



PARAMOUNT REALTY
USA

AUCTION

Bid by Thursday, December 19

Riverwalk Sky-High Condominium

123 Lexington Ave, #1502

San Antonio, TX

Previously \$599,000
Reserve \$450,000



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Kuper Sotheby's
INTERNATIONAL REALTY

Listing Agent
Nicholas Kjos



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OVERVIEW

Situated on the 15th floor above the Thompson Hotel and along a peaceful stretch of the Riverwalk, this residence offers a perfect blend of serenity and city life. With two beautifully appointed bedrooms and two spa-like bathrooms, this home provides an expansive and open layout. The ten-foot ceilings and floor-to-ceiling windows create a sense of grandeur, bathing the interior in natural light and offering breathtaking panoramic views that will captivate your senses. The gourmet kitchen features state-of-the-art Thermador appliances and luxurious Italian Pedini cabinetry, offering style and functionality. It is an ideal space for both gourmet cooking and intimate entertaining. This condo also includes the convenience of two unreserved parking spaces. Residents at The Arts enjoy a lifestyle of indulgence with 24-hour concierge service, valet parking, and access to the Thompson Hotel's lavish pool area. Relax in style with private cabanas and a full-service bar, offering you a resort-like experience right at your doorstep. Live where luxury meets tranquility and the vibrant energy of the downtown lifestyle.



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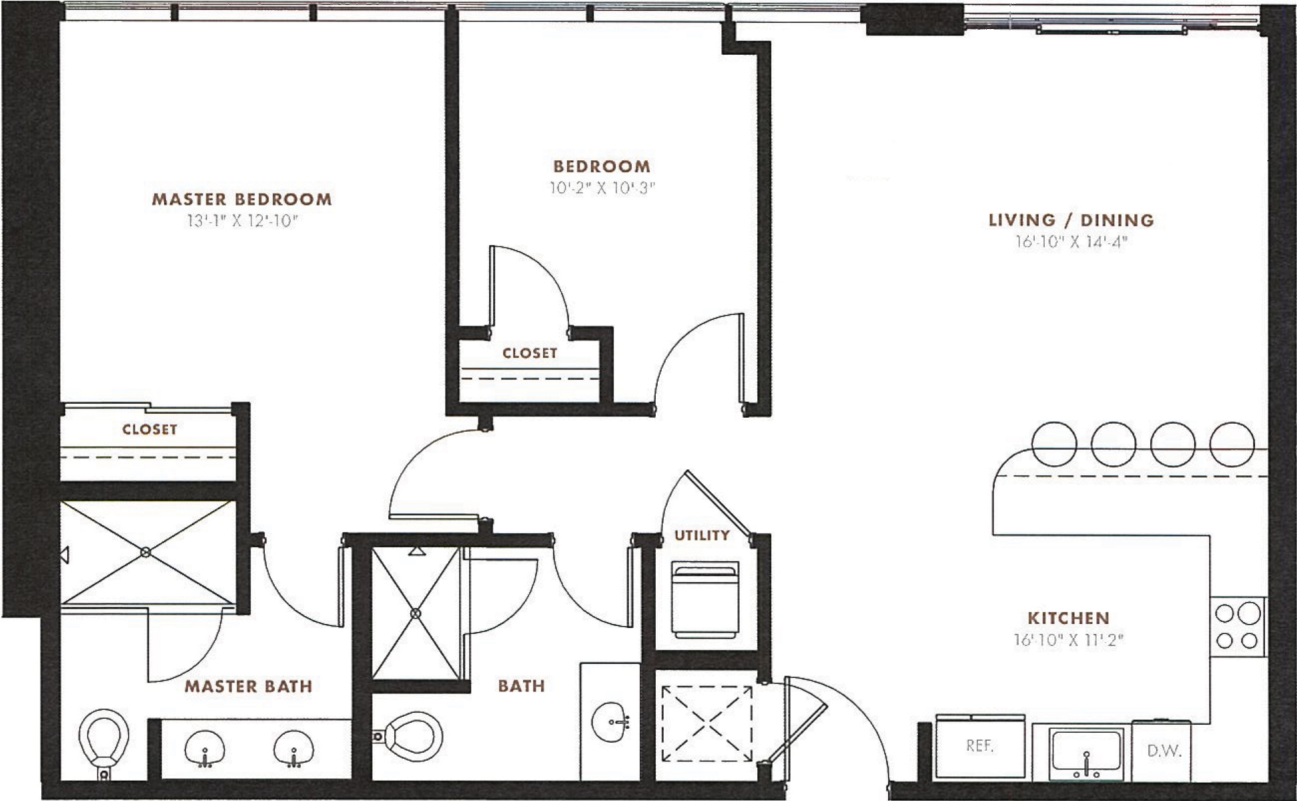
DESCRIPTION

Type	Condominium	Bedrooms	2
Year Built	2020	Bathrooms	2
Floor	15	Parking	2 garage spaces
Size	1,073 sq. ft. (approx.)	Property Taxes	\$17,241/annual
		HOA Fees	\$1,278/month

HIGHLIGHTS

- Breathtaking panoramic views
- 10-foot ceilings
- Gourmet kitchen
- State-of-the-art Thermador appliances
- Luxurious Italian Pedini cabinetry
- Breakfast bar
- Hardwood flooring
- Walk-in closets
- Washer/dryer
- 2 unreserved parking spaces
- Valet parking
- 24-hour concierge service
- Access to the Thompson Hotel's luxurious amenities that include a lavish pool area with private cabanas, a full-service spa, The Landrace restaurant and a spectacular indoor/outdoor rooftop lounge

FLOOR PLAN



All dimensions are approximate.



THE THOMPSON HOTEL AND THE ARTS RESIDENCES

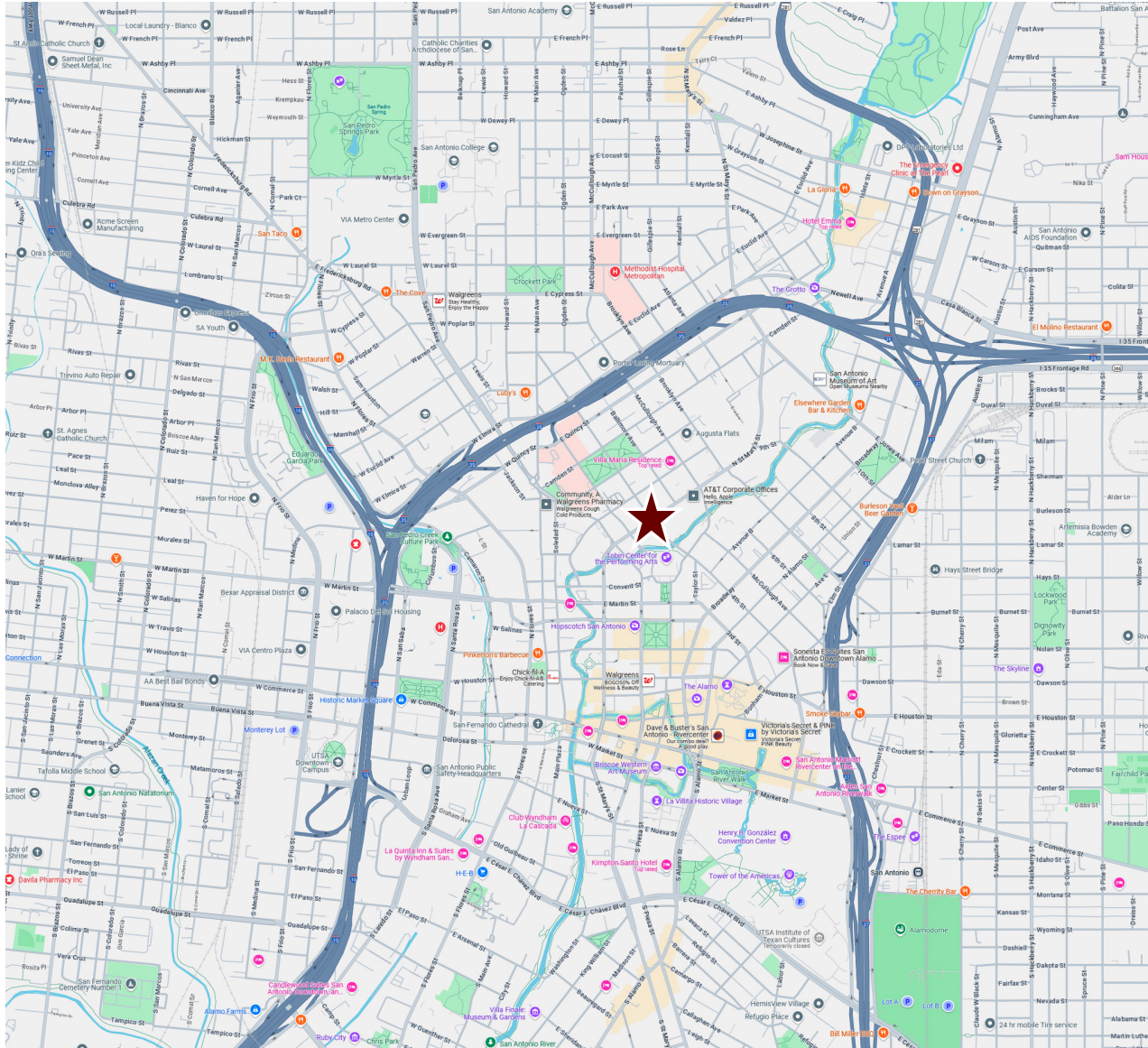
Located at the epicenter of the city's vibrant performing arts district, The Arts Residences at the Thompson Hotel defines the art of luxurious living. Located along the San Antonio Riverwalk, this 20-story high-rise features 59 high-end residences. The hotel has a full-service restaurant and bar and there are also two separate lobbies in the building - one for hotel guests and one for residents of the building. The second floor is home to the hotel's ballroom and pre-function area. The full-service spa on level 3 offers both dry treatments and wet treatments as well as a sauna. The spectacular swimming pool and lounge, which overlooks downtown San Antonio, has a kitchen and bar that serves the pool's guests. As you rise to the top of the building, level 20 is home to another full-service bar and kitchen, where the views of downtown are extraordinary from two different outdoor seating areas.





THE AREA

Tap the map to explore the neighborhood in Google Maps.



HOW TO PARTICIPATE

- 1. ACCESS Due Diligence** to view bidding instructions, photos and more. Click [HERE](#) and follow instructions in Step 2, or visit prusa.com.
- 2. TOUR the property by appointment only.** Please email buy@prusa.com to schedule a tour on:
 - Sunday, November 24
 - Sunday, December 1
 - Thursday, December 12
- 3. SUBMIT BID Now through Bid Deadline: 4pm EST on Thursday, December 19.** You **MUST** submit a bid anytime between now and the Bid Deadline by clicking [HERE](#). If you prefer to complete a Letter of Intent (LOI) in Word format, please see Due Diligence Information. High bidder(s) must submit signed contract of sale promptly after being notified. See Due Diligence Information for complete terms.

MUST SELL

6% Buyer's Premium. Property subject to prior sale. Submit bid at any time. All bids are encouraged. Seller (a) will accept the highest bid at or above the Minimum Bid (on terms set forth by Seller) and (b) has the right to accept a bid below the Minimum Bid.



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The listing broker for the property is Nicholas Kjos (unique ID number 618786) with Kuper Sotheby's International Realty (1 5000 Broadway Street, San Antonio, Texas, 78209). PRUSA LLC d/b/a Paramount Realty USA, unique ID number 10491205898 ("PRUSA") is a marketing firm specializing in auctions. Listing Broker, PRUSA, seller and their respective principals, agents, affiliates and representatives (collectively, "Seller Group") disclaim any and all liability for any inaccuracy, errors or omissions contained herein or in any material pertaining to this property. All references to square footage, dimensions and other numbers are approximate. This offering may be withdrawn, modified or canceled without notice at any time. All auctions with reserve unless explicitly stated as otherwise. Any Minimum Bid, Reserve price or Starting Bid reflected herein assumes an all-cash, non-contingent bid on terms provided by PRUSA and applies only to the particular date and time of auction, which shall commence and conclude at PRUSA's discretion and upon PRUSA's declaration of same; Seller is not obligated to accept any offer before or after auction, including any offer at or above a Minimum Bid, Reserve price or Starting Bid, or, alternatively, a Suggested Opening Bid, which is not a reserve price but only a suggestion as to where bidding may begin. Any and all bids are subject to the Buyer's Premium indicated herein or elsewhere by PRUSA, which means that the stated Buyer's Premium percentage will be added to the winning bidder's bid price to establish the total purchase price payable by purchaser. Furniture and other personalty are excluded unless explicitly stated as otherwise herein or elsewhere by PRUSA. This is neither an offer to sell nor a solicitation to buy to residents in states where registration requirements have not been fulfilled. No representation may be relied upon. Auction subject to any terms of sale or other information provided by PRUSA. Equal Housing Opportunity.





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