

# 9fi5th

LUXURY REAL ESTATE



## THE STERLING MASON - CLASSIC TRIBECA WITH MODERN SENSIBILITY

Taconic Investment Partners upped the ante on loft-style living in this newly minted area build.

## PROLIFIC PROPERTY POOL

JDS Development's Michael Stern dazzles the market with luxury rental that takes living the high life to a whole new level.

## REAL ESTATE NEVER SLEEPS

Howard Lorber talks property, 432 Park, and his own future digs in this Midtown jewel.

## ARQUITECTS OF FORTUNE

Arquitectonica's Bernardo Fort-Brescia shows us why the most sought-after firm keeps international trends decidedly local.

NEW YORK

TOP O' THE TOWN LIVING



With the completion of the 2nd Avenue Subway line, The Mattone Group and The DeMatteis Organizations give us insight as to why Azure is the Upper East Side's best pick.

**Y**ou want to know what's so great about Azure?" asked Mattone Group CEO, Joseph Mattone. "Let me show you." Wise words spoken prior to our very special tour of this Uptown skyward *Addition*.

The Mattone Group and Dematteis Organizations' long-awaited joint venture joins the ranks of Manhattan's iconic Upper East Side luxury condos, or "cond-ops," rather. "We know co-op's have a reputation for being difficult to get through board approval, so we created the cond-op concept," explained Mattone. "We run the building legally as a co-op, but from a practical aspect you can resell, rent or do anything you want." Speaking of practicality, this 34-story building, perched on 91st Street and 1st Avenue, comes just in time for the fruition of the 2nd Avenue subway line, making your soon-to-be daily commute more convenient than ever. The added value of said soon-to-be finished transportation addition will not only increase property prices, but is also a major force behind the renaissance of Yorkville. An area not only known for its great dining, shopping, and history, Yorkville and the Upper East Side also offer the quiet and safe environs many look for, especially those with wee ones running about. Sitting in the epicenter of "school valley," Azure's large floor plans cater to buyers with large families, therefore creating a building with one of the greatest concentrations of family units in all of Manhattan.

Designed by SLCE Architects and Studio MORSA, each of the building's 128 residences ensures the utmost level of comfort and convenience, all while bearing competitive price

tags. For just over \$2 million, you can unpack in one of the 1,500-square-foot two-bedroom units, or call home one of the 3,000-square-foot four-bedroom units, with a price tag hovering around \$5 million. No matter which floor plan you choose, each of the residences boast incredible floor-to-ceiling windows, offering open views of the East River, Queens Borough Bridge, Yankee Stadium, and the Triborough Bridge. "We bought a lot of the air rights around us to make sure these views will never be impeded," said Alan Sullivan, Executive Vice President at the DeMatteis Organizations.

Between each unit's ten-foot ceilings and Brazilian Afromosia flooring, you will find a professional grade chef's kitchen, featuring Viking and Sub-Zero appliances, CaesarStone countertops, and a built-in pantry complemented by custom European cabinetry.

The master bathrooms were designed with beautiful Italian marble walls and countertops, Kallista fixtures, soaking tubs, and double vanities (for select residences). Paying close attention to the details of each finish and fixture in the home played a huge part in the design, but the developers also wanted to cater to the residents' busy lifestyles. Each home offers substantial closet space, helping to maintain a

concept of functionality and convenience. "Everybody raves about two aspects of this place," said Sullivan. "The first is the finishes and the second is the outdoor space of the penthouses." If you are lucky enough to take ownership of one of the building's two penthouses, you will be enamored with the sweeping, landscaped terrace, allowing for over 180-degrees of unmarred New York City skyline views. And on a windy day, you may let the weather stay outside and instead let that sunshine stream right in as you sit in your media room watching not one but a slew of historical fiction flicks.

Not only are the views an entire amenity in themselves, but the insides boast an open-layout chef's kitchen, spa-like baths, and along with each bedroom having open city views, each master bedroom also comes with its own private, glass-enclosed balcony. Any avid entertainer will fall in love with the spacious dining room, living and great rooms. This combined effort creates the perfect atmosphere for hosting a small Sunday lunch or a multifamily graduation bash. The newly designed penthouses

by James Rixner and Björn Björnsson, also hold the option to be combined into one mega 5,300-square-foot unit, totaling five bedrooms, five baths, and a 360-degree view of the city. And that for around \$13 million.

Aside from individual residence features, the developers ensured Azure would be a family-oriented space. A children's playroom and game center make for an area where kids can relax and let loose while the building's fitness center allows for



## PARTICULARS AZURE

- PLACE** 📍 Upper East Side
- PROPERTY** 🏠 128 Residences
- PLANS** 📏 1,500 - 3,000 square feet
- PERIOD** 📅 2014
- PERKS** + Fitness center, children's playroom, game room, dining area, lounge, bike storage, rooftop terraces, separate storage units available

some adult sweat time. The lounge, dining area, rooftop terraces, and meeting rooms are available to all residents, offering over 6,300 square feet of amenity space. But if the neighborhood's art galleries, museums or parks are what you fancy, you can head straight through the lobby's Weil Studio marble floors, walnut wood paneling, and Xorel wall coverings, into the Upper East Side's bountiful district.

Well done Mattone/DeMatteis team, we're convinced!