



LUMINATO

Live light.



Imagine living in Portland's vibrant East End – a place where you can enjoy the benefits of city living and the natural beauty of Maine. Then, realize your dream...

Introducing Luminato— Condos for the urban lifestyle

Enjoy open living spaces with soaring ceilings, huge windows, and amazing light – and simple mindful living. Luminato homes are meticulously designed based on today's minimalist "less is more" lifestyle, without sacrificing comfort or convenience.

Plant your roots and experience life in a new light. Welcome local culture, food, music, parks, and more into your daily life in a space where unlikely elements reside in harmony – elegance and innovation, imagination and practicality, freedom and community. Live, work, and play all in one place, in one great city.

Lifestyle amenities unprecedented in Portland condominium living

Shared amenities, enjoyed by all residents, become an extension of your home:

- Outdoor Deck with views of Casco Bay
- Fitness Room equipped for cardio and strength workouts
- Lounge for small meetings
- Guest Room for visiting friends and family

1-3 Bedroom Condos in the
East End of Portland, Maine

207-536-0821

LuminatoCondos.com



THE BEST OF PORTLAND AT YOUR DOORSTEP

The budding India Street neighborhood, rich with flavor and charm, awaits Luminato residents. Part of Portland's nationally recognized food scene, India and Middle Streets continue to sprout new restaurants while sharing frontage with century-old institutions such as Micucci Grocery and Amato's, creators of the "Real Italian Sandwich." Whether craving classic Belgian fries from Duckfat, world-class oysters from Eventide, or lobster wontons at The Honey Paw, mouth-watering satisfaction is within easy walking distance.

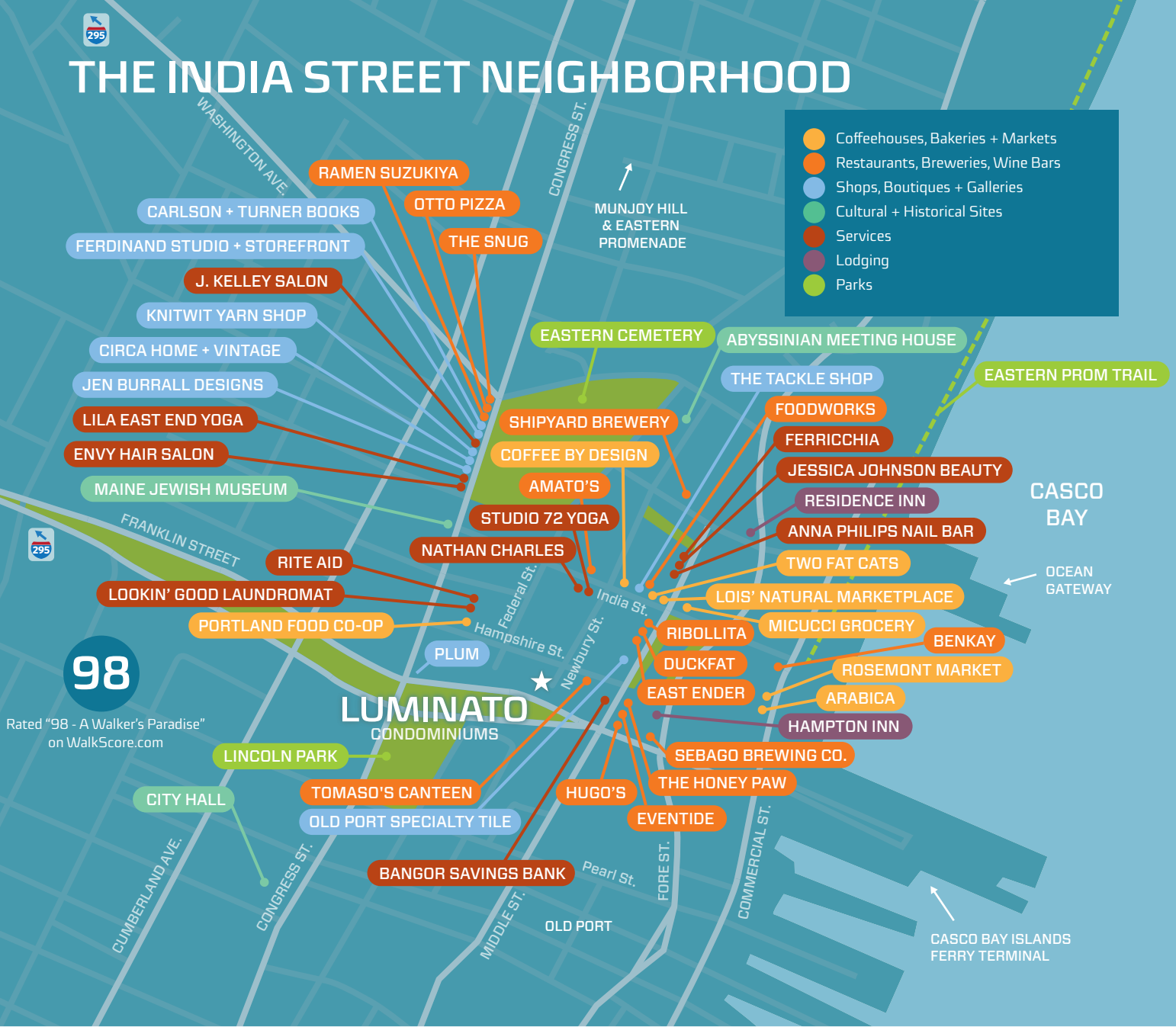
Nourish not only your body but also your soul. Walk to yoga at one of several neighborhood locations. Meet friends at Coffee by Design or Arabica Coffee Company. Celebrate good times with a Maine craft beer at the local breweries. Shop for local goodness and healthy products at Portland Co-op, Rosemont Market, and Lois' Natural Marketplace. Walk, run, or bike Portland Trails' waterfront trail only blocks away. Or go for a dip or kayak excursion in nearby Casco Bay.

In addition to being immersed in the vibrant India Street neighborhood, Luminato is close to the Old Port and downtown arts district, as well as a short walk to the Munjoy Hill neighborhood and scenic Eastern Promenade.



THE INDIA STREET NEIGHBORHOOD

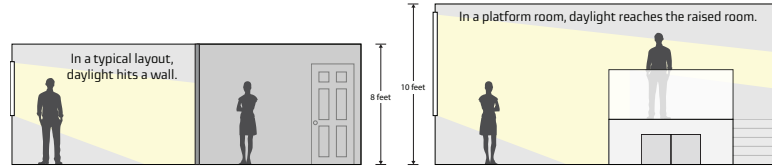
- Coffeehouses, Bakeries + Markets
- Restaurants, Breweries, Wine Bars
- Shops, Boutiques + Galleries
- Cultural + Historical Sites
- Services
- Lodging
- Parks



THE PLATFORM ROOM

A new perspective on space: think expansive—measured in cubic feet, not square feet.

By raising ceilings to 10', the sense of space, light, and volume increases exponentially. Unit layouts break away from traditional room arrangements, giving way to fresh ideas. Imagine uninterrupted ceilings and rooms that flow from one to another, including rising up and creating unique private spaces.



Typical condos have walls that prevent natural light from reaching interior rooms. Raised rooms allow for privacy, yet enjoy natural light and views. A bonus is extra storage under the platform.

The Platform Room is a space innovation allowing for privacy, natural light and extra storage.



NEWHEIGHT GROUP

Luminato is being developed by NewHeight Group, a development firm with more than 40 years of experience in hotel, office, retail, and residential real estate in the United States, Canada, and Puerto Rico. NewHeight specializes in monitoring demographic and lifestyle trends, innovating new ways to design spaces, and combining day-to-day lifestyle functionality with aesthetic beauty. The result is strikingly attractive and eminently practical homes.

VERSED IN EXCELLENCE

NewHeight Group recently completed 12 residential and two commercial condos at 118 on Munjoy Hill in Portland, setting benchmarks in the city for its thoughtful and creative approach to design. Before this, the group led award-winning developments in Washington DC.



118 on Munjoy Hill

Four spacious floor plans offered two or three bedrooms plus a den and two and a half bathrooms. Layouts included open living areas, large outdoor decks, and aesthetically appealing, functional kitchens. Indoor parking spots had either a car lift for a second vehicle or a private storage unit. Amenities included bike, kayak, and ski storage, a dog wash, and a shared workshop.



Lofts 14

A transformation of historic 1920's automobile showrooms into the first authentic residential lofts developed in Washington, DC, these buildings offered 19-foot ceilings, huge showroom windows, exposed masonry, and elegant, fluted columns. These elements, combined with extensive renovation, added new light and space and made nearly each of the 85 units one of a kind. Building on this success, Lofts 14 Two featuring 37 units was developed and sold out.



Cooper Lewis Condominiums

Eighteen distinctive residences facing a performing-arts center and Whole Foods Market in Washington, DC, Cooper Lewis brought an iconic presence to this highly visible corner. High-end finishes coupled with glass walls, European kitchens, and generous outdoor terraces delivered premier design and the ideal setting for an urban lifestyle.



Langston Lofts

This all-new-construction, residential condominium featured 80 units. Supporting a dynamic presence in the rejuvenated historic U Street neighborhood of Washington, DC, 7,000 square feet of retail space was located at ground level. Langston Lofts' competitive prices helped many first-time buyers, and units sold out in a record-breaking six months.

AN EYE FOR INTERIORS

While the images on this page are not representations of the features and finishes planned for Luminato, they do show the design, style, and quality NewHeight Group continually achieves in condominium home development.



THE LUMINATO TEAM

Experienced, local and passionate



NEWHEIGHT GROUP

Development for Today's Lifestyles

Development by NewHeight Group

Principals Chip Newell and Susan Morris have decades of experience creating brilliant living environments. Their track record translates into home buyer's confidence and guarantees enduring value. NewHeight's vision is to seamlessly combine day-to-day lifestyle functionality with aesthetic beauty in condominium design. The results are strikingly attractive and eminently practical homes. Joining NewHeight on Luminato are new partners Tom Federle and Erin Cooperrider, who are locally-based and share NewHeight's passion for outstanding residential design and the best of urban living.



Architecture by Archetype

Among Portland's most dynamic architectural firms, Archetype's creative vision has helped shape the built landscape of Portland and beyond for more than 25 years. Archetype's portfolio includes a diverse client list with projects in the residential, commercial, retail, and hospitality industries. Fresh off the success and accolades of 118 on Munjoy Hill, NewHeight Group and Archetype are collaborating again on Luminato.



Construction by Landry/French

Landry/French is one of Maine's leading construction companies with experience in housing, healthcare, commercial/corporate, R and D, financial, and education projects. After they each had almost 30 years of experience in the industry, Kevin French and Denis Landry combined forces to create Landry/French in 2010. It was named one of the Best Places to Work in Maine in 2015.

WHAT WE'RE OFFERING

The best of urban living at a remarkable value

24 residences with nine different floor plans and a range of prices:

- 1-bedroom units begin under \$300,000 (12 units)
- 2-bedroom units, some with private decks, begin in the low \$500,000s (8 units)
- 3-bedroom units, some with private decks, begin in the \$800,000s (2 units)
- Penthouses with generous private decks and superior views (2 units)

Building amenities include a Fitness Room, Outdoor Deck, Lounge and a Guest Room for out-of-town visitors. Garage parking is available for an additional fee.

Luminato Sales & Selections Center

For more information, please call us at 207-536-0821, visit our website at LuminatoCondos.com, or visit our Sales Center at 42 Hampshire Street, Portland, Maine (call for hours).

CONDO DWELLER'S CHECKLIST

Hunting for the perfect Portland home? Start here.



1. Natural light and expansive views.

Soaring ceilings and huge windows create an airy and bright home. Look out over Lincoln Park, City Hall, and the Portland skyline – and you won't believe the amazing sunsets!

2. A stone's throw from Portland's best.

Nestled in East End's India Street neighborhood at the foot of Munjoy Hill and a stroll from the Old Port and downtown Portland, Luminato is part of a community and culture.

3. Thoughtful and efficient design.

Our residences flow intuitively from one area to the next, maximizing space while ensuring inviting places to eat, sleep, work, relax, and entertain.

4. Forward-thinking construction.

Premier building materials and construction techniques focus on sound suppression and energy-efficient systems.

5. Hassle-free living.

Professional property management allows you to do the things you love. Lock your door and leave for the weekend or the month. Someone else will shovel the walk and remove the trash.

6. Lounge.

Craving a change of scenery to do some creative thinking? Need a quiet place to meet? Take advantage of this common room.

7. Guest Room.

Welcome friends and family while also giving them the gift of privacy and space. Simply reserve the Luminato Guest Room online and pay a small fee.

8. Dedicated mailroom.

Your online orders and packages are safely stored and out of sight so that there is no clutter in the lobby.

9. Outdoor Deck.

Enjoy water views of Casco Bay while you catch some rays, catch up with friends, or do a little work al fresco.

10. Fitness Room.

There's no excuse to skip a workout when you don't need to leave the building. Cardio and stretching equipment and free weights are at your fingertips.

11. Bonus – optional fully-enclosed parking.

Elect to purchase a parking spot in our indoor garage, complete with a storage unit. Don't need a parking space? You'll still have the option of a storage unit so bring your gear that makes life in Maine fun.



LuminatoCondos.com