

175
Chrystie



A Brilliant Vision

Modern, sleek, cutting-edge design combined with graceful, serene comfort welcome you at 175 Chrystie Street. Designed by award-winning architect Eran Chen, founder of the visionary architecture firm ODA, residences feature floor-to-ceiling glass windows that flood interiors with luminous light, and every most homes have a private balcony or terrace. The interiors were crafted to exude a contemporary sophistication with a downtown edge. This balance is achieved with subtle yet elegant design details, that add warmth, combined with select finishes and a state-of-the-art window system, that slide open to provide a full indoor-outdoor experience. Located at the intersection of Manhattan's most exciting downtown arts neighborhoods, 175 Chrystie sits at the apex of urban energy while offering the ultimate in luxe living.

"It's rare to find such an exquisitely designed boutique building in the heart of Manhattan. Every home has been hand-crafted and instilled with ODA's signature details: access to light and air, furnishable outdoor spaces, as well as an elevated palate of interior design. Add in the views overlooking the park, and this is a once-in-a-lifetime opportunity for homeowners. Seeing the finished residences, this is an example of reality exceeding expectations."

A handwritten signature in black ink, appearing to read "Eran Chen".

Eran Chen, AIA

Founding Principal and Executive Director, ODA New York



Residences

Elevating the art of living

Light, air, spaciousness and a feeling of tranquility flow through sophisticated, loft-like homes. With high ceilings and seven and half inch-wide white oak flooring, these gracious, naturally-lit interiors gleam with hand-selected quality finishes including internationally sourced marble and stone, and custom millwork. Dramatic views of the lush Sarah D. Roosevelt Park across the street are enjoyed through an "invisible," noise mitigating, Swiss-engineered sliding glass door and window system with low profile floor-to-ceiling frames.

With only one or two residences per floor, each home is private and personal. Pre-wiring for electronic blinds insures discretion. Radiant floor heating envelopes baths and living spaces in a gentle blanket of warmth. Thoughtfully appointed layouts were envisioned to provide for walk-in closets, with flexibility to include a dressing area, home office, or personalized nook as part of the space. Vented washer/dryer and fully ventilated kitchen exhaust, plus energy-efficient, multi-zoned central air create the utmost in comfort and optimum living.



Kitchens

Open concept **kitchens**,
crafted for **convenience**

With impeccable attention to detail, sleek kitchens are handsomely dressed in smooth leathered Donatello marble waterfall islands and countertops finished with modern glass backsplashes. Rich, dark walnut cabinetry with subtle brass accents from the Italian custom luxury firm Cesar NYC provides optimized shelving and storage solutions plus flawless concealment of appliances. Kitchens are equipped with every convenience for the well-versed cook, including a full suite of Miele appliances, five burner cooktop, fully vented hood, separate speed oven and 32-bottle wine cooler.



Master Bathrooms

Spa like **serenity**
to soothe **and calm**

The pleasures of the master bath are sure to seduce. Fior Di Bosco marble and Sugar White marble beautifully blanket the floors, walls, rain shower and deep soaking tub in a polished palette. Custom medicine cabinets and wood vanities with double washbasins, radiant floor heating, Villeroy & Boch wall-mounted toilets, gleaming chrome Dornbracht fixtures, and ultra-clear glass partitions add to the delights of this personal retreat.

Secondary & Third Baths

Uncompromised
design details are
second to none

Secondary bathrooms are equally enticing. The walls, floors and tub decks of these intimate sanctuaries are clad in honed Montpelier Gris and Bianco Dolomite marble. Custom walnut vanities and illuminated medicine cabinets, Bianco Dolomite marble countertops, Dornbracht fixtures, and radiant floor heating complete the alluring atmosphere.

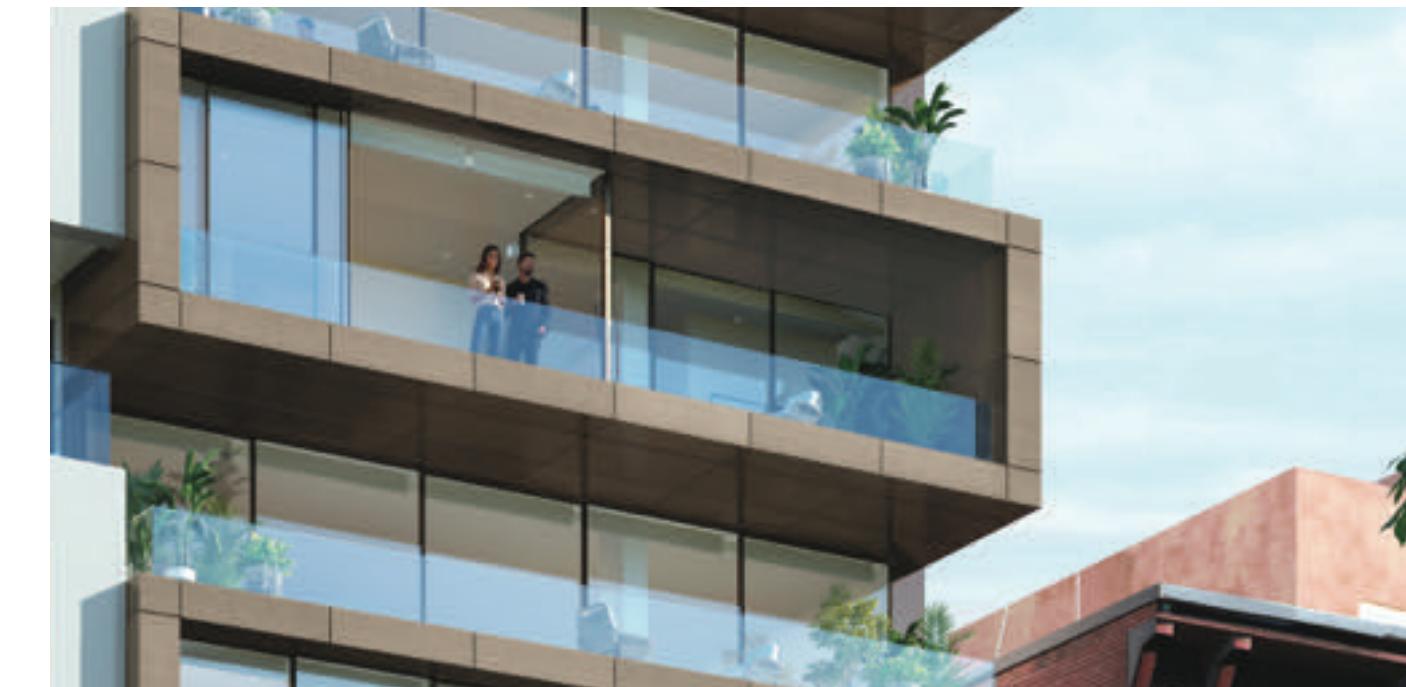
The three bedroom residences feature a striking third bathroom. Honed & raw Pietra d'Avola marble from Italy outfits the rain showers and custom floating vanities which is a the perfect backdrop for the sleek illuminated custom medicine cabinets.





The Building

The bold beauty of 175 Chrystie



Celebrated architect Eran Chen, Founder and Executive Director of the renowned architecture firm ODA, which has been honored with prestigious awards from the American Institute of Architects (AIA) and the Urban Land Institute (ULI), is the visionary behind the striking design of 175 Chrystie. Chen is widely-recognized for producing bold residences that also deliver breathing room for better city living through a free-flowing, seamless blend between indoors and outdoors.

Chen has engineered a powerful statement with a shimmering glass facade that is framed by brushed bronze metal accents. Crowning the top of the building, two extruded boxes define the eighth and tenth floors, reflecting the architect's composed approach to designing the whole building as a series of modules.

Only thirteen unique two- and three-bedroom luxury homes are offered, including a grand duplex with a private terrace, a penthouse with a private roof terrace, and four floor-through units. Each residence features a Swiss-engineered full sliding glass window system that ingeniously provides access to the outdoors, fulfilling Chen's goal of creating spaces of tranquility, happiness and health.

Outdoor Spaces

Revel in **city views** and **open sky**



The option to be outdoors while at home in the city is the ultimate luxury. All residents benefit from the common roof deck where the desire for outdoor lounging, barbequing, and dining are met. Porcelanosa Bottega Acero porcelain pavers ground the space while sleek glass railings, select furniture and equipment enhance the outdoor experience and is a perfect backdrop for watching the sunset.

Residences with balconies and terraces on the eastern facade face the verdant and peaceful Sarah D. Roosevelt Park while a quiet, spacious, neighboring landscaped courtyard is viewed from the western façade's balconies.

The duplex apartment has its own west-facing 1,200 square foot terrace which seamlessly expands your living space. Relaxation and entertainment are assured with a custom designed privacy fence.

The penthouse apartment boasts a large roof terrace with northern, eastern and southern views, as well as a fully equipped outdoor kitchen with BBQ, 5-6 person seated spa, and ample space for dining, lounging and entertaining.

Amenities

Created for
comfort and
contentment



Gracious conveniences provide thoughtful extensions of every home. At 175 Chrystie, the same attention to detail provided in the residences is mirrored throughout the amenity spaces. A consistent color palette, along with select premium materials and finishes, marries the private and public spaces, creating a fluidity for the building as a whole.

The sleek doorman attended lobby is supplemented by a 24-hour virtual doorman service, so support is always available. The in-house fitness center is outfitted with top-of-the-line equipment, a design that rivals the trendiest of gyms and is the perfect space to refuel and re-energize. The space is completed with a dedicated bathroom with shower and water cooler. Retreat and unwind or entertain in style on the rooftop terrace, where a lounge space and dining area are surrounded by panoramic views. A convenient package room located off the lobby provides easy package pick-up, and cyclists can take advantage of bicycle storage. There are also individual storage cages available for sale ranging from approximately 30SF to 100SF. Lastly, for laundering larger items, a commercial washer and dryer will be available for 175 Chrystie's residents use.



The Neighborhood

Chrystie Street...

downtown's newest **luxury** residential destination



Art, culture, music, food, and style collide on Chrystie Street at the energizing and diverse intersection of Soho, Noho, Nolita, the Bowery and the Lower East Side. Power players in the neighborhood include Ian Schrager's PUBLIC condo-hotel designed by Herzog & de Meuron. With its rich history combined with cutting-edge downtown retail, restaurants, galleries and museums, Chrystie Street is destined to be one of the city's most sought-after new luxury residential locations.

As an alternative to Soho and Chelsea, leading art galleries are located close by, along with the International Center of Photography and the New Museum.



Whole Foods and the Essex Street Market cater to every culinary desire, and delicious dining choices abound, starting with the classic Freemans which is around the corner. See-and-be-seen pulsating nightlife thrives in the neighborhood's chic hotel restaurants, bars and lounges, including the PUBLIC Hotel, CitizenM Hotel, Bowery Hotel and the soon to come ACE Hotel.





C Culture

- 1. New Museum
- 2. International Center of Photography
- 3. Sperone Westwater Gallery
- 4. Toth Gallery
- 5. Bowery Mural
- 6. Salon 94 Freemans

E Epicurean

- 1. Whole Foods
- 2. Essex Street Market
- 3. Russ & Daughters Café
- 4. Bowery Vine & Spirits
- 5. French Cheese Board

D Dining

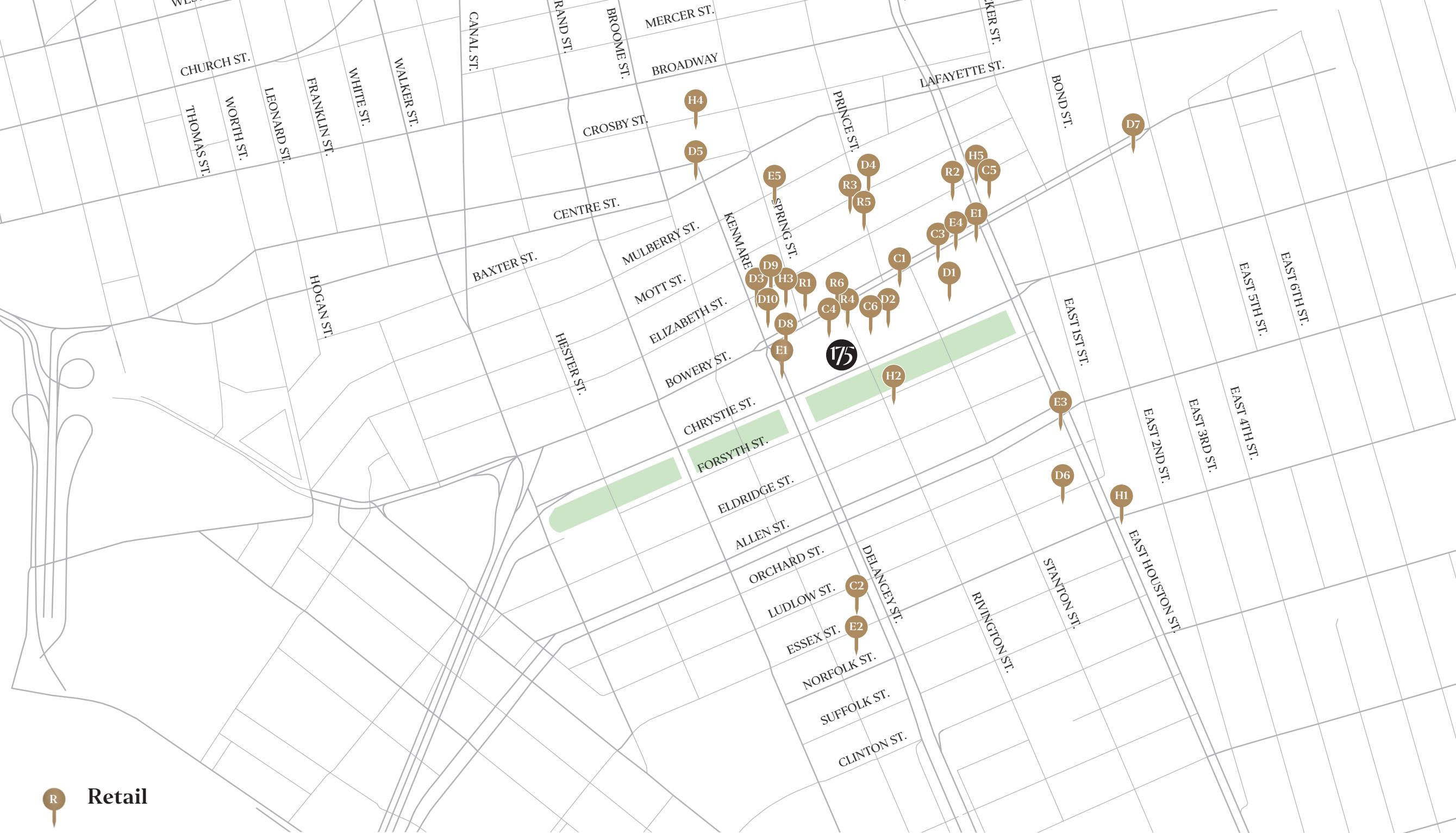
- 1. Public Kitchen by Jean-Georges Vongerichten
- 2. Freemans
- 3. The Butcher's Daughter
- 4. Cafe Gitane
- 5. La Esquina
- 6. Dirty French The Ludlow Hotel
- 7. Gemma at Bowery Hotel
- 8. CanteenM at Citizen M Hotel
- 9. Black Seed
- 10. Bluestone Lane Bowery Café

R Retail

- 1. Supreme
- 2. Rag & Bone
- 3. Everlane
- 4. Antithesis Store
- 5. Vince
- 6. NIU Flagship New York

H Health & Wellness

- 1. Equinox
- 2. Evolve Health & Wellness
- 3. Hit House
- 4. Soul Cycle
- 5. Detox Market



The Places

At the edge of **Soho**,
Nolita, **Bowery** and
the **Lower East Side**

The Team

Pros behind the project

ARCHITECT: ODA

ODA is an office of architecture based in New York. Since its inception in 2007, ODA has quickly emerged as one of the most recognized firms of its generation, promptly establishing a reputation for delivering imaginative and mold-breaking designs. Seeking to reorder architectural priorities by putting people first, ODA challenges conventional perspectives of dwelling that will, over time, influence life in our cities.

Through a range of projects, ODA seeks to reconcile the conditions of vertical urban living with the qualities which benefit and nurture us as human beings, the desire for protected shelter while observing wide perspectives, the seamless transition between indoor and outdoor spaces, and the general improvement of life through good design.

SPONSOR: ACMOS on Chrystie LLC

ACMOS on Chrystie LLC, a subsidiary of ACMOS LLC, a full-service real estate firm with a focus on residential condo development, is backed by partners Sunny Chiu and Hagay Azoulay. Mr. Chiu has a 30-year track record and rich portfolio of large scale residential and mixed-use projects, while Mr. Azoulay brings a strategic direction and keen oversight on all facets of development from acquisition, design, construction, and sales & marketing.

SALES & MARKETING: Azoulay Group Inc.

Azoulay Group Inc. is a dynamic, full-service real estate and advisory firm based in New York City specializing in the sales and marketing of boutique residential properties - creating, branding, and bringing to market the most interesting and relevant new development projects in real estate.

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