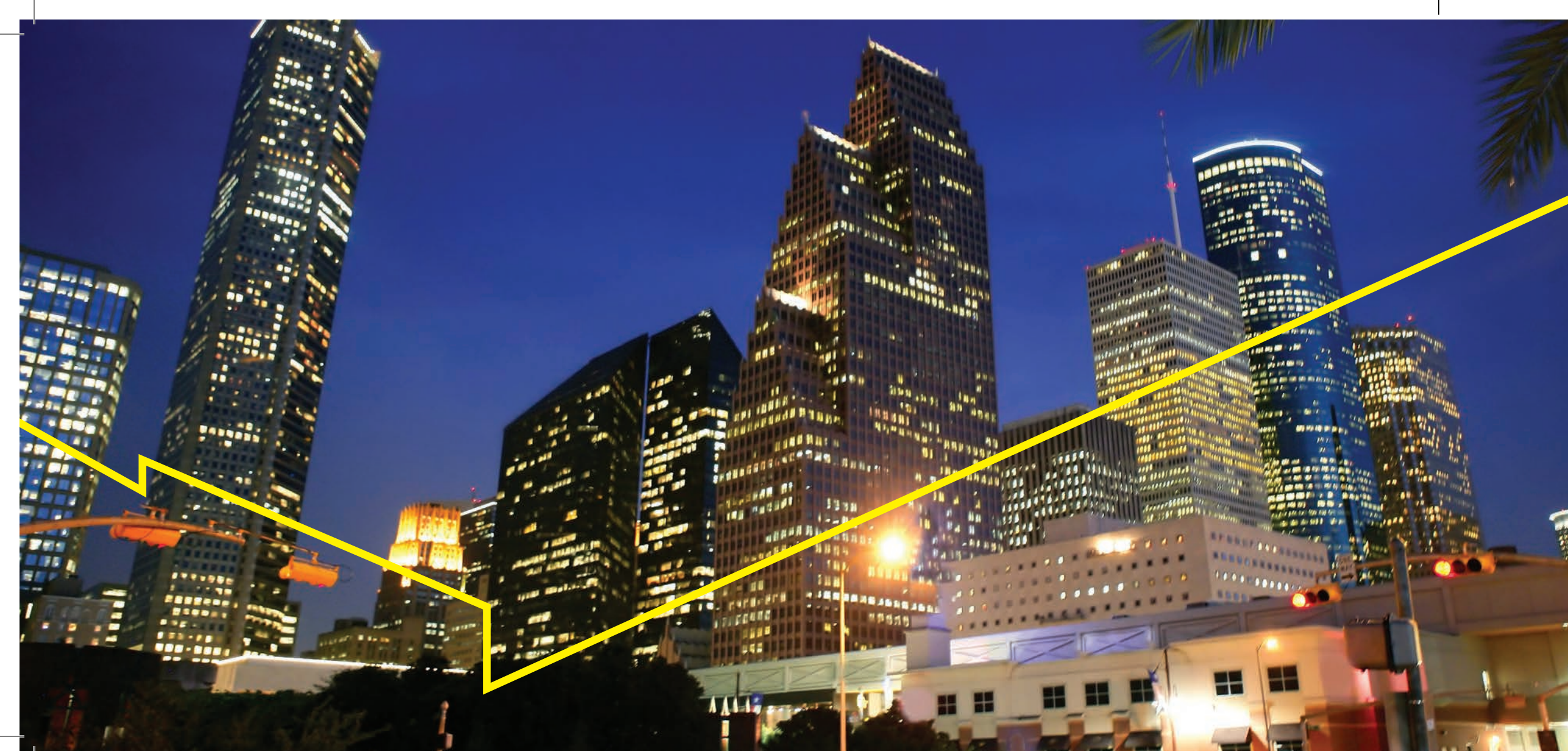
Strata is conveniently situated at **5050 Capitol Avenue** in downtown Dallas, at the heart of the Metroplex, the doorstep of the entire world. Just minutes from the Dallas-Fort Worth Airport, Dallas Love Field Airport and the Central Business District, Strata simplifies life on the go. Less than two miles from Uptown's hip neighborhoods, high-rise office towers and American Airlines Center, home of the Mavericks and Stars, Strata makes the most of Dallas' seasonable year-round weather with its ideal urban pedestrian environment, world-class museums, enticing cultural events and recreational opportunities at every turn. To reach Strata, head northbound on N. Central Expressway toward Highland Park, exit Henderson Avenue and travel east. Turn right at Capitol Avenue and continue about one block to Strata.





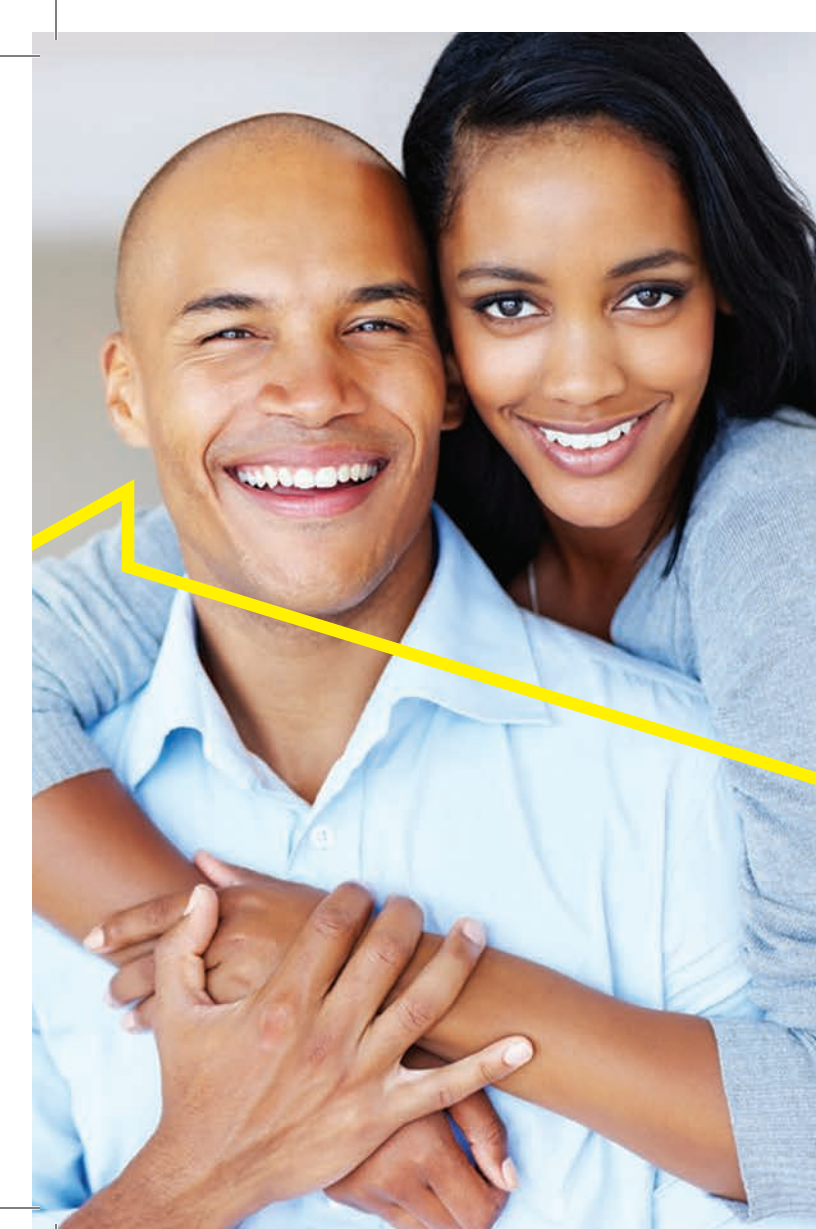
VIBRANCE IN MOTION

Trace a line from where you are now to where you want to be – a distinctively urban space with energy and elegance, vibrance in motion.



ARRIVE AT STRATA

Strata, Dallas' newest address in the urban core, presents luxury apartment homes positioned for spirited living. Strata places you at the center of endless possibilities in this vibrant, multicultural downtown, with pedestrian access to some of the metro's best, most desirable dining, shopping and nightlife. Major thoroughfares, airports and the DART Cityplace Station are minutes away, as is the bustling Central Business District. Prime views from the topmost levels of Strata reveal proximity to Dallas' most famed attractions, as well as the tree-lined streets of renowned neighborhoods, scenic parks and abundant trails.



U R B A N

You can feel the ease of comfort at Strata the moment you step foot in the hardwood entry. Layers of natural light fill open living and dining areas, and gourmet kitchens are finished with lustrous granite and quartz, and feature stainless steel appliances. The spacious bed and bath at Strata is truly a master's retreat, with designer fixtures and oval soaking tubs; and ample storage is as practical as oversize walk-in closets, and as elegant as wine racks and art niches.



V I B R A N T

A vibrant, urban community like Strata happens only by design. Residents here enjoy exclusive amenities that include a resort-style swimming pool, stunningly furnished club house with kitchen, covered outdoor lounge areas, a personal putting green, a fully-equipped fitness center with Technogym® cardio and strength training machines, sleek meeting rooms, and a rooftop party deck to take in the views of downtown.

Because the momentum of a life fully lived will get you where you're going, your way begins at Strata.





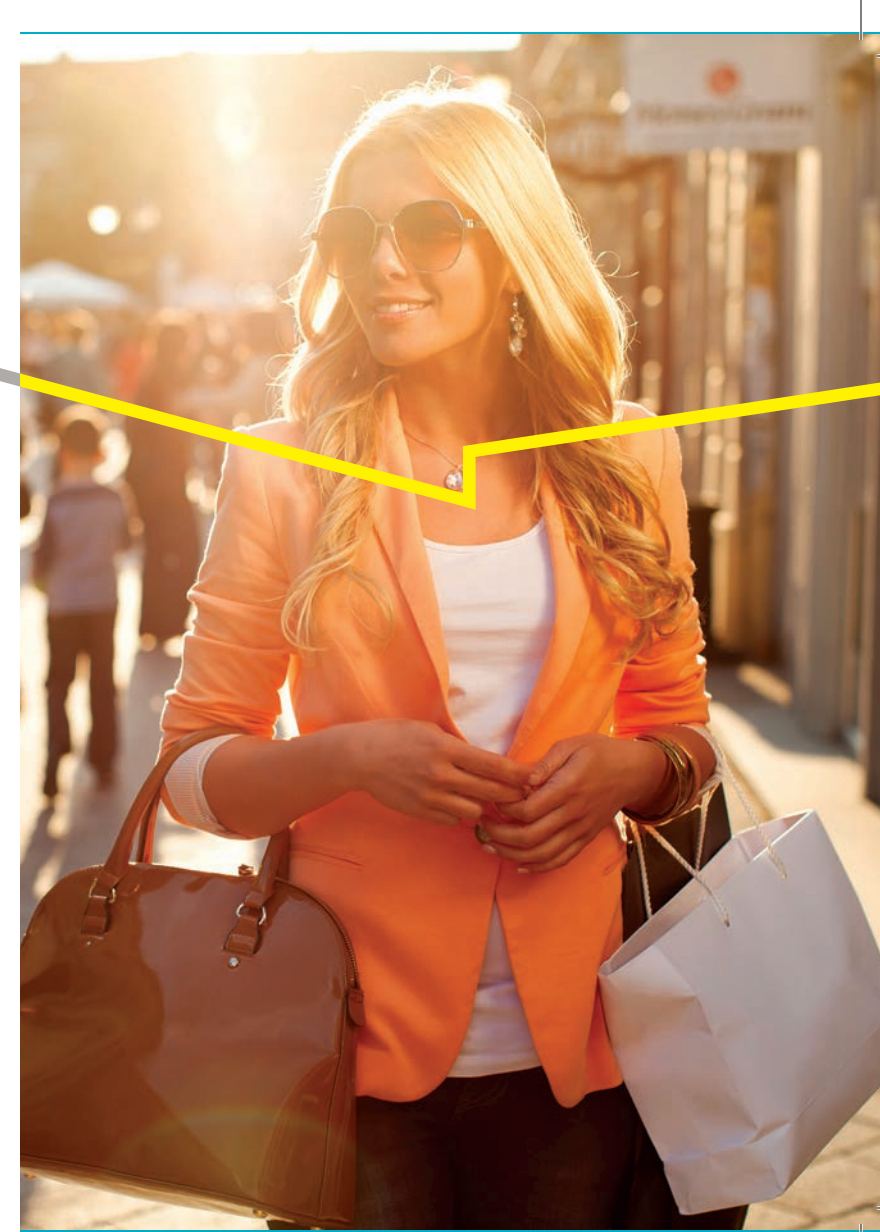
AMENITIES

IMPRESSIVE ATTRIBUTES

- Elaborate entertainment lounge with Wi-Fi café, serving bar, and TV gallery
- Internet lounge and business center with PCs and Macs
- Fully-equipped wellness center with highly-specialized Technogym® cardio machines, free weights and individual strength training machines
- Resort-style swimming pool with expansive tanning island and elaborate water features
- Outdoor lounge with fire feature
- Relaxation courtyard with ornate landscaping
- Personal golfing green
- Grilling areas with premium outdoor cooking equipment
- Pet park
- Controlled access
- Multi-level parking garage
- In-wall Taexx® pest control system
- Incredible Dallas views

POSH INTERIORS

- A range of spacious floor plans from 573 to 1,291 sq ft.
- Expansive 10' ceilings
- 2" stylized wood blinds
- Authentic hand-scraped hardwood floors
- Full-size washer and dryer connections
- Custom color accent walls
- Ceiling fans with lighting in bedrooms and living rooms
- Extravagant walk-in closets with custom wood shelving and seasonal storage
- Private balcony*





WELL - APPOINTED KITCHENS

- Granite or quartz countertops with elegant backsplash
- Undermount stainless sinks
- Custom maple cabinetry with 42" upper cabinets with under cabinet lighting
- Glass front display cabinets
- Gourmet preparation island with pendant lighting*
- Stainless steel, ENERGY STAR® appliances with side-by-side refrigerator*, built-in microwave, tall tub dishwasher and electric range
- Opulent track lighting in kitchen and dining areas

SPA - INSPIRED BATHS

- Granite or quartz countertop with designer undermount sink
- Upscale framed mirror
- Custom maple cabinetry
- Water efficient plumbing fixtures
- Oversized soaking tub*
- Walk-in shower*
- Ceramic tile surround in tub and shower

**Select homes*

The builder reserves the absolute right, in its sole judgment and discretion, to substitute appliances, materials, fixtures and equipment of equal or greater value for those specified.



5050 Capitol Avenue
Dallas, TX 75206

