



Vistas at AVANT

Furnished Apartments

FURNISHED RESIDENCES IN BUFFALO, NY

Available February 2025



UPSCALE LIVING IN THE QUEEN CITY

Welcome to Vistas at Avant, furnished apartments in Buffalo's central business district where modern elegance meets convenience in an iconic setting. Nestled within the award-winning Avant, a mixed-use building featuring an Embassy Suites hotel, Class A office space, on-site gourmet restaurant Bella Ciao, and luxury condominiums, each furnished apartment has been tastefully designed with your needs in mind, providing an upscale lifestyle in the midst of the city's vibrant energy.

EVERYTHING YOU NEED PREMIUM FEATURES & AMENITIES



Flexible Leases

60-day minimum



Fully Furnished Units

including full kitchen, quartz counters and expansive downtown and waterfront views.



24/7 Security

front desk security provides constant monitoring and peace of mind.



All Utilities Included

plus cable TV and high speed internet.



Parking

on-site and underground parking available.



On-Site Amenities

include fitness center, bike storage and laundry.



Walkable

to numerous restaurants and entertainment options.



On-Site Restaurant

full-service restaurant with bar, patio & room service.

Leasing:  716-910-5600

 Contact@VistasAtAvant.com

 www.VistasAtAvant.com

FULLY RENOVATED
WITH LUXURY FINISHES



FULLY FURNISHED UNITS



DOWNTOWN, CITY & LAKE VIEWS



MODERN BATHROOMS



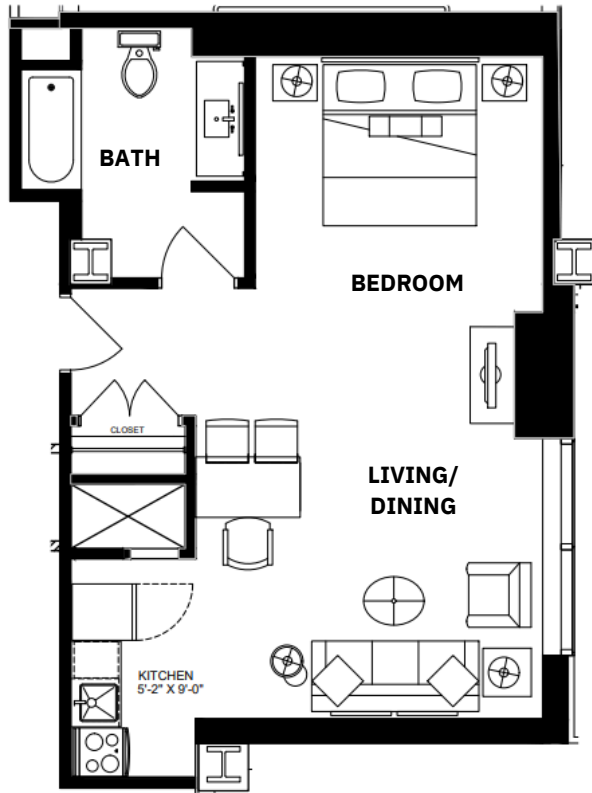
INVITING LOUNGE

SUMMARY
RENTAL RATES

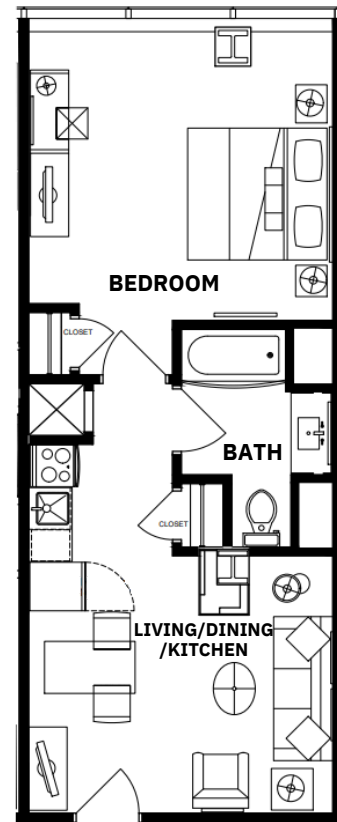
Unit Type	Total Units	Average Sq. Ft.	Monthly Rent
Studio w/ Premium View	2	632	\$2,300
1 Bedroom	26	585	\$2,130
1 Bedroom w/ Premium View & Whirlpool	2	658	\$2,620
1 Bedroom w/ Premium View	17	671	\$2,440
1 Bedroom Premium	2	672	\$2,300
1 Bedroom w/ Premium Corner View & Whirlpool	4	710	\$3,150
1 Bedroom w/ Whirlpool	2	735	\$2,760
1 Bedroom w/ Premium Corner View	4	945	\$3,820

59 Total Units

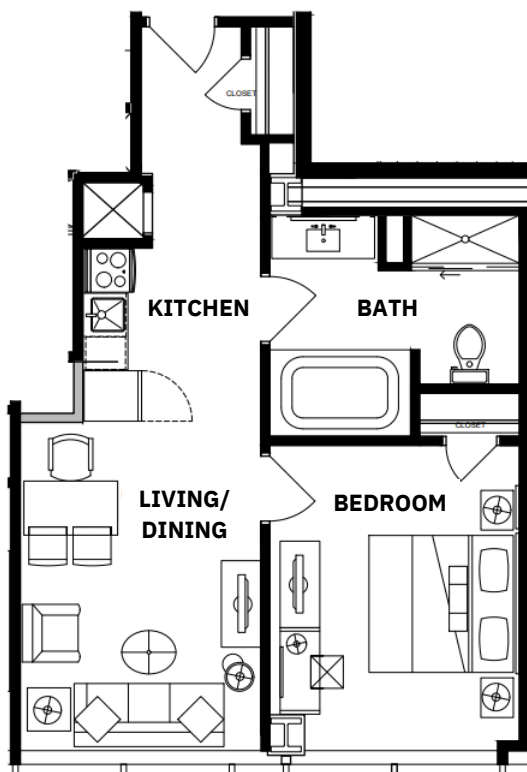
SUMMARY FLOOR PLANS



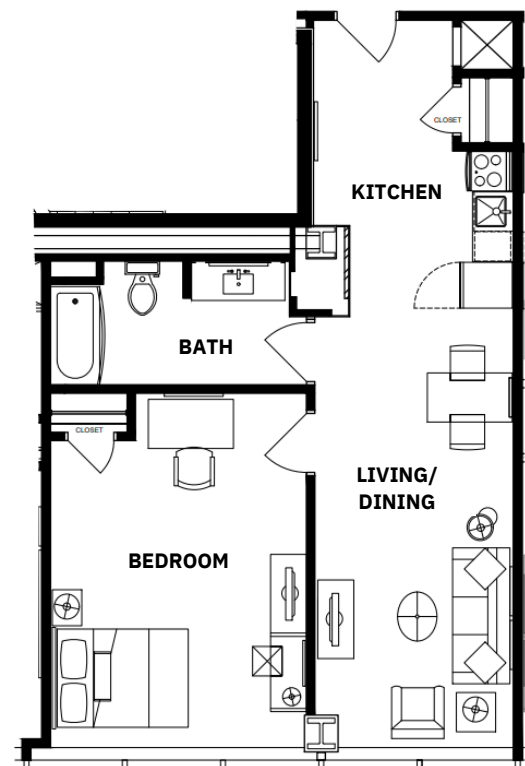
STUDIO W/ PREMIUM VIEW
632 SQ. FT. AVERAGE



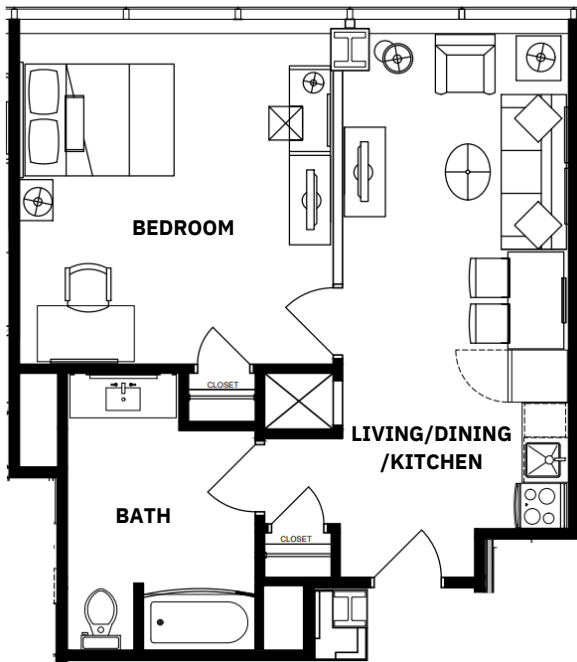
1 BEDROOM
585 SQ. FT. AVERAGE



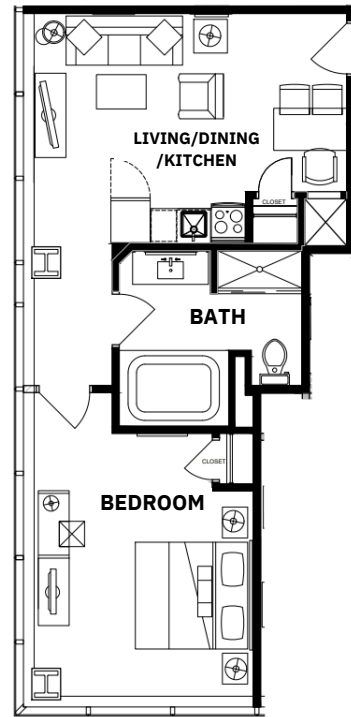
1 BEDROOM W/ PREMIUM VIEW & WHIRLPOOL
658 SQ. FT. AVERAGE



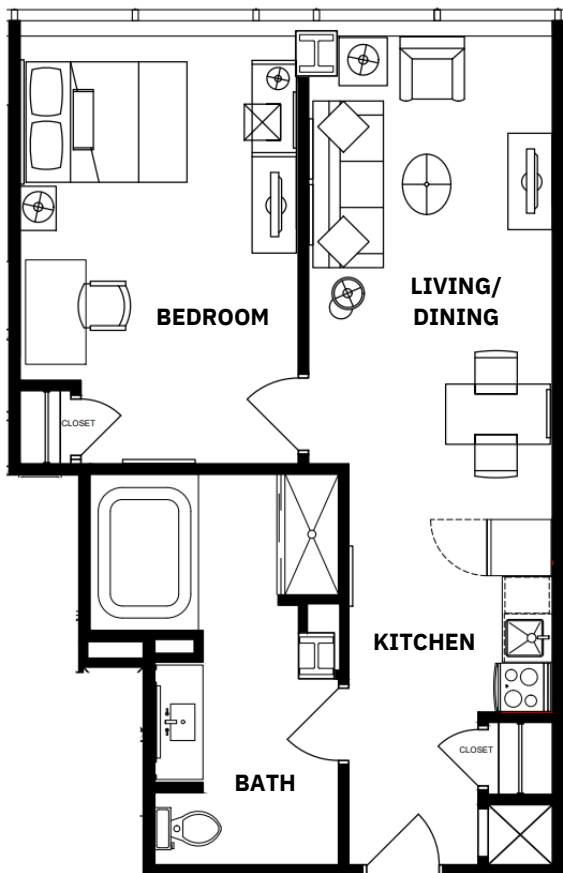
1 BEDROOM W/ PREMIUM VIEW
671 SQ. FT. AVERAGE



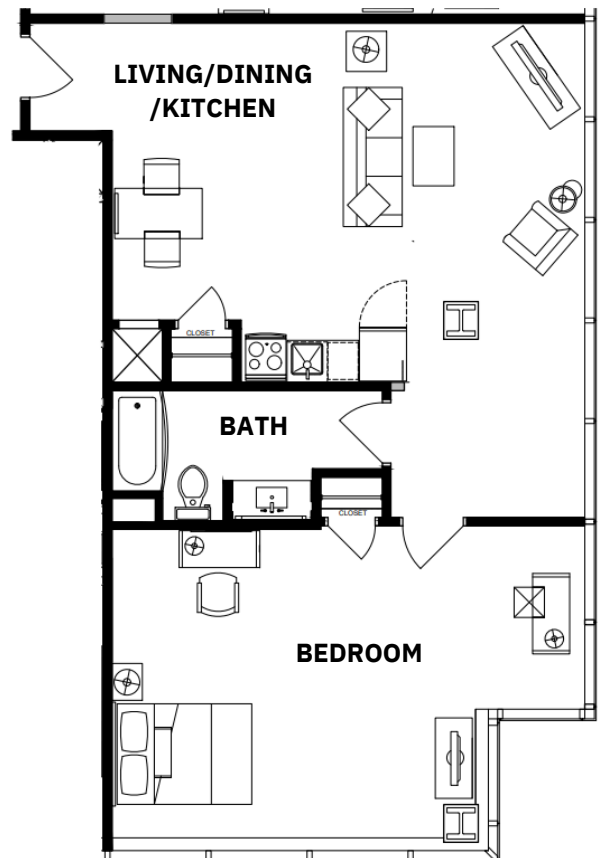
**1 BEDROOM PREMIUM
672 SQ. FT. AVERAGE**



**1 BEDROOM W/ PREMIUM CORNER VIEW
& WHIRLPOOL
710 SQ. FT. AVERAGE**



**1 BEDROOM W/ WHIRLPOOL
735 SQ. FT. AVERAGE**



**1 BEDROOM W/ PREMIUM CORNER VIEW
945 SQ. FT. AVERAGE**