



## **Alchemy Properties launches sales at 35XV; Designed by FXFOWLE, interior by Noriega-Ortiz**

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Alchemy Properties has launched sales at 35XV, a glass and stone condominium located at 35 West 15th St. Alchemy is offering 55 residences, which begin on the building's eighth floor 100 ft. high, will rise at an angle towards the sky, offering natural light and unparalleled views.

"Following the acquisition of air rights from the neighboring prestigious Xavier High School, we knew we had a rare opportunity to design a building with unmatched protected light and views. With this in mind, we engaged FXFOWLE Architects to design a unique cantilevered glass and granite building with an iconic form," said Kenneth Horn, president of Alchemy Properties.

"We completed our dream team with Benjamin Noriega-Ortiz, one of the world's most influential interior designers known for his work in hospitality and private homes, who has a natural ability to capture a sense of openness and light," said Horn.

Noriega-Ortiz personally designed the residences as well as the lobby and amenities spaces. His inviting and thoughtfully designed entrance lobby establishes the building's balance and reflecting light, featuring bespoke touches including a wall of bronze mailboxes. The building's design allows for several one to four-bedroom layouts. A variety of layouts will offer two and three exposures from floor to ceiling windows with automated shades to guide the lighting experience, 10' ceilings, and 5" white oak stained hardwood flooring. Poggenpohl cabinetry will echo the dark wood of the floors in the modern kitchens, while the upper cabinets are in white lacquer. Miele appliances are complemented by a Sub-zero wine cooler. Master baths at 35XV will be elegant and spa-like, with steam showers and deep soaking tubs. Dark marble floors featuring radiant floor heating are complemented by white marble countertops alongside many personalized touches such as striking custom Grohe finishes. Opulent powder rooms will be finished with huge Breccia marble slabs and wood paneling.

"35XV is perfectly situated at the intersection of the Flatiron District, Chelsea, and Union Square, yet offers a serene mid-block location," said Wendy Triffon, director of sales for Alchemy. "The location, coupled with the modern and gracious layouts, is a rare combination that has resulted in exceptional consumer and broker interest."

The building's seventh floor will be dedicated to amenities, offering residents a sleek lounge with billiards and personal wine storage for each owner in a custom refrigerated wine cellar adjacent to the dining room. The space will continue outside to a sprawling 75-foot long outdoor terrace. A health and fitness center will overlook the terrace, with an elaborate children's room conveniently located alongside of it.

Homes range in price from \$1,575,000 to \$11,500,000. Occupancy is slated for mid-2014. Prospective buyers can visit the building's off-site sales gallery located at 135 Fifth Avenue. For more information, please visit [www.35xv.com](http://www.35xv.com) or contact the sales

gallery at 212-244-3515.

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