



**DISTINCTIVE**  
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**PANORAMIC VIEW LUXURY RESIDENCES – LAST PHASE OF PROJECT:**

**THE ONLY FULL-SERVICE, LUXURY OCEANFRONT PROPERTY IN THE HAMPTON'S – IMMEDIATE OCCUPANCY AVAILABLE**

Distinctive Ventures LLC has completed the first phase renovation of the legendary Panoramic View Oceanfront Resort, on Old Montauk Highway, converting the buildings into 68 luxury residences. These one to five bedroom units range in size from 1,200 square feet to 4,500 square feet. This magnificent property has been a renowned destination for over 50 years encompassing 10+ oceanfront acres on 1,000 feet of sandy white beach. Residences are now available from under \$2 million to \$6 million, and a furnished model is now open for viewing.

Unlike any other location in the Hamptons, these turn-key luxury residences boast truly spectacular ocean views. “With our year-round staff your every need is met, from a fully-stocked refrigerator to the delivery of your mail or dry cleaning; this is your doorman building on the ocean” according to Harvey O’Brien the General Manager. With concierge service, porters, beach and pool attendants, on-site housekeeping, plus massage therapists and trainers on call, this is luxury living at its best. Soak up the views, relax at the beach, lounge in a cabana poolside or work out in the state-of-the art fitness center.

Adam Manson, President and CEO of Distinctive Ventures, LLC has retained Oak Gentry of Gentry Construction for the renovation. Their combined attention to every detail is obvious not only in the construction process but in every selection made; hardwood wide plank oak floors, granite kitchen countertops, Viking ranges, Sub-Zero refrigerators, Marvel wine coolers, personalized sound systems and HDMI wiring throughout. The bathrooms feature Carrera marble, dual sinks, and a deep soak aeration tub. The spacious and private mahogany deck on the upper level includes a DCS Barbeque and features a custom stainless-steel cable rail to maximize your breath-taking view. Every unit leads out to its own private Hot Spring spa.

According to the sales directors, Ed Bruehl and Lynda Passaretti “It is the perfect second home, heavenly oceanfront living without any maintenance challenges. Every detail has been taken care of for you”. “When you’re here with friends or family, you just relax because the trusted staff has attended to all of the details.”

“Montauk is the hottest hamlet in East Hampton, and still undervalued compared to the rest of the area,” said Mr. Manson. “The beautiful beaches, world-class surfing and fishing, the hiking and biking, breathtaking vistas, and fantastic restaurants all make Montauk an incredibly special place.”

To view the newly finished first phase and to learn more about the unique opportunity to purchase the Hampton’s first full-service oceanfront residences please email [sales@panoramicview.com](mailto:sales@panoramicview.com) or call 631-668-3000.

*The complete offering terms are available in the offering plan available from the Sponsor.*