



## **ACMOS on Chrystie LLC launches sales at new condominium bldg.**

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Manhattan, NY According to ACMOS on Chrystie LLC, sales have launched at 175 Chrystie St., a new boutique condominium building designed inside and out by NY-based architecture firm ODA. The new building features 13 unique residences made up of a mix of eight half-floor units, three full floor simplexes, 1 floor-through penthouse with a fully decked out roof terrace, and one duplex townhouse with an enclosed terrace. Most units have private balconies and eastern residences overlook the Sarah D Roosevelt Park.

ODA is widely recognized for producing bold residences that also deliver breathing room for better urban living. Here, ODA has engineered a glass façade framed by brushed bronze metal accents. Crowning the top of the building are two extruded boxes that define the eighth and tenth floors, reflecting the architect's approach to designing the whole building as a series of modules. Each residence features a Swiss-engineered full sliding glass window system that fully retracts to provide a full indoor-outdoor experience.

The Azoulay Group is handling sales and marketing.

"This building is meant to inspire an intimate experience. From the inside you have framed views of the park, as if you're looking at an ever-changing piece of art. But then you can pull back the glass that separates you, step into it and connect directly with nature and the city around you in a truly authentic way. It's a wonderful experience, a wonderful way to live," said Eran Chen

The modern, sleek, structure feels very contextual given the rapidly-evolving architectural language of the neighborhood. Light, air, and a feeling of tranquility flow through these sophisticated, loft-like homes. Residences with balconies and terraces on the eastern façade face Sarah D. Roosevelt Park; while a neighboring landscaped courtyard is viewed from the western balconies. The duplex apartment has its own west-facing 1,200 s/f terrace which expands living space. Relaxation and peace of mind 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 space for dining, lounging and entertaining.

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 warmth. Thoughtfully appointed layouts were envisioned to provide for walk-in closets, with flexibility to customize part of the area as either a dressing area, home office, or personalized nook as part of

the space.

ODA designed the interiors with kitchens dressed in smooth leathered Donatello marble waterfall islands and countertops finished with glass backsplashes. Dark walnut cabinetry with brass accents from the Italian custom luxury firm Cesar NYC provides shelving and storage solutions plus concealment of appliances. Kitchens are equipped with every convenience, including a full suite of Miele appliances and a 32-bottle wine cooler.

“From the onset, we knew we had seized on an undeniable opportunity, purely by the land being situated across from a park- which is a rarity in NYC and even more so in downtown. ODA’s vision of the ‘inside- outside’ experience spoke to us and set the stage for a successful collaborative effort. Their presence in the downtown market and thoughtful attention to detail; alongside our dedication to tailoring functional, minimalistic, loft like homes- with the end user in mind, yielded residences that beautifully meld this inside-outside experience as originally intended. This ideology is enriched by providing homeowners with flexible layouts with clean lines to comfortably work ‘inside’ their homes as more time is being spent ‘outside’ of the office; and to be situated ‘inside’ one of the most upcoming & dynamic neighborhoods yet have easy access to the other desirable areas just ‘outside’ of it,” according to ACMOS on Chrystie LLC

Amenities include doorman and 24-hour smart intercom system, fully equipped gym and common roof with outdoor kitchen and entertainment area.

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