

November 1, 2017
The Mann Newswire



Wednesday, November 1, 2017

By Mann Report
Impressions N/A

Sales Commence At 200 East 21st Street



Alfa Development, the Manhattan-based real estate company whose mission is to create more sustainable living experiences with a sense of place, announced that sales are underway at 200 East 21st Street, a 67-residence condominium building located at the corner of 21st Street and Third Avenue in Manhattan's coveted Gramercy neighborhood. 200 East 21st Street is the fifth building in Alfa's Green Collection of sustainable residential developments.

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"200 East 21st Street's design is inspired by the elegance and vibrancy of the Gramercy neighborhood and carefully crafted to revere the classic distinction of this historic district," said Michael Namer, Founder and CEO of Alfa Development. "The building's design and location are complimented by a truly sustainable lifestyle offering, and in keeping with Alfa Development's commitment to green development we are targeting LEED Gold certification."

Rising 21 stories, 200 East 21st Street was designed by New York-based architect BKSK, with interiors by Champalimaud, as an ode to Gramercy. The exterior is defined by interwoven glass and traditional stonework, a contemporary reinterpretation of the brick and limestone facades that famously line the neighborhood. The grand entrance opens to a sky-lit lobby with 20-foot high ceilings and a vertical green wall to improve indoor air quality. A custom-designed Macedonian Sivec white marble floating staircase culminates at a light-filled amenity space.

The 67 residences at 200 East 21st Street range from one- to four-bedrooms, including a penthouse, all overlooking the tree-lined streets of Gramercy and with access to outdoor space via private terraces, balconies and a landscaped communal roof terrace featuring lush and native greenery. Sophisticated interiors are finished with elegant and timeless materials throughout, such as grand oak entry doors, wide plank oak flooring in a custom smoked oil stain and solid wood interior and pocket doors with Valli & Valli brushed nickel door hardware.

"With 200 East 21st Street, we wanted to create a timeless building that added to the storyline of the architectural legacy of Gramercy, with an understanding of the history of where we were building," said Matthew Namer, Executive Vice President and Principal of Alfa Development. "At the same time, we have worked hard to find what is giving us the most impact from an efficiency standpoint without sacrificing design."

The kitchens by Poliform are finished in an oak veneer with a custom smoked oil stain and elegant islands and peninsulas finished in a white matte lacquer. Countertops feature white sand Quartzite and backsplashes feature a honed suede texture finish. Every residence includes a suite of fully-integrated Miele appliances and select residences include built-in coffee machines by Miele, wine refrigerators and Combi-steam and/or electric speed ovens. Master bathrooms are outfitted in polished white Macedonian Sivec marble floors with radiant heat, Turkish lilac stone walls, double vanities with white Macedonian Sivec marble tops and glass-enclosed showers. All

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residences feature Miele Prestige Washer and Miele Tumble Dryer with heat exchange technology, behind oak-veneered louvered doors.

200 East 21st Street offers residents an elevated lifestyle experience through its amenities including a 24-hour attended lobby and concierge; an extensive wellness center with a gym, sauna, and treatment room; a residents' lounge with adjacent dining space and seating with entertainment center and fireplace; a billiards area and a landscaped rooftop lounge designed by Halsted Welles Associates with lush greenery and meandering stone pathways. Bicycle storage along with private storage is available for purchase.

Alfa Development is renowned for their commitment to sustainable building and as the newest addition to their Green Collection, 200 East 21st Street is pursuing LEED Gold certification.

<http://campaign.r20.constantcontact.com/render?m=1109914538330&ca=ac14894a-5ec1-4979-989a-bb019bf29ea8>