



## **Nexus Development and Immobiliare Capital launch sales at No45e7, designed by Morris Adjmi Architects**

September 08, 2020 - Owners Developers & Managers



Rendering courtesy of VUW

Manhattan, NY Nexus Development and Immobiliare Capital have launched sales for No45e7, a seven-story luxury residential building designed by Morris Adjmi Architects. The boutique condominium offers 21 studio to three-bedroom residences in a desirable downtown location – at the nexus of Astor Place, Noho and the East Village.

“45 East 7th St. offers a unique and ideal product, featuring efficient layouts, a range of home sizes and at the best price point the city currently has to offer, said Sahar Ziv of the Tavivian Team from

Douglas Elliman. “In contrast to the larger high-rises with hundreds of units and shared amenity spaces, this boutique building features an oasis of privacy and peace of mind, with each home offering private outdoor terraces with open, expansive city views.”

Rendering courtesy of VUW

For its façade, Adjmi channels historical architectural elements with contemporary influences to honor the building’s context and history. Residences feature oversized windows, wide custom-stained white oak flooring, high-efficiency central VRF heating and cooling and Bosch washer and dryers. Each residence is pre-wired for smart home features including shades, lighting, sound and intercom.

The Adjmi-designed kitchens offer custom-built two-toned lacquer cabinetry, white marble slab countertops and backsplash, and a full suite of Miele appliances. Master baths feature a custom Adjmi-designed vanity with blackened metal frame, Caesarstone countertops and backsplash, brushed nickel fixtures, and natural charcoal slate tile floors and shower walls. Secondary baths are appointed with custom vanities with blackened metal frames, terrazzo stone flooring, porcelain-tiled shower alcove walls, a soaking tub, brushed nickel features, and Caesarstone countertops and backsplash.

“Our goal with 45 East 7th St. was to capture the essence of the neighborhood by reimagining architectural details, such as brick patterning and coursing, to honor the landmark’s location,” said Morris Adjmi, founder of Morris Adjmi Architects.

No45e7 has amenities including an attended lobby with Atlas Grey limestone floors, common landscaped roof terrace with panoramic city views, fitness center, landscaped garden terrace, residents’ laundry room, private storage rooms and bicycle storage. Intuitive and accessible smart home technology gives the owner automated control of home features. Shades and lighting can be operated using the Pico control or remotely with the Lutron app on a mobile device. Carson, the virtual doorman, tracks deliveries, service requests, intercom calls, and visitors while providing live HD video of each entry and a seamless payment system to compliment the staffed doorman, all through an app.

Sahar Ziv and The Tavivian Team from Douglas Elliman are on board as the exclusive sales and marketing agent for the building.

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