

# This is What a Budget Under \$3 Million Buys in The Gramercy Park New Condo Market

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Impressions 700,000

**G**ramercy Park is a quiet Manhattan neighborhood just off Union Square and the famed East Village areas. It is known for its brownstone and tree-lined streets, chic eateries and historic local bars.

Irving Plaza, a noted concert venue, draws thousands of music lovers annually. A scattering of New York University dormitories and educational buildings can also be found throughout the eclectic Gramercy Park neighborhood.

At the area's center is a private, gated park, from which the neighborhood takes its name. The two-acre park is one of only two private parks in New York City (the other is Sunnyside Gardens Park in Queens). And while the park itself is only open to residents who possess a key, the area surrounding Gramercy Park attracts joggers, sightseers, dog-walkers and power-walkers alike.

The Gramercy Park neighborhood was once characterized by The New York Times as a "Victorian gentleman that refuses to die." The Times went on to say that there was nothing else like Gramercy Park in the whole of the country.

Gramercy Park has a long and well-documented history. It was once home to the famous Shakespearean actor Edwin Booth — whose own fame was eclipsed by that of his notorious brother, John Wilkes Booth, the man who assassinated President Abraham Lincoln. The former Booth brother's Player's Club still stands in Gramercy Park today.

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Because the neighborhood is both tranquil and relatively safe, homebuyers are attracted to the area. It has a very family-friendly vibe and it is not uncommon to see lines of strollers being pushed down Gramercy Park streets on a pleasant day.

Many derelict buildings — that have not been purchased by NYU — are now being converted to luxury high-rises. New construction activity remains highly active in this sought-after oasis in the concrete jungle.

Here's a brief round-up of what's available in the Gramercy Park new condo market with a budget of under \$3 million.

#### 4. 200 East 21st Street



200 East 21st Street was developed by Alfa Development. It has a total of 67 units, and sizes range from 1,030 square feet to 1,823 square feet.

Open layouts in all residences provide generous spaces for entertaining or simply unwinding. The extensive Miele appliance package includes state-of-the-art cooking technology, while larger residences include built-in coffee makers and wine refrigerators. Select residences feature en-suite master baths, walk-in closets, and welcoming planted outdoor spaces.

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Amenities include: private storage, 24-hour doorman and a resident's lounge.

Pricing for available units starts at \$1.4 million.

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