



OWN. STAY. RETURN.

OVERVIEW

Welcome to The Code, a boutique collection of fully furnished residences in the heart of Zilker, blending private ownership with hotel-level service and amenities. Offering a new way to stay, own, and return, The Code delivers elevated urban living with direct access to Barton Springs, South Lamar, and Austin's most vibrant cultural destinations, creating a rare balance of flexibility and ownership in one of Austin's most beloved neighborhoods.

RESIDENCES

Fully furnished residences curated by Williams Sonoma
Interiors by Kim Lewis Designs

- Studio, One-Bedroom, One-Bedroom + Den, and Two-Bedroom layouts
- Approximate sizes range from 519–1,321 SF
- In-unit laundry in all residences
- Wide-plank hardwood flooring throughout
- Waterfall kitchen islands in select residences
- Custom light fixtures

INTERIOR FINISH SCHEMES

Residents may select from three designer palettes curated by Kim Lewis Designs, Austin's acclaimed interior design studio: Skylark, Shady Grove, and Moontower.

- Custom Italian cabinetry with 42-inch upper cabinets.
- Quartz countertops and backsplashes in kitchens and baths.
- Wide-plank hardwood flooring in living areas and bedrooms.
- Bosch appliance package throughout, with select residences featuring an alternate Samsung range.
- Waterfall kitchen islands in select residences for added seating and workspace.
- Kohler under-mount kitchen sinks and coordinated plumbing fixtures.

Designer light fixtures, premium hardware, and finishes selected for hospitality-grade durability and everyday living.

SKYLARK



SHADY GROVE



MOONTOWER



AMENITIES

The Code offers a comprehensive suite of amenities designed to support ease, comfort, and connection.

- Heated and cooled courtyard pool with lounge seating
- Rooftop terrace with gathering and social spaces
- 24-hour concierge services
- Housekeeping services available on request
- Cuvée Café serving local coffee and bites
- Curated co-working space
- Secured garage parking and controlled access entry
- Full-service hosting and hospitality management by AvantStay

PARKING & UTILITIES

- Secured garage parking with controlled fob access
- EV-ready charging spaces available
- Electricity and water sub-metered

DESIGN & DEVELOPMENT

- **Interior Design** Kim Lewis Design, an Austin-based studio known for layered, expressive interiors blending Austin's character with refined materiality
- **Furnishings** Williams Sonoma, curated for both form and function, designed with hospitality in mind
- **Architecture:** STG Design, a leading integrated architecture and interior design firm founded in 1976
- **Development:** Pearlstone Partners and ATCO, with over a century of combined experience and more than \$1B in delivered Austin projects
- **Hospitality Management** AvantStay, a leading hospitality platform offering over 2,300 vacation rentals in top destinations with award-winning design and premium amenities.

BUILDING FEATURES

- Acoustically insulated demising walls for sound privacy
- Independent mini-split HVAC systems in each residence
- Double-pane, low-E windows and sliding doors
- Ceiling fans in living rooms and bedrooms
- Low-VOC paints for healthier indoor air quality
- LED lighting throughout
- Controlled access at all entry points—pedestrian and vehicle
- Pet-friendly building
- Direct access to Zilker neighborhood, Barton Springs, and South Lamar
- Fully encapsulated building insulation
- Water-saving low-flow fixtures
- Bathrooms vented directly outdoors
- All ductwork located within the thermal envelope for efficiency
- Designed to maximize natural light while maintaining climate control

