
THE
CODE



ACCESS GRANTED.

Pearlstone Partners, in collaboration with AvantStay, introduces The Code, a new way to stay in Austin. The Code blends the best of home and hotel—private, fully furnished residences paired with boutique-level service and amenities. Designed for those who value comfort, connection, and flexibility, The Code captures Austin's creative energy and neighborhood spirit under one roof. Through a unique ownership model, The Code invites residents to stay, own, and return—offering the benefits of real ownership with the ease of professional hospitality management by AvantStay.

A COLLECTION
NOW UNLOCKED.



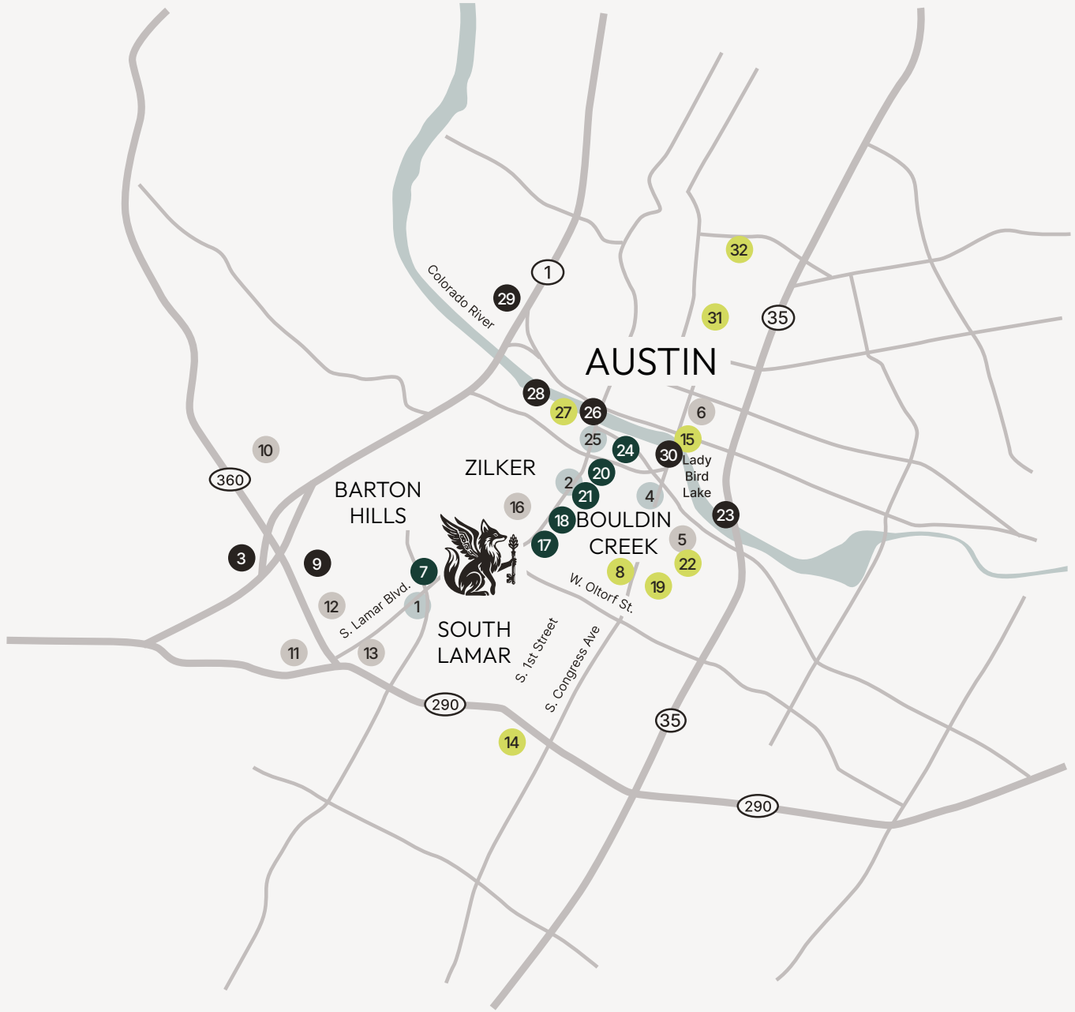
Fully furnished with Williams Sonoma home goods, each residence offers a turnkey experience. Interiors by Kim Lewis Designs feature Bosch appliances, quartz countertops, and Italian cabinetry–crafted for modern comfort and Austin's easy, lived-in style.

UNITS AVAILABLE:

Studio / 519-600 SF
One-Bedroom / 677-897 SF
One-Bedroom + Den / 849-1043 SF
Two-Bedroom / 1060-1321 SF
One-Bedroom Live/Work / 1378-1851 SF

THE NEIGHBORHOOD

AUSTIN UNLOCKED

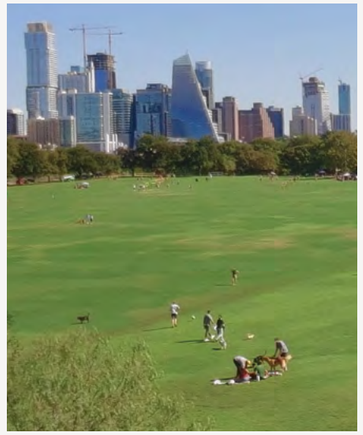


PARK ENTERTAINMENT FOOD LANDMARK SHOP

1 Broken Spoke
2 Saxon Pub
3 Twin Falls
4 The Continental Club
5 Music Lane
6 2nd Street District
7 Matt's El Rancho
8 "Greetings from Austin" (mural)
9 Barton Creek Greenbelt
10 Barton Creek Square
11 Westgate Shopping Center
12 Brodie Oaks Shopping Center
13 Lakehills Plaza
14 Cathedral of Junk
15 Congress Avenue Bridge
16 Austin Art Garage
17 Loro
18 Bouldin Acres
19 South Congress SOCO (mural)
20 Odd Duck
21 Uchi
22 "I love you so much" (mural)
23 Lady Bird Lake
24 Terry Black's BBQ
25 Peter Pan Mini Golf
26 Barton Springs Municipal Pool
27 Umlauf Sculpture Garden & Museum
28 Zilker Metropolitan Park
29 Deep Eddy Municipal Pool
30 Butler Metro Park
31 Texas State Capitol
32 Bullock Texas State History Museum





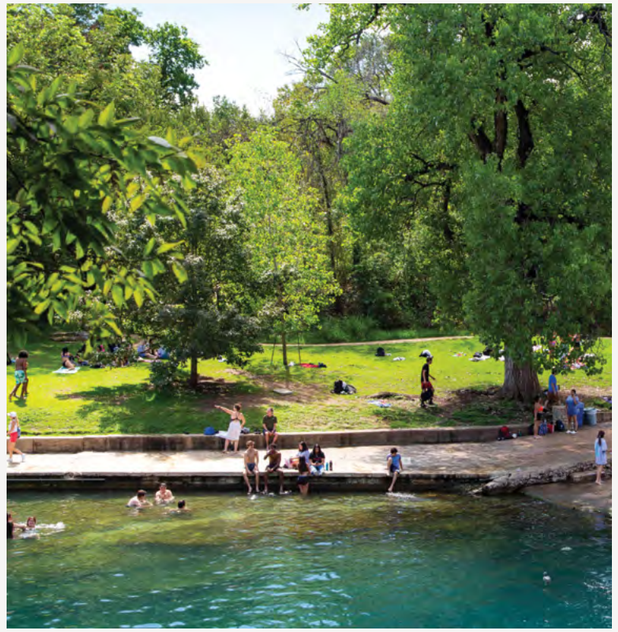




ZILKER—
IF YOU KNOW,
YOU KNOW.

Barton Springs. The trail. ACL weekends that turn into lifelong stories. Legacy bars and new favorites side by side. From The Code, you're in the center of it all.











WHAT YOU NEED. EXACTLY.

At The Code, comfort comes standard. Every space and service is designed for ease–morning swims, good coffee, clean lines, and room to breathe. The courtyard pool, lounge, and café bring people together without ever feeling crowded. Whether you're here for a quick stay or a longer chapter, you'll find everything you need to feel at home in Zilker.

AMENITIES

HOTEL FREEDOM. NEIGHBORHOOD SOUL.

“

We set out to create a concept that earns when you’re away and feels like home when you’re here.

”

BILL KNAUSS
CEO PEARLSTONE PARTNERS



ROOFTOP TERRACE

COMMUNITY AMENITIES

-Heated and cooled courtyard pool with lounge
-Rooftop terrace and gathering spaces
-24-Hour concierge
-Housekeeping on request
-Cuvée Coffee & Cocktails
-Co-working space
-Secured garage parking and entrance
-Full-service hosting by AvantStay

Interiors curated and designed by Kim Lewis Designs



LOUNGE

ARCHITECTURE & DESIGN

Studios, one-bedrooms, two-bedrooms and live/work crafted for how Austin lives–laid-back, stylish, never overdone. Chef-ready kitchens, in-unit laundry, and thoughtful touches that make mornings feel real before you hit Barton Springs or South Lamar. Check in, plug in, and live like you already know the neighborhood.

KITCHEN FEATURES

-Bosch appliance package
-Electric range, refrigerator, microwave, dishwasher
-Custom Italian cabinetry with 42” uppers
-Quartz countertops and backsplash with waterfall island (select units)
-Kohler under-mount kitchen sink





SKYLARK

White-on-white layers create an airy, open feel–fresh, simple, and easy to live in. Named in honor of a legacy Austin bar.





SHADY GROVE

Natural oak, clean lines, and a hint of mood – a modern tribute to Shady Grove, once a Zilker favorite for live music and strong margaritas.





MOONTOWER

Dark, moody, and distinctly Austin. A nod to Moontower Saloon, South Austin's original hangout for live music, craft drinks, and local charm.





APPLIANCES

INTEGRATED, MODERN, SMART.



A



B



C



D



E

A - 30” 500 SERIES ELECTRIC COOKTOP

- Precise temperature control with multiple pan compatibility
- Easy-clean ceramic glass surface with residual heat indicator
- Push-to-turn knobs in a sleek, modern layout

B - 30” 500 SERIES SINGLE WALL OVEN

- Heavy-duty metal knobs offer a premium European feel
- The wall oven is designed to be installed flush with cabinetry
- Bosch wall ovens are compatible with most competitors’ cutouts

C - 36” 100 SERIES COUNTER-DEPTH 3-DOOR REFRIGERATOR

- Smudge-resistant stainless steel with One-Touch Bottle Fill
- QuickIce Pro® makes 8 lbs. of ice daily; external panel for easy control

D - 24” 100 SERIES RECESSED HANDLE DISHWASHER

- 50 dBA: one of North America’s quietest
- Remote control via Home Connect® app
- 24/7 Overflow Protection prevents leaks
- The Favorite button allows one-touch access to preferred cycle

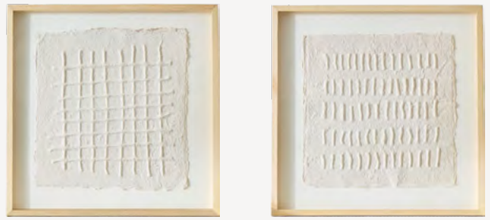
E - 30” 300 SERIES CUSTOM RANGEHOOD INSERT

- 4-speed fan auto-adjusts to cooktop via Home Connect®
- LED lighting, washable filters, and one-touch favorite settings

Live/Work & Studio units include alternate range selection:

- Samsung Range - NSE6DG8100SR











WILLIAMS SONOMA



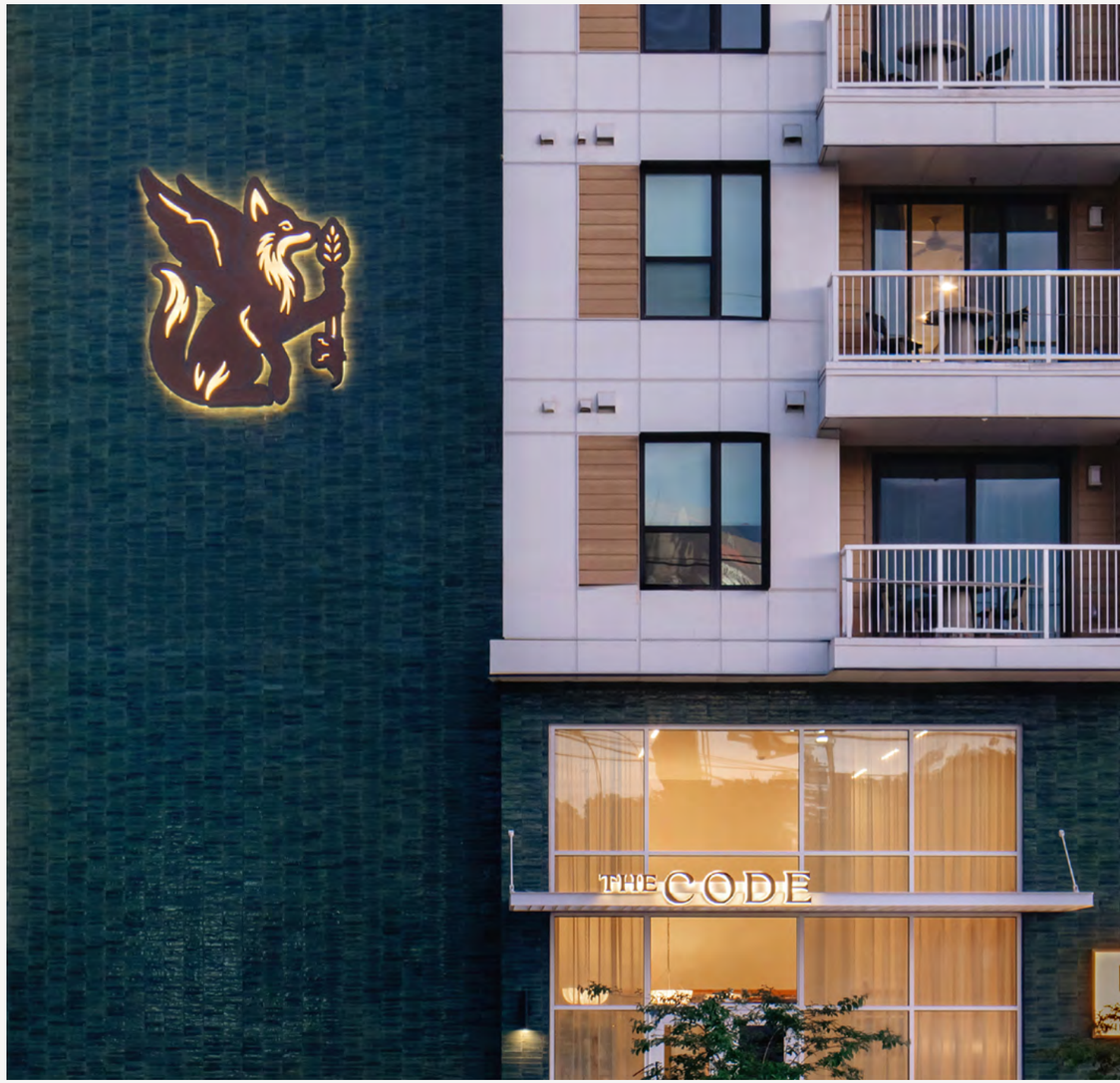
CURATED & CRAFTED

Each residence is fully furnished through a curated selection by Williams Sonoma, chosen for both form and function. Designed with hospitality in mind, these pieces bring elevated comfort, enduring quality, and timeless appeal to everyday living.

ENERGY EFFICIENCY & QUALITY CONSTRUCTION

Every residence at The Code is designed for how people actually live — with thoughtful insulation, air quality, and efficiency built in from the ground up.

- **Fully Encapsulated Efficiency:** Insulation across all exterior and corridor walls keeps energy use low and comfort high.
- **Sound Privacy:** Acoustically insulated demising walls and specialized underlayment beneath flooring help maintain peace and quiet between residences.
- **Smart Climate Control:** Each unit features an independent mini-split HVAC system, with all ductwork fully contained inside the thermal envelope for optimal efficiency.
- **Water-Saving Fixtures:** Low flow faucets and showers balance performance and conservation.
- **Healthy Indoor Air:** Bathrooms vent directly outdoors, and low-VOC paints support cleaner air inside every home.
- **Light and Bright:** Double-pane, low-E windows and sliders flood living spaces with natural light while maintaining temperature control.
- **Designed for Comfort:** Ceiling fans in bedrooms and living rooms enhance circulation and year-round comfort.
- **Sustainable Illumination:** A full LED lighting package provides long-lasting, energy-efficient light throughout.



COLLABORATION

PEARLSTONE PARTNERS

Pearlstone is a leading force in high-impact real estate development, crafting everything from luxury condominiums to dynamic mixed-use communities. With a portfolio exceeding $700 million in completed projects and $900 million in active investments, Pearlstone consistently delivers exceptional results in Austin's most desirable neighborhoods. Having delivered over 1,400 homes, and with more than 600 currently in development, Pearlstone continues to set the standard for refined living in the heart of Austin.

AVANTSTAY

AvantStay is a leading hospitality platform offering over 2,300 vacation rentals in top destinations. With award-winning design, premium amenities, and curated group experiences, they're the ultimate way to travel together.

KIM LEWIS DESIGNS

Known for her layered, expressive interiors, Kim Lewis Designs brings warmth and personality to every detail. At The Code, her work blends Austin's character with refined materiality to create spaces that feel inviting, effortless, and entirely unique.

STG DESIGN

Architecture
Interior Design
Planning

Founded in 1976, STG Design is a multidisciplinary firm known for its integrated approach to architecture, interior design, and master planning. Grounded in local insight and informed by a global perspective, STG Design is a nationally leading design firm, recognized for its commitment to excellence across a diverse range of disciplines.

CHRISTIE'S INTERNATIONAL REAL ESTATE

@properties lone star

Christie's International Real Estate Lone Star sets the standard in Austin new development sales, uniting market intelligence, narrative strategy, and on-site expertise to deliver unmatched results for Pearlstone Partners' collection of Austin developments.

ACCESS GRANTED
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EXCLUSIVELY LISTED BY

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OWN. STAY. RETURN.

