

# REAL ESTATE WEEKLY



BROKERS WEEKLY

## NEW DEVELOPMENT: Sutton Place's AKA launching sales, HFZ unveils twin condo towers

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### ● AKA SUTTON PLACE

Sutton Place's AKA to launch sales this summer

Brown Harris Stevens Development Marketing announced today that it has been retained to exclusively handle sales for AKA, a luxury long stay brand, at its AKA Sutton Place property located at 330 East 56th Street in New York City's Sutton Place neighborhood. Pending Attorney General's approval, AKA expects to launch sales this summer, giving prospective purchasers the opportunity for immediate move-ins at AKA Sutton Place this June.

AKA, a division of Korman Communities, is comprised of a curated portfolio of luxury long-stay properties at exclusive addresses in New York City, Beverly Hills, Philadelphia, Washington, D.C. and London. Over the past several years, AKA has established itself as a leader in the luxury extended-stay category, attracting a distinctive and loyal clientele that have or want to be in a different place for an extended period of time, whether for filmmaking, business, leisure or a lifestyle transition.



During and upon completion of anticipated sales, AKA

Sutton Place will continue to operate as luxury long-stay serviced residences. Potential purchasers will have the opportunity to not only own a residence at AKA Sutton Place, but also be an integral part of the distinguished AKA brand with a unique access program. In addition, buyers will have the option to place their home in a rental program, allowing AKA to continue to operate their home as an extended stay residence.

AKA Sutton Place features a select number of one- and two-bedroom units, with sizes ranging from 700 to 2,000 square feet. One-bedrooms will start at approximately \$1 million. Residences will boast modern furnishing curated by architect Edward Asfour of Asfour Guzy Architects. The property also features an exclusive resident lounge, designed by Will Meyer and Gray Davis of Meyer Davis Studio, a cinema, a private screening room and Technogym fitness center as well as a heated 55-foot indoor pool. Sales will be led exclusively by The Linda Stillwell Team of Brown Harris Stevens Development Marketing.

#### ● NAFTALI GROUP

##### Upper West Side building's sales on hot streak

The sales frenzy continues at Two Ten West 77th Street, Naftali Group's boutique Upper West Side luxury condo project, totaling \$109,950,000 in just under 8 weeks. According to Naftali Group, 65 percent of the building is now sold including both townhomes. The brisk activity comes after the 18-story building's complete interior redesign, including custom Smallbone kitchens and updated amenities. Two Ten West 77th Street re-launched in April to great acclaim, meeting high demand for spacious, modern homes on the Upper West Side.

Residences at Two Ten West 77th Street are designed as expansive half and full floors with open layouts, complete with solid white oak-plank floors highlighting the uninterrupted flow of space. Select residences feature fireplaces and private outdoor terraces, and every home has private elevator access opening directly into the residence. Apartments range from 2,058-square-foot three-bedrooms to a 5,973-square-foot duplex penthouse with outdoor space. The lobby features a sculptural double-height glass ceiling, custom detailed white oak wall panels and Omani limestone floor.

One of the building's hallmark interior characteristics is its large, custom-designed chef-quality kitchens featuring Miele appliances, Honed Cararra Caesarstone with Rue Pierre Blanc marble backsplashes in antique finish and Smallbone kitchen cabinetry handmade in Mahogany and hand painted exclusively for Two Ten West 77th Street.



Among the key amenities at Two Ten West 77th Street are a new fitness room, a sports court to be used both as a play area for kids, a movie room or as a relaxing space for yoga, a rooftop terrace with outdoor fireplace and picturesque views of the classic Manhattan neighborhood, and a spa featuring two private steam rooms and a sauna. The building also features on-site parking for purchase, a 24-hour doorman/concierge and bicycle storage.

As part of its extensive finishes upgrade, master bathrooms have also been enhanced and now feature elegant details, such as custom Lacquer vanities, Bianco Dolomiti white marble walls, and Waterworks fixtures. The powder room is composed of a hand carved Ziva Lotus and Bianco Carrara marble wall, and a lovely white Carrara marble accent on the vanity counter top. Occupancy is slated for Fall 2016.