

BROKERS WEEKLY

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NEW DEVELOPMENT

Sales get underway at new Isis on E77th

Manhattan-based developer Alchemy Properties, Inc. announced that construction and sales have begun on its first Upper East Side ground-up residential development, The Isis Condominium.

Located at 303 East 77th Street, the boutique building will feature a cantilevered design and a mosaic façade.

"The Isis Condominium will be an impressive, sophisticated, intimate and stylish addition to one of the most desirable and family-friendly neighborhoods in New York City," said Kenneth S. Horn, president of Alchemy Properties, Inc.

"It was designed with the New York family in mind; those seeking more spacious layouts, impeccable views, great value and luxurious design."

When completed in July 2009, The Isis Condominium will contain 31 two-, two-plus den and three-bedroom residences priced from \$1.625 million

to \$3.395 million and ranging in size from 1,205 to 1,691 s/f.

The family-friendly building will feature a ground-level retail space, two spacious units on each floor and four penthouses, one of which is a four bedroom, 2,553 s/f unit with four private terraces and balconies totaling an additional 806 s/f that is available for \$5,495,000. Combination full-floor plans are available to create units as large as four bedrooms with dens.

Designed by FXFOWLE Architects, the 18-story new construction building will feature a cantilevered design resting on a six-story base, providing residents with views in all directions. It will have a mosaic colored greenish-gray façade made of Trespa manufactured in the Netherlands.

Residences will feature 9' ceilings, prefinished Bruce oak floors and double-glazed Wausau

windows. Kitchens will have quartz countertops and backsplashes, Poggenpohl cabinetry and Marvel wine coolers.

Master baths will have black galaxy granite and marble tiles, radiant floor heating, Kohler fixtures and tubs and wall-mounted vanities and steam showers for units with separate shower stalls. Secondary baths will feature Kohler tubs, fixtures and vanities. The powder rooms will have Bisazza mosaic tile accent walls with Duravit, Dornbracht and Lacava fixtures.

Amenities will include a common rooftop terrace and a 24-hour lobby attendant. The building will also be "smart wired" for Internet, cable and telecommunications.