

Dream Homes

This Month's Featured Building Brings Luxurious Family-Sized Homes At Great Values To The Upper East Side

AZURE

When one imagines luxurious, family-sized apartments at great values, one doesn't first think of the Upper East Side. But that's precisely the niche of Azure, a new, amenity-rich, high-rise cooperative with condo-type bylaws located at 333 East 91st Street on the corner of First Avenue.

"Azure is at the vanguard of a new way of family living in Manhattan," says Douglas MacLaury of the Mattone Group, one of the building's joint developers along with The DeMatteis Organizations. "It's a property that offers so much at such exceptional value."

The Azure was developed as a public-private partnership with the Educational Construction Fund (a public purpose entity controlled by the city of New York). In exchange for building a new public school at no cost to the Educational Construction Fund and the city of New York, Azure received bonus air rights allowing for a taller building and an enhanced value that is passed on to purchasers of homes at Azure. This resulted in the ability of the sponsors of Azure to offer lower prices than other comparable luxury high-rise residential buildings on the Upper East Side, as well as a new location for MS 114 (a.k.a. East Side Middle), one of the best middle schools in the city.

Azure has 34 floors featuring studios, one-, two-, three-, four- and five-bedroom homes, including combination homes that allow families to customize their living space. Already, the developer has met requests such as designing a huge home office from a walk-in closet, a kosher kitchen, and a library. "We encourage people to get exactly the home they want," says Nancy Packes, president of Brown Harris Stevens Project Marketing. With at most four homes per floor from the 7th Floor and above, each unit boasts a corner location. The spacious layouts feature eat-in kitchens, bedrooms tucked into quiet corners, and plenty of closets.



Families will appreciate the building's amenities, which include a children's playroom; a teen lounge; a residents' lounge and a private dining room with an adjoining catering kitchen; a fitness center; and hotel-style valet service. Storage units are also available for sale. The landscaped roof terrace above the 34th Floor offers unobstructed views of the East River and the city.

Meanwhile, the world just outside Azure's doors offers some of the best educational, arts and culture, and recreational offerings in the city. That includes Museum Mile, the 92nd Street Y, Carl Schurz Park, Asphalt Green, the Waterfront Esplanade, and top schools.

"We selected the Upper East Side because there's no better neighborhood for families to live," explain Richard and Scott DeMatteis of The DeMatteis Organizations. "Inside and outside, Azure is the elegant choice for those who are seeking to combine luxurious New York City living with a family lifestyle."
—Leah Black

Address: 333 East 91st Street | **Prices:** Studios from \$630,800; 1 BR from \$1,075,730; 2 BR from \$1,260,140; 3 BR from \$2,117,826; 4 BR from \$2,906,856; penthouses also available | **Developers:** A joint development of The DeMatteis Organizations and The Mattone Group | **Architect:** SLCE
Designer: SLCE | **Marketing Agent:** Brown Harris Stevens Project Marketing | **Director of Sales:** Luis Vazquez, 212-828-4848 | **Website:** azureny.com



AZURE

ALSO ON THE MARKET...

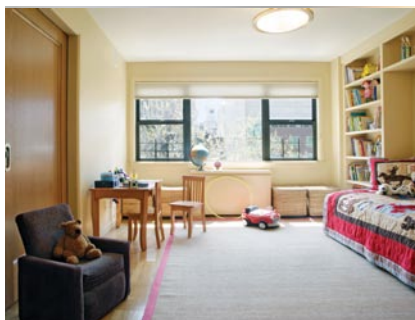


205 West End Avenue

Ideal for those seeking spacious living quarters on the Upper West Side, this generously sized apartment features an open living and dining area, den, and a sleek modern kitchen. The master bedroom features a huge walk-in closet, and the apartment also boasts a washer/dryer hookup. The home is located in a co-op doorman building with a gym, children's playroom, and an underground parking garage. Residents also receive exclusive access to five acres of park area, a playground, and basketball court.

Asking Price: \$1,450,000 | **Maint/CC:** \$1,851

Agents: Ann Cutbill Lenane, 212-769-9862; Deirdre DeRisi, 212-769-9824; Prudential Douglas Elliman | 6 rooms, 3 bedrooms, 2 bathrooms



345 East 69th Street

This rambling home features lots of space and unique designer touches. The generous entryway leads to a bright living room with tasteful oak built-ins and an attached bonus room that could serve as an office or third bedroom. The eat-in, windowed kitchen is equipped with designer appliances, including a Sub-Zero refrigerator and Gaggenau gas range. Parents will especially appreciate the large walk-in closet plus dressing room attached to the master bedroom. The building features a doorman, laundry room, bike room, and sweeping views from the roof.

Asking Price: \$1,695,000 | **Maint/CC:** \$2,423.43

Agents: Richard Rosenthal, 212-381-3264; Brian Lewis, 212-381-2252; Halstead Property | 5.5 rooms, 3 bedrooms, 3 bathrooms



151 West 28th Street

This brand-new, high-ceilinged Chelsea loft features exposed brick, wide-panel walnut floors, and 18 oversized windows that allow sunlight to stream in. An open chef's kitchen with black granite countertops and an enormous island is perfect for entertaining, while three bedrooms placed on the north side of the apartment allow for privacy. Lots of closet space is an added perk for families. The home also features an artfully designed home office with sliding translucent glass panels. A direct keyed-in elevator provides private entry.

Asking Price: \$1,950,000 | **Maint/CC:** \$1,571

Agents: efferly Sholeen, 212-875-2821, Corcoran | 6.5 rooms, 3 bedrooms, 2 bathrooms

These were the prices as of December 9, 2008...