

## 21街東200號以LEED綠色金牌認證為目標



綠色的園景公共屋頂露台。



位曼哈頓羅曼蒂克的Gramercy區。

21街東200號 (200 East 21st Street)是一幢以取得LEED綠色金牌認證(LEED Gold Certification)為目標的新建築，位曼哈頓羅曼蒂克的Gramercy區，整個設計融合了這一綠樹成蔭社區的風格。

21街東200號的開發商是Alfa Development公司，該公司從2007年開始就大力倡導綠色可永續建築的開發，這是該開發商的第六幢綠色認證的豪華公寓大樓，是「綠色環保」豪華公寓系列的一部分，已經建成的有Chelsea Green, Village Green West, Village Green 和 Nolita等。21街東200號的建築設計由BKS負責，Alexandra Champalimaud負責室內設計，共67個單位。

其環保和綠色的特色包括:由Halsted Welles Associates設計的園景公共屋頂露台，有天然保溫作用，減少「熱島效應」；太陽能動力家用水系統，供應了大樓65%的熱水，節省大量能源開支；風力發電；終身為居民提供節能LED燈泡；雨水收集系統，為住宅提供過濾飲用水；大堂內的垂直生活綠牆；雙層歐式窗戶提供高熱性能和穩定風力，帶有絕緣組件。超大設計提供自然光，減少噪音污染和隔熱；控制環境煙草煙霧（ETS），最大限度地減少居民對空氣污染物的暴露，改善公寓之間的隔熱效果；盡可能使用LED照明，在樓梯間和走廊中裝有移動感應器，消除能源的浪費；室內自行車存放處，鼓勵使用環保的交通工具。

作為Alfa Development的首席執行官和創始人，Michael Namer先生自1980年以來在曼哈頓建造了近10億美元的房地產項目，他對可持續發展綠色建築的承諾使他不同於很多發展商。他從2007年就開始建造綠色系列大樓，是致力於環保建築的先驅。在紐約這個競爭劇烈的地產市場中建造綠色環保大樓，要做到價格有競爭性，他歸功於由各種專家組成的團隊，是Brain Power腦力的結果，同是畫家的他很滿意這些大樓的方方面面，就像藝術家欣賞自己的優秀作品一樣。

21街東200號大樓精緻的內飾採用很多環保材料製成，包括FSC認證(FSC-certified)的木材以及先進的節水裝置、水龍頭和電器。橡木貼面入口和室內門，寬板橡木地板，Valli & Valli 鑲門五金配件以及帶青銅色框架的超大歐式窗戶等精緻細節，營造了一個優雅的城市生活空間。先進的節能系統和設備日夜工作，提供最舒適和可持續的日常生活體驗。

設施包括由Champalimaud設計的健康中心，帶壁爐的居民休息室，帶內置鏡面平板電視的圖書室牆壁和台球區。Poliform設計的娛樂廚房旨在增強私人聚會或其它活動。設備齊全的陽光健身區設有各種健身器材以及瑜伽和伸展空間。帶天窗的studio空間可用於瑜伽，冥想，藝術，會議或其他用途。3000平方英尺的二樓健康中心還設有spa理療室和桑拿浴室。

21街東200號大樓售價為一臥室139.5萬美元起，三臥室435萬美元起。大樓由Douglas Elliman 地產公司的Development Marketing部門負責銷售和營銷。展示間: 251 Park Ave.,

World Journal  
October 4, 2018

South, 9th Fl., New York, NY 10010, 預約電話:212-979-2121, 網站:  
<https://www.200e21.com>。



開發商Michael Namer (右) 有種創作了一件自己很滿意的藝術品的感覺，旁為Elliman地產公司的華裔經紀姜穎。



帶內置鏡面平板電視的圖書室牆壁和台球區。

# 200 East 21st Street targets LEED Green Gold Certification

By Jimmy Gao  
Impressions 865,910



*Green landscaped communal roof terrace*



*The Gramercy district of Manhattan*



200 East 21st Street is a new building targeting LEED Gold Certification. It is located in the Gramercy district of Manhattan and the design blends this tree-lined community's style perfectly.

The developer of 200 East 21st Street is Alfa Development. Since 2007, the company has been promoting the development of green sustainable buildings. This is the developer's sixth green-certified luxury apartment building. Part of the luxury condominium series, Chelsea Green, Village Green West, Village Green, and 199 Mott have been built. The architectural design of 200 East 21st Street is under the responsibility of BKSK, and Alexandra Champalimaud is responsible for interior design, a total of 67 units.

Its environmentally friendly and green features include a landscaped communal roof terrace designed by Halsted Welles Associates to reduce the "heat island effect"; solar powered home water system that supplies 65% of the building's hot water, saving significant energy bills, wind-generated power; life-saving energy-saving LED bulbs for residents; rainwater harvesting system to provide filtered drinking water for residents, vertical living green wall in the lobby; double-pane European windows provide high thermal performance and stabilize wind with insulated components. The large design provides natural light, reduces noise pollution and provides heat insulation; controls environmental tobacco smoke (ETS), minimizes exposure of residents to air pollutants, and improves insulation between apartments; uses LED lighting as much as possible in stairwells. Mobile sensors are installed in the corridors to eliminate energy waste; indoor bicycle storage places encourage the use of environmentally friendly vehicles.

As CEO and founder of Alfa Development, Michael Namer has built nearly \$1 billion in real estate projects in Manhattan since 1980, and his commitment to sustainable green building has made him different from many developers. He has been building a green series building since 2007 and is a pioneer in environmentally friendly architecture. Building a green building in this highly competitive real estate market in New York, to be competitive in price, he has attributed to the team of various experts, the result of their brain power, and as the painter he is very satisfied with all aspects of these buildings. Just like an artist appreciates his own excellent work.

The exquisite interior of 200 East 21<sup>st</sup> Street is made from many eco-friendly materials, including FSC-certified wood and advanced water-saving devices, faucets and appliances. Exquisite details such as oak veneered entrances and interior doors, wide oak floors, Valli&Valli nickel door hardware and oversized European windows with bronze

frames create an elegant urban living space. Advanced energy-saving systems and equipment work day and night to provide the most comfortable and sustainable everyday experience.

Facilities include a wellness centre designed by Champalimaud, a resident lounge with a fireplace, a library wall with a built-in mirrored flat-screen TV and a billiards area. The entertainment kitchen designed by Poliform is designed to enhance private parties or other events. The well-equipped area also features a variety of fitness equipment as well as yoga and stretching spaces. The studio space with skylights can be used for yoga, meditation, art, meetings or other purposes. The 3,000 square foot second floor wellness centre also features a spa treatment room and a sauna.

200 East 21st Street is priced starting at \$1.395 million in one bedroom and \$4.35 million in three bedrooms. The building is sold and marketed by the Douglas Elliman Development Marketing. Showroom: 251 Park Ave., South, 9th Fl., New York, NY 10010, reservation phone: 212-979-2121, website: <https://www.200e21.com>.



*Developer Michael Namer (right) has the feeling of creating a piece of art that he is very satisfied with, alongside the Chinese agent Jiang Ying of Elliman Real Estate.*



*A library wall with a built-in mirrored flat-screen TV and a billiards area.*

<https://www.worldjournal.com/5906747/article-21%E8%A1%97%E6%9D%B1200%E8%99%9F%E4%BB%A5leed%E7%B6%A0%E8%89%B2%E9%87%91%E7%89%8C%E8%AA%8D%E8%AD%89%E7%82%BA%E7%9B%AE%E6%A8%99/>