

## **New Green Manhattan Development Launches Sales**

200 East 21st St. in Gramercy released its first listings Friday

By Liz Lucking

Impressions: 1,800,000



A new development at 200 East 21st St., which recently topped out in Manhattan's historic Gramercy neighborhood, launched sales Friday with over \$26 million of inventory.

The first nine listings to be released, of 67 total, range in price from \$1.445 million for a one-bedroom condo up to \$4.25 million for a three-bedroom unit, listing records show.

The building's four-bedroom penthouse, not yet listed, will be priced around \$12.5 million, a representative for the building said. It will be the building's most expensive.

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The result of the combined efforts of developer Alfa Development, architect BKSK and interior designer Champalimaud Design, the 21-story building is targeting LEED Gold Certification. LEED, which stands for Leadership in Energy and Environmental Design, is a third-party certification by the U.S. Green Building Council for high-performance green buildings. It looks at water conservation, energy efficiency, materials, indoor air quality and innovative design.

There are four LEED levels: Platinum, Gold, Silver and Certified. Projects earn points related to sustainability. Based on the number of points earned, a project receives one of the four LEED certifications.

The building is targeting gold certification with its landscaped communal roof, a solar-powered domestic water production system that provides 60% of the building's hot water, wind-generated electricity, interiors finished with eco-friendly materials, including FSC-certified wood, as well as advanced water-conserving fixtures, faucets and appliances.

"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, in a news release. "At the same time, we have worked hard to find what is giving us the most impact from an efficiency standpoint without sacrificing design."

Occupancy is slated for the end of 2018.



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*ALFA DEVELOPMENT*



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The 21-story building is targeting LEED Gold Certification  
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It will have a landscaped communal roof, a solar-powered domestic water production system that provides 80% of the building's hot water and wind-generated electricity,  
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