



Anbau Enterprises open Citizen - targeted for LEED Gold certification

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According to Stephen Glascock and Barbara van Beuren, principals of Anbau Enterprises, Inc., a developer recognized for its environmentally-sensitive and architecturally-significant projects, they unveiled their latest residential property: Citizen at 124 West 23rd St. This 16-story condominium offers 29 contemporary apartments.

"We are proud to introduce Citizen and believe its unique attributes will resonate with a diverse range of potential buyers. Citizen establishes a new standard of urban living," Glascock said.

Citizen houses its 29 residences within a brick and terracotta exterior that is an architectural expression of the Chelsea neighborhood, evoking the Chelsea Hotel and other crafted buildings. Citizen features a mix of studios, one, two and three-bedroom apartments, and full floor penthouses. Expansive windows with high-performance sound attenuation properties showcase captivating Manhattan views. Each home contains stainless steel appliances and high-quality finishes. Among Citizen's amenities are a 24-hour concierge, bicycle storage and a gym.

"Citizen is a thoughtfully designed building which reflects the aesthetic and artistic energy of the area," said Iva Spitzer, executive VP of Corcoran Group, exclusive sales agent for the property.

"The building is nestled at the crossroads of Flatiron and Chelsea, offering something for everyone. Whether it's the close proximity to the bustling green spaces of Madison Square Park and the High Line or a love of art and fine dining, we think this building is a fantastic lifestyle opportunity."

The building, designed by BSKS Architects, is a good "Citizen" - created to target LEED Gold certification standards for sustainable design and construction - and more. The building pushes the envelope beyond sustainability, utilizing high-performance building systems and energy saving materials to enhance the quality of life for its citizens.

The high ceilings and open, carefully crafted floor plans increase natural light and improve air quality. Juliette balconies offering southern views appear in many apartments, and encourage residents to take in fresh air while experiencing the city from their own little corner of the Citizen. Private terraces are featured in a number of the homes.

"Citizen's exterior expresses the elegance and craftsmanship of its Chelsea neighbors, while its interior serves its owners with practicality and stability - more storage, large closets, more light, pleasing palate, operable windows," said BSKS Architects principal George Schieferdecker.

BSKS Architects principal Todd Poisson, "Citizen is designed to appeal to the widest audience. It is a flexible, efficient envelope in which anyone and everyone can live their truest expression and aspiration."

Citizen is located in one of the city's most coveted neighborhoods. In recent years, the area has experienced a cultural infusion, sprouting an array of art galleries, restaurants, marketplaces, boutiques and theaters. The building sits in the center of pristine Madison Square Park to the East

and the former West Side railway platform, the High Line, to the West. Access to the 1, 2, F, M, N and R subway lines, as well as the PATH train and cross-town buses are just steps away from the building.

In addition to the residences, Citizen will offer approximately 4,000 square feet of prime, ground-floor retail space. The new sales office for Citizen is now open on the ground floor at 124 West 23rd Street, and two model apartments are available for viewing. For further information call 212-839-0124 or visit www.citizennyc.com .

About Anbau Enterprises Inc.

Widely respected for its successful environmentally sensitive, highly detailed projects, Anbau Enterprises, Inc. spent the past 15 years bringing to market some of New York City's most sought after residential properties. Husband and wife team, Stephen Glascock and Barbara van Beuren believe value is created through award winning design, quality construction and neighborhood awareness. Among the company's recent developments in Manhattan are: 110 Central Park South; 120 West 72nd Street (Harsen House); 419 West 55th Street; 136 West 22nd Street and 124 West 23rd Street.

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