

Absolute Builders, LLC.



only a quality project has the absolute value



As a family owned firm, we always had a simple philosophy:

To build homes we would be proud to live in. We are dedicated to provide high quality homes, superior service and lasting value to each of our new home buyers.

Dima & Nina Yefimou

Our goal in the condo conversions is helping people to achieve a better and higher standard of living through home ownership.

Absolute Builders is specializing in developing affordable priced condominiums in such areas of Chicago as Albany Park, East Rogers Park and West Rogers Park.

For every condo we build, we personally design the floor layout, taking in to consideration all the needs the buyer may have. All our condos include plenty of luxury features as standards, such as hardwood floors, whirlpool tubs, 42” kitchen cabinets, fully equipped kitchens and in-unit washers and dryers. Our newest project has even more upscale features such as European kitchen cabinets and Italian interior doors. Our mission is to build homes we ourselves would be proud to live in. We want to make sure people are completely satisfied when they are purchasing homes build by us.

We combine contemporary ideas with traditional high standard quality construction to create timeless homes with meticulously designed architectural details and flawless taste.

The latest technologies and modern conveniences are seamlessly integrated into the living environment.

In the houses designed and built by us you will surely enjoy the best of the old world combined with the best of the new.



CONDOMINIUM CONVERSIONS



LELAND STATION EAST



4515 SESLEY



ARGYLE ARBOR



ROSEMONT HANOVER



ALBANY MANOR



THE LEFT BANK FLAT

Our mission, as condo developers, is to renovate existing, run down rental properties and convert them into affordable high quality condominium homes. We identify the finest examples of a vintage housing stock and combine the original grandeur with the modern convenience sought by today's homebuyers. This process not only improves the quality of living for an individual condominium purchaser, but also adds to the appreciation of property values in the neighborhood.



EASTWOOD GLEN

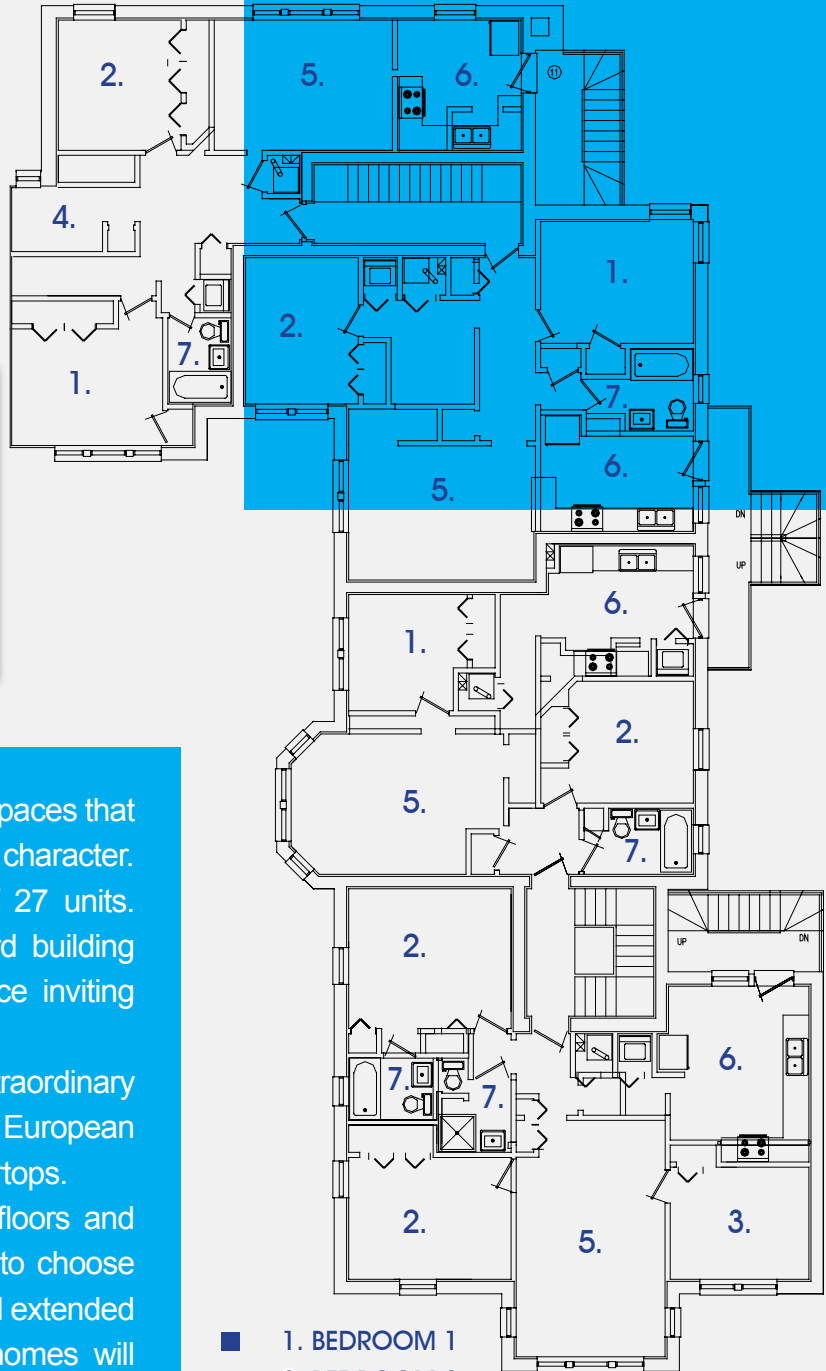
CONDOMINIUM CONVERSIONS

6312-22 RICHMOND
Chicago, Illinois



RICHMOND

NORTH I CONDOS NORTH II CONDOS



These are warm and inviting living spaces that amaze you with their openness and character. That project consists of a total of 27 units. The beautiful yellow brick courtyard building has pleasant rustic appeal and nice inviting landscaping.

This project stands out by such extraordinary features as, Italian interior doors, European kitchen cabinets and granite countertops.

The condos have new hardwood floors and numerous extra features available to choose from such as, the additional sink and extended prep area in the kitchen. These homes will accommodate many different home buyers, who wish to live in this quiet neighborhood of Chicago, the people who enjoy the diversity of Rogers Park and convenience of living in the city. You will fall in love with this home as soon as you see it.

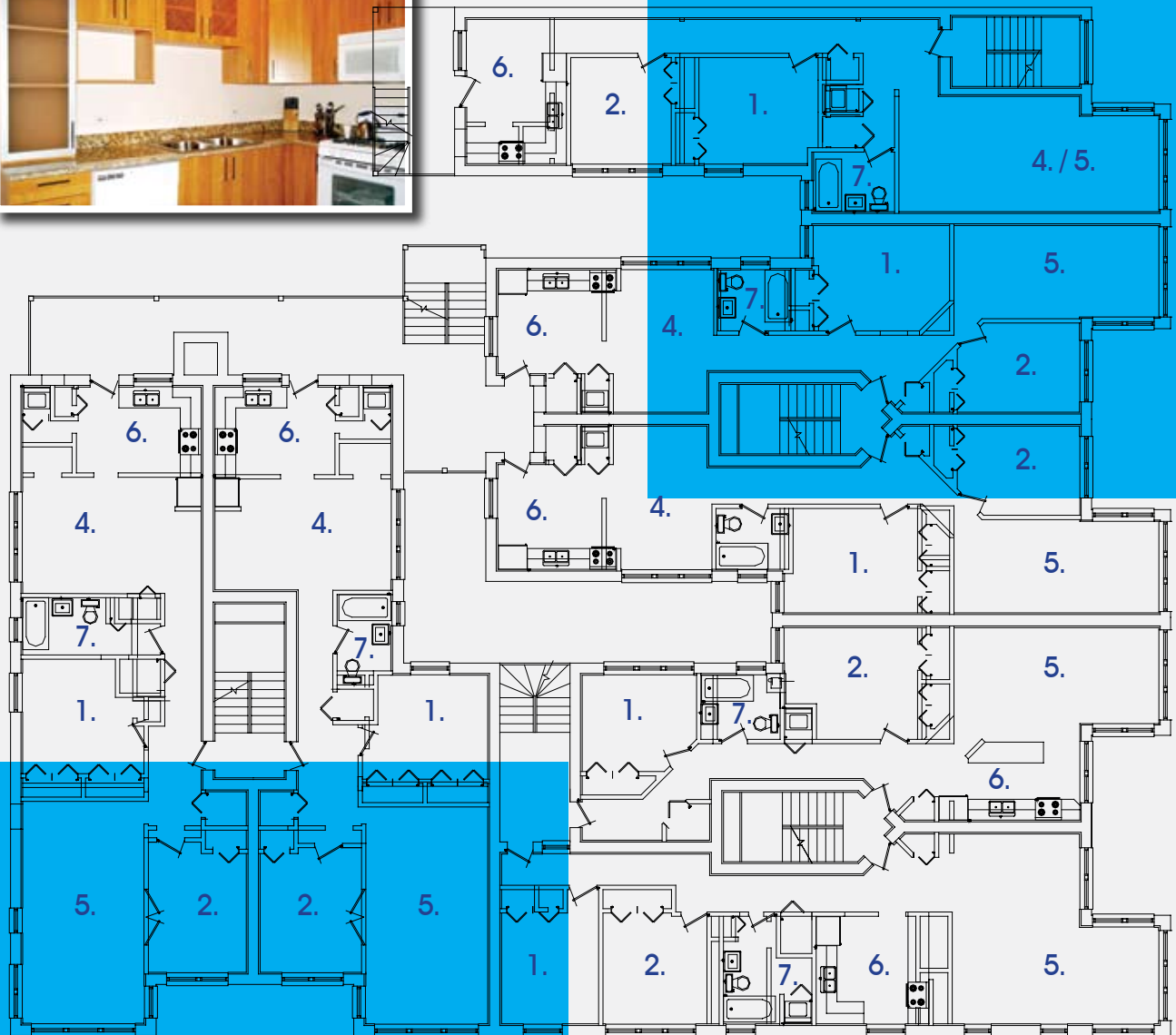
- 1. BEDROOM 1
- 2. BEDROOM 2
- 3. BEDROOM 3
- 4. DINNING ROOM
- 5. LIVING ROOM
- 6. KITCHEN
- 7. BATHROOM

CONDOMINIUM CONVERSIONS

4900-08 SPRINGFIELD / 3906-08 W. AINSLIE
Chicago, Illinois



SPRINGFIELD PLACE CONDOMINIUMS



This Albany Park 25 unit conversion features 7 different floor plans. Each floor plan will have its own unique kitchen designs with different style of European kitchen cabinets of remarkable quality. Together with Italian doors this makes these places very warm and cozy. With its rare blend of Old World embellishments and modern amenities, Springfield Place will do more than just welcome you... It will charm you.

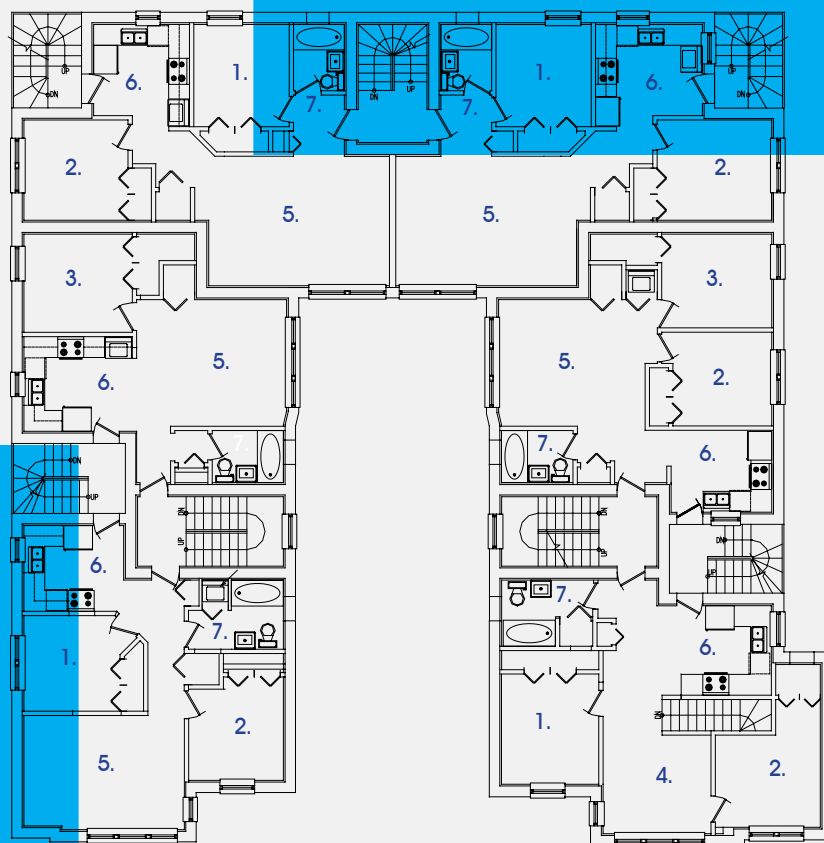
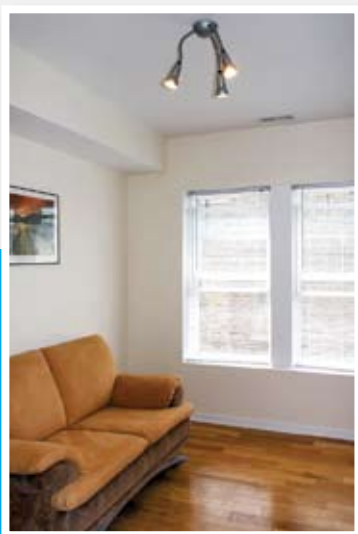
- 1. BEDROOM 1
- 2. BEDROOM 2
- 3. BEDROOM 3
- 4. FAMILY ROOM
- 5. LIVING ROOM
- 6. KITCHEN
- 7. BATHROOM

CONDOMINIUM CONVERSIONS

3101- 07 W. Lawrence Avenue
Chicago, Illinois



LAWRENCE CONDOMINIUMS



Lawrence Condominiums are a mixed use 33 units building. The property is located in desirable Albany Park area, very conveniently located close to transportation and shopping. Various floor plans consisting of one, two and three bedroom apartments. Very reasonable pricing beautiful finishes such as fully equipped european kitchen and doors should attract a lot of purchasers to this project.

- 1. BEDROOM 1
- 2. BEDROOM 2
- 3. BEDROOM
- 4. FAMILY ROOM
- 5. LIVING ROOM
- 6. KITCHEN
- 7. BATHROOM

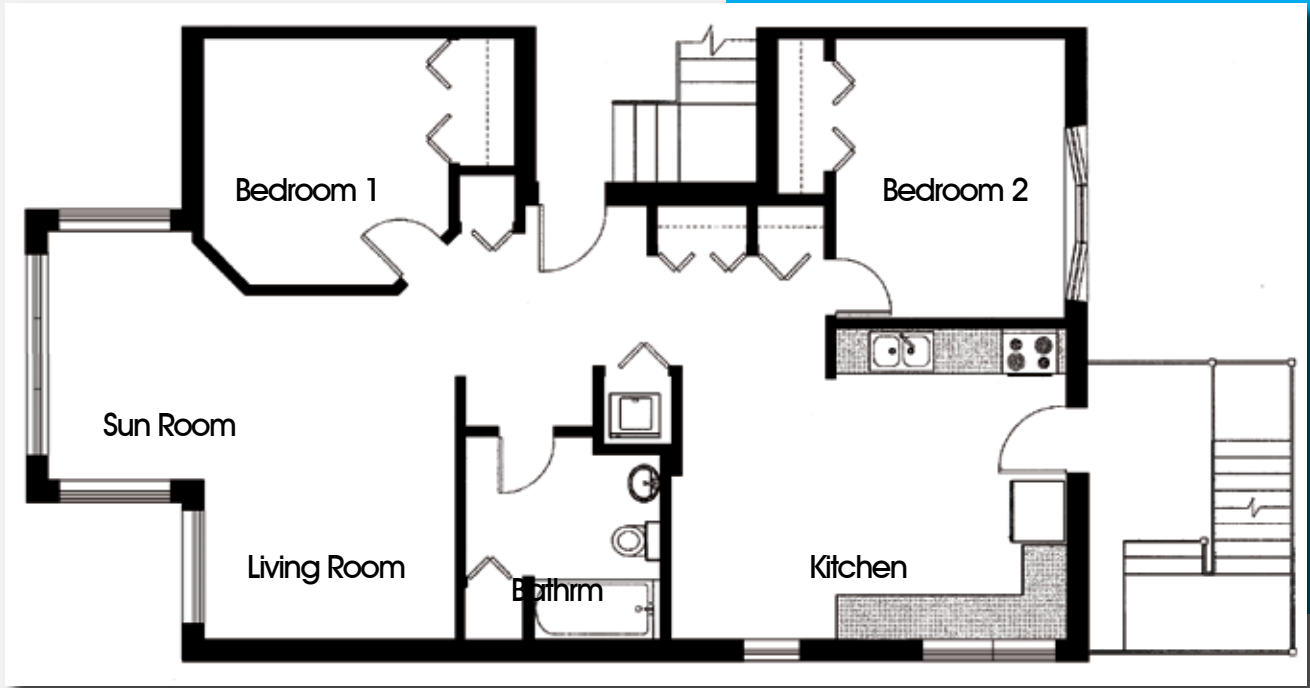
CONDOMINIUM CONVERSIONS

4901 LAWDALE
Chicago, Illinois



ALPARK COMMONCE

Typical Floor Plan



These beautifully designed, large and affordable 18 condos are located in desirable Albany Park area. They have bright and open floor plans with large kitchens, granite countertops, all 2 bedroom 1 bath units with light finishes. All luxury features are included as standard in this 2004 project.

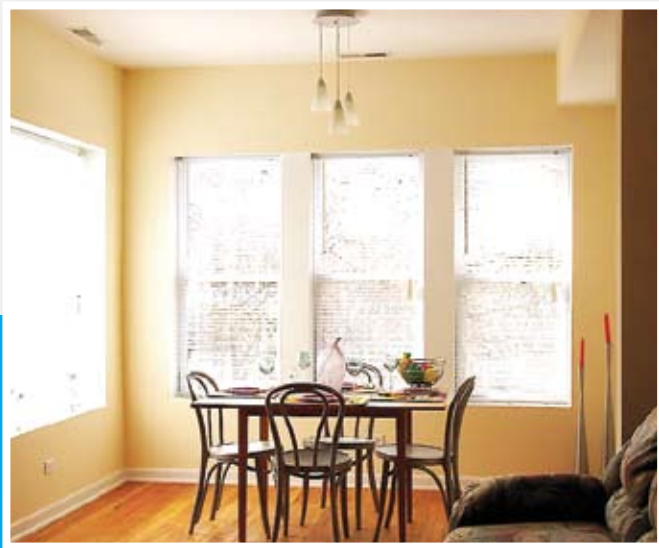


CONDOMINIUM CONVERSIONS

1448-50 W. Arthur, 6501-07 N. Greenview
Chicago, Illinois



ARTUR ARMS



These large and spacious 19 unit condo conversion project is full of natural light and luxury features including spacious fully equipped kitchens with 42" maple cabinets, master bathrooms with whirlpool tubs, walking closets, in unit washer and dryers, hardwood floors and fireplaces.

Convenient location close to shops, transportation and Lake Michigan, combined with the unique features of this project makes it extremely desirable to the buyers.



CONDOMINIUM CONVERSIONS

6303-09 N. Claremont / 2314-20 W. Rosemont
Chicago, Illinois



CLAREMONT SQUARE



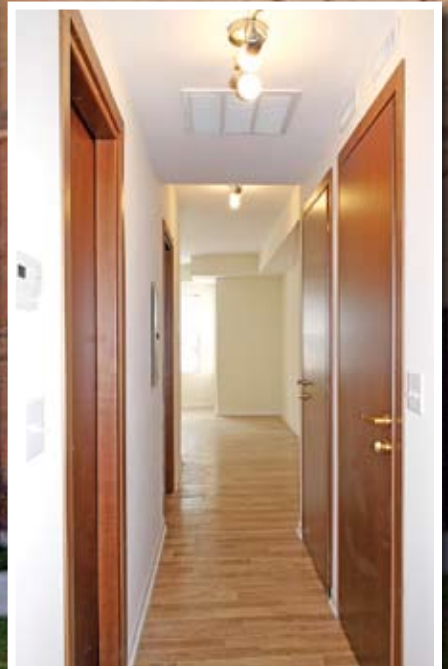
The 24 unit courtyard building in West Rogers Park was converted into a condo in 2002 - 2003.

It features 2 and 3 bedroom 2 bathroom condos. It offers a wide selection of living space ranging from 800 to 1700 sq. ft. of living space for different size families. This project has been one of the first condo conversions completed in this area.



CONDOMINIUM CONVERSIONS

3131 W. Carmen Ave. / 5052 N. Troy
Chicago, Illinois



CARMEN PLACE



This Albany Park 18 unit conversion features 7 different floor plans. Various floor plans consisting of one, two and three bedroom apartments.

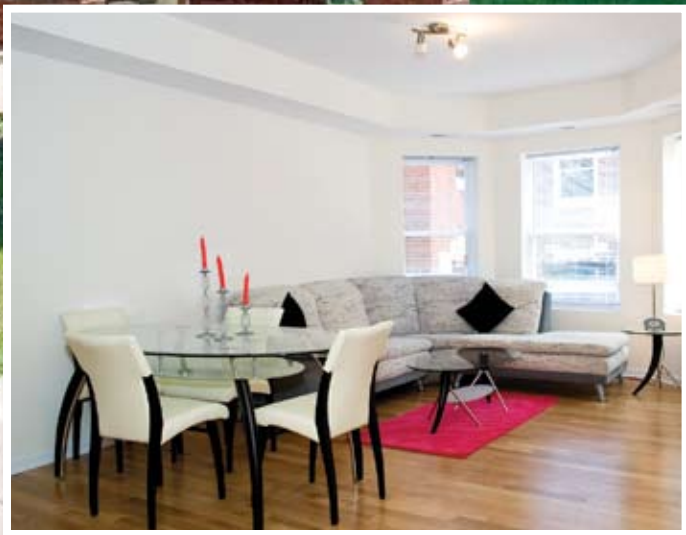
Beautiful finishes: fully equipped kitchen with unique European cabinets of remarkable quality, Italian wood doors, hardwood floors and much more.

These places are very warm and cozy. With its rare blend of old world embellishments and modern amenities, Carmen Place Condo will do more than just welcome you... it will charm you.

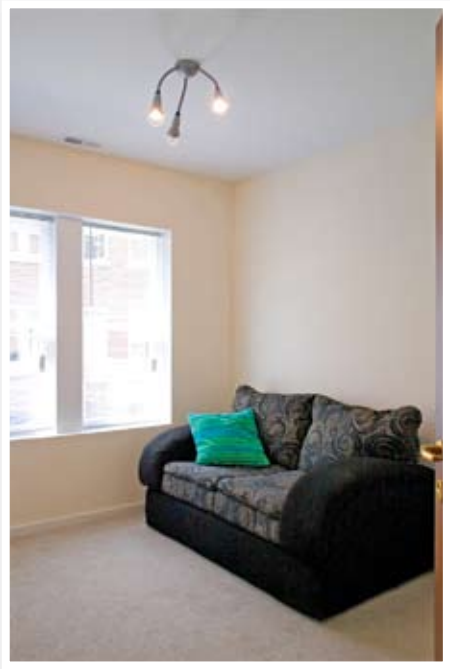


CONDOMINIUM CONVERSIONS

6415 N. Greenview Ave.
Chicago, Illinois



GREENVIEW COURT CONDO



Beautiful vintage exterior in combination with amazing contemporary features interiors.

These are warm and inviting living spaces that amaze you with their openness and character.

This project consists of 34 condominiums. The courtyard building has pleasant rustic appeal and nice inviting landscaping.

This project stands out by such extraordinary features as, Italian interior doors, European shaker style kitchen cabinets and granite countertops. The condos have new hardwood floors in the main living areas and numerous extra features available to choose from.



CONDOMINIUM CONVERSIONS

4748 N. Washtenaw
Chicago, Illinois



WASHTENAW PARK CONDOMINIUS



This mixed use 18 unit building is located in desirable Ravenswood Manor, across from park, 5 minutes walk to el and all other transportation, walk to shops. Spacious and luxury floor plans, large size kitchens with. European cabinets and granite countertops, remodeled bathrooms with whirlpool. Nothing left on the wish list for this elegant home.

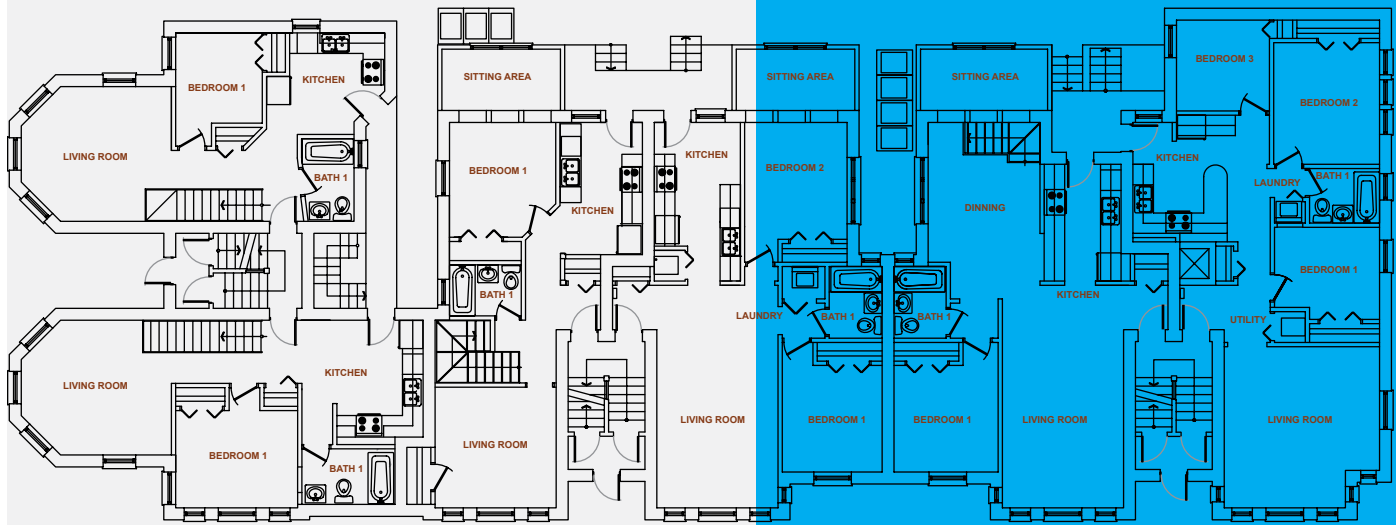


CONDOMINIUM CONVERSIONS

7321- 31 N. Paulina
Chicago, Illinois

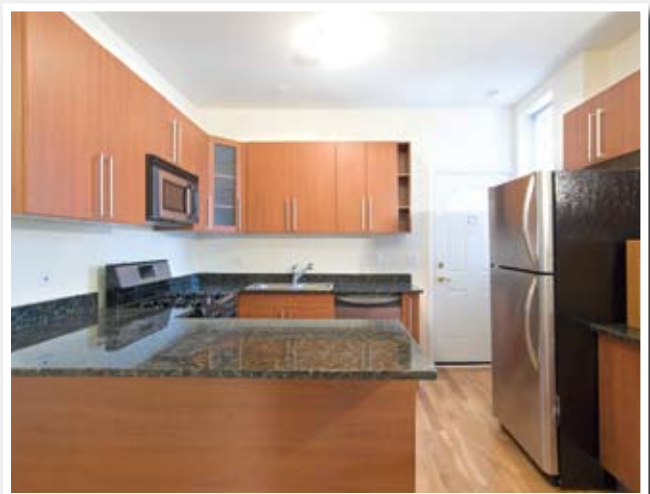


BIRCHWOOD MANOR CONDOMINIUM



Convenient location across from park, close to shops, transportation and Lake Michigan, combined with the unique features of this project makes it extremely desirable to the future homeowner.

This large and spacious project consisting of 19 homes are full of natural light and luxury features includes 7 different floor plans. Each floor plan will include its own unique kitchen with different style of European cabinets of remarkable quality. Together with Italian wood doors this makes these places very warm and cozy. With its rare blend of Old World embellishments and modern amenities you will love these homes



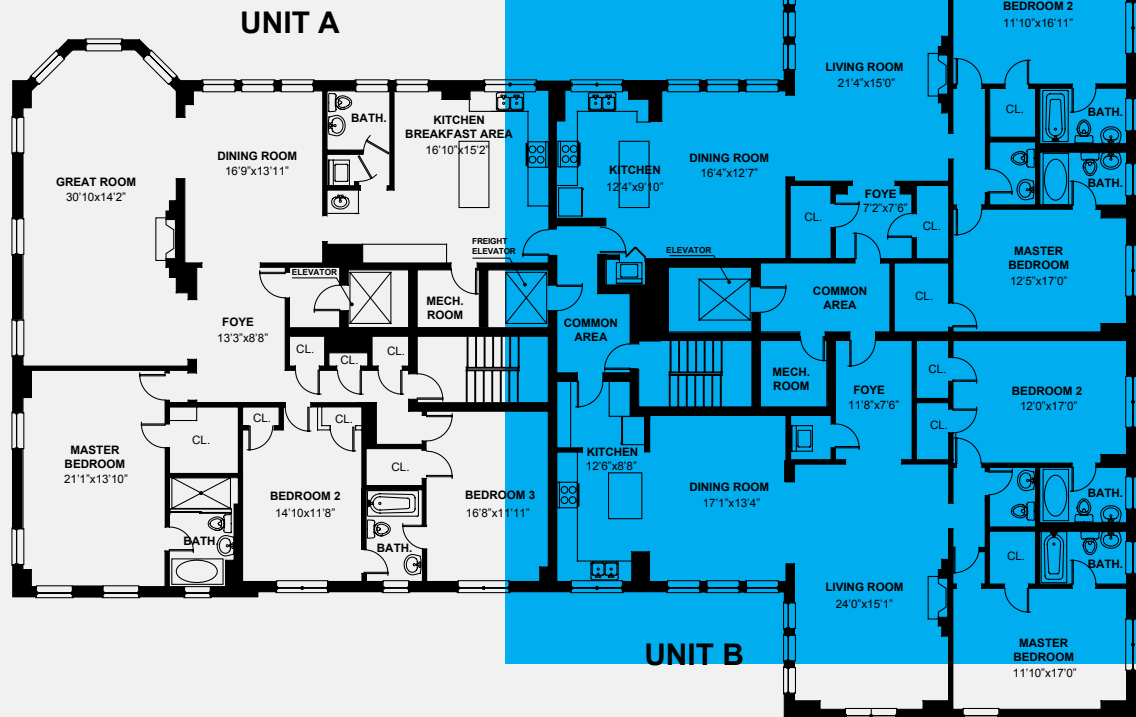
CONDOMINIUM CONVERSIONS

433 W Briar Pl
Chicago, Illinois

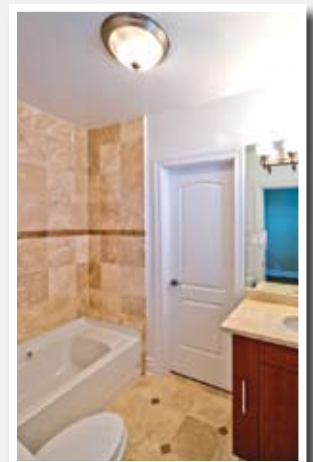
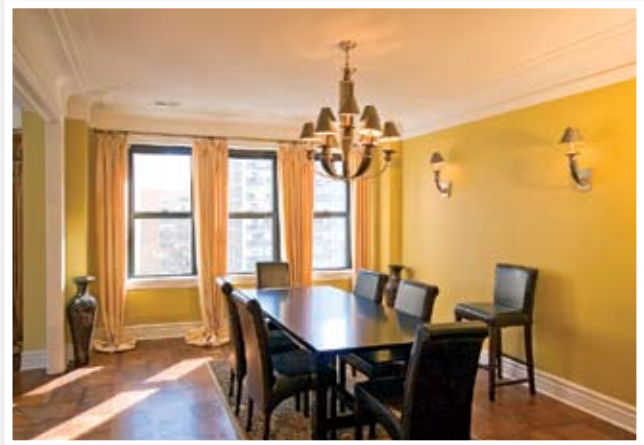


GRAND BRIAR CONDOMINIUM

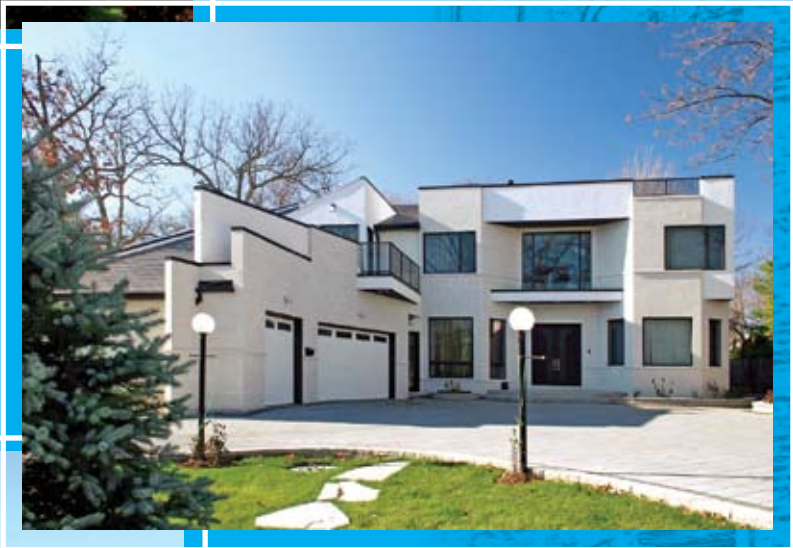
UNIT C



One of a kind elegant 11 story vintage building in the heart of Chicago's Lakeview neighborhood situated just west of Sheridan and south of Belmont. Grand Briar is one of the last buildings of its kind to be converted into condominiums. The elegance of Grand Briar is most evidenced in its design of just one unit per floor in elevator bank 1 and two units per floor in elevator bank 2. The property's uniqueness is further evidenced in its long-term ownership. Built in the 1920s, it had only two previous owners: owned originally by the Worths Family and secondly owned and managed in the same family for three generations. This management stability has produced a pride in ownership rarely exhibited.



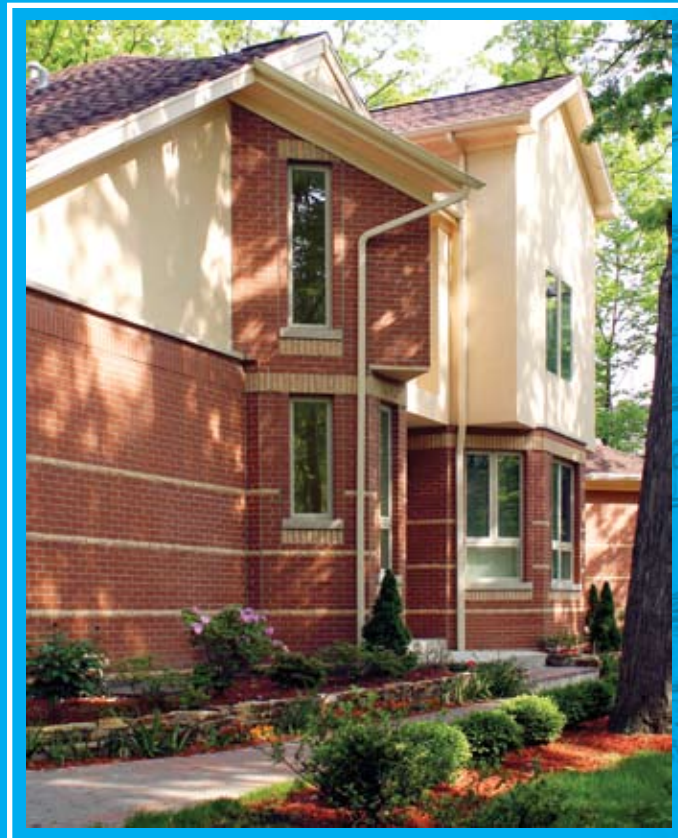
CUSTOM HOME BUILDERS:



Building a custom home is a serious commitment both emotionally and financially.

The best way to have good experience when building your home is to carefully choose a custom builder with whom you feel comfortable...one that has the experience, professionalism and know how to complete your dream home on-time and within your budget. Absolute Builders builds homes on a foundation of honesty and integrity.

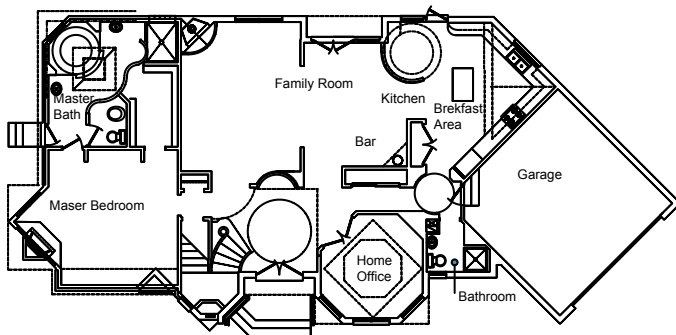
From the traditional to the contemporary Absolute Builders can create a custom home that perfectly suits your taste and your needs.







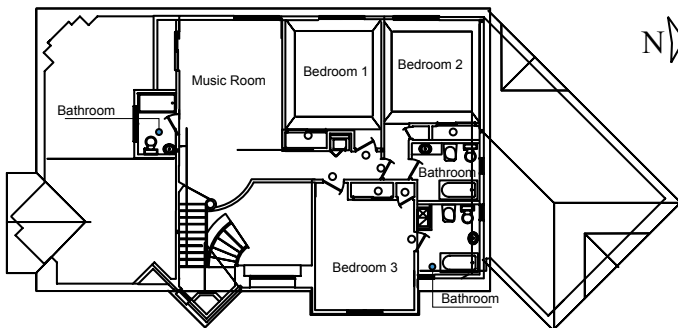
This concept home was designed and built by "Absolute Builders", under the close supervision by world-renowned designers, this dwelling epitomizes post-modern elegance coupled with exceptional coziness for daily relaxation. Visited by many foreign dignitaries, the house's interior decor would be appreciated even by the most discriminating architectural connoisseur. Curved lines, skillfully crafted into ceilings, are enhanced by meticulously selected lighting, which is strategically spaced throughout the house. Color gamma recommended by a group of interior decorators specially hired for the project, diffuses rays of light to create warmth and softness. Every aspect of this luxurious property reflects the highest standards and an immense attention to detail utilized by Absolute Builders, LLC.

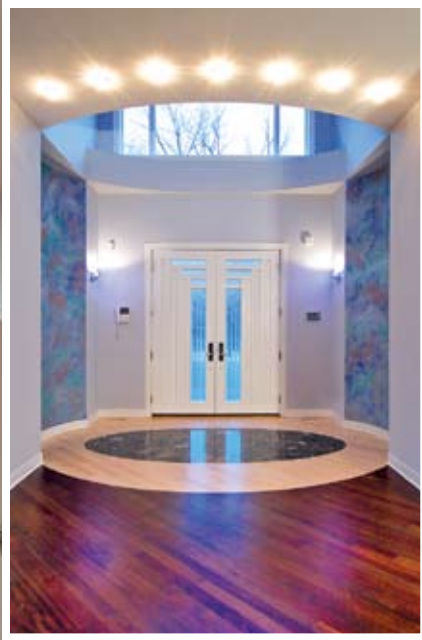


First Floor Plan



Second Floor Plan







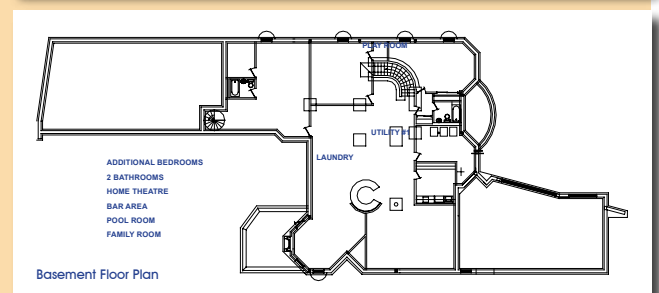
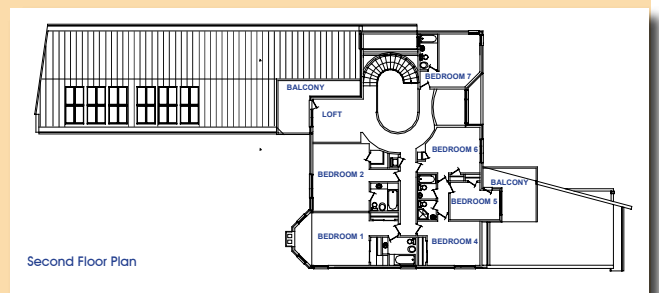
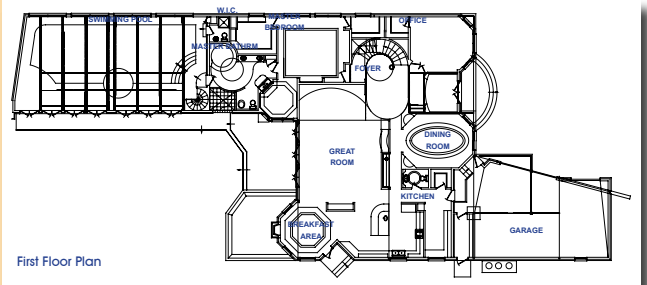
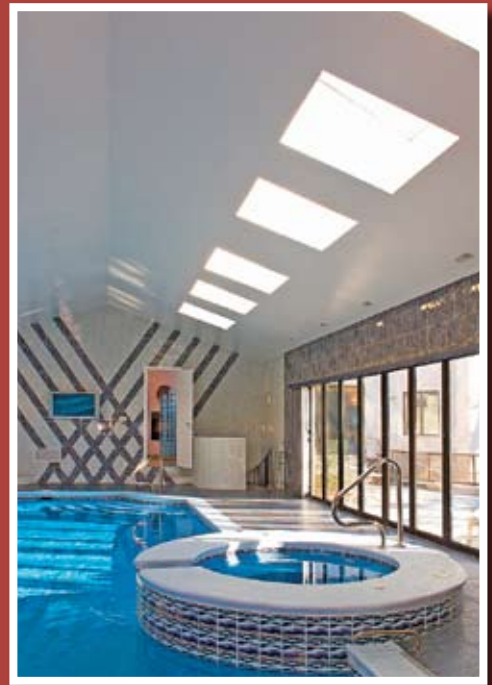
This new concept home was completed in 2005.

The house is located in prestigious suburb of Highland Park, just walking distance from Ravinia, Metra Train Station and Lake Michigan.

Lot size: more than ¾ acres

Home size: 9,500.00 sq. ft.

Interior features: 8 bedrooms, 7 bathrooms, indoor swimming pool with hot tub, 3 car garages, basement with the secluded patio, 11' and 10' foot ceiling on the 1st and the second floor. All high end finishes and materials are utilized in the construction and in interior design. The basement will feature additional bedrooms, 2 bathrooms, home theatre, bar area, pool and family rooms.



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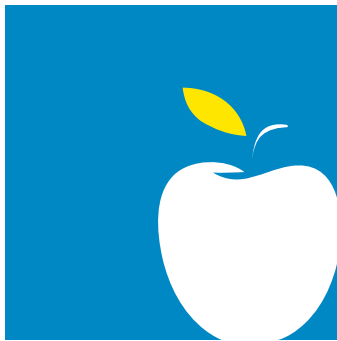
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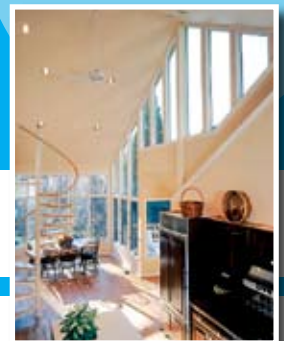
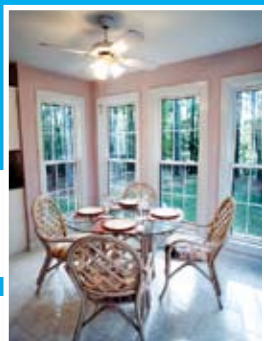
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