

200 Eleventh Avenue





**200 ELEVENTH AVENUE REPRESENTS A  
SIGNIFICANT MOMENT IN ARCHITECTURE,  
WITH THE SYNTHESIS OF CONTEXT,  
SHAPE, DIMENSION, CRAFT AND FEELING.**

The 16 limited-edition homes – available as simplexes with terraces, duplexes and penthouses – feature double-height ceilings from 16 to 24 feet, with minimum ceiling heights of 11 feet.

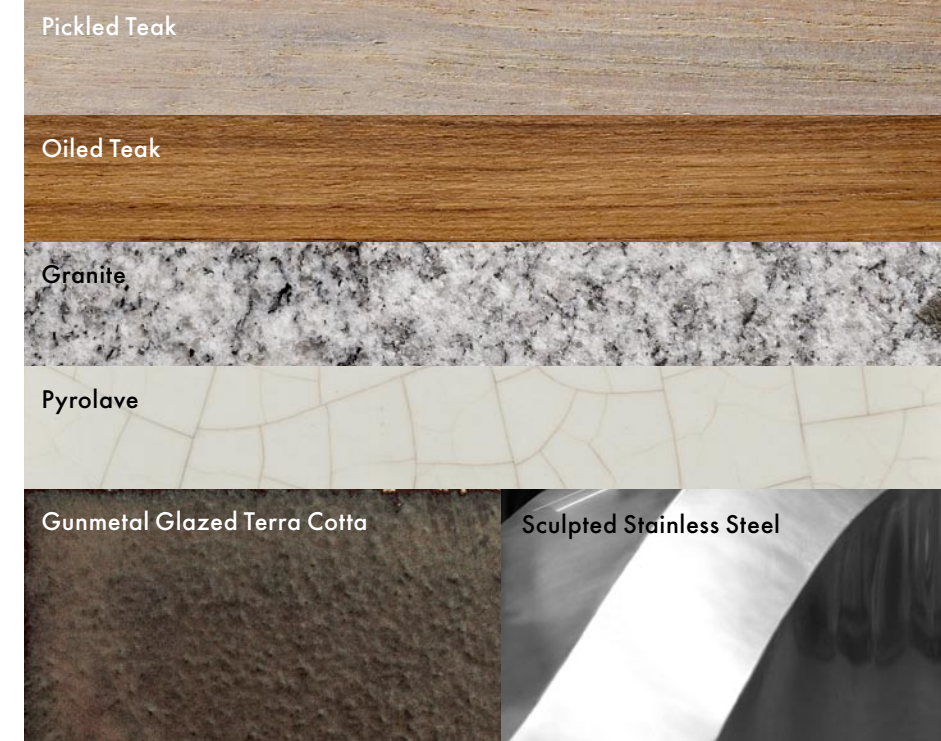
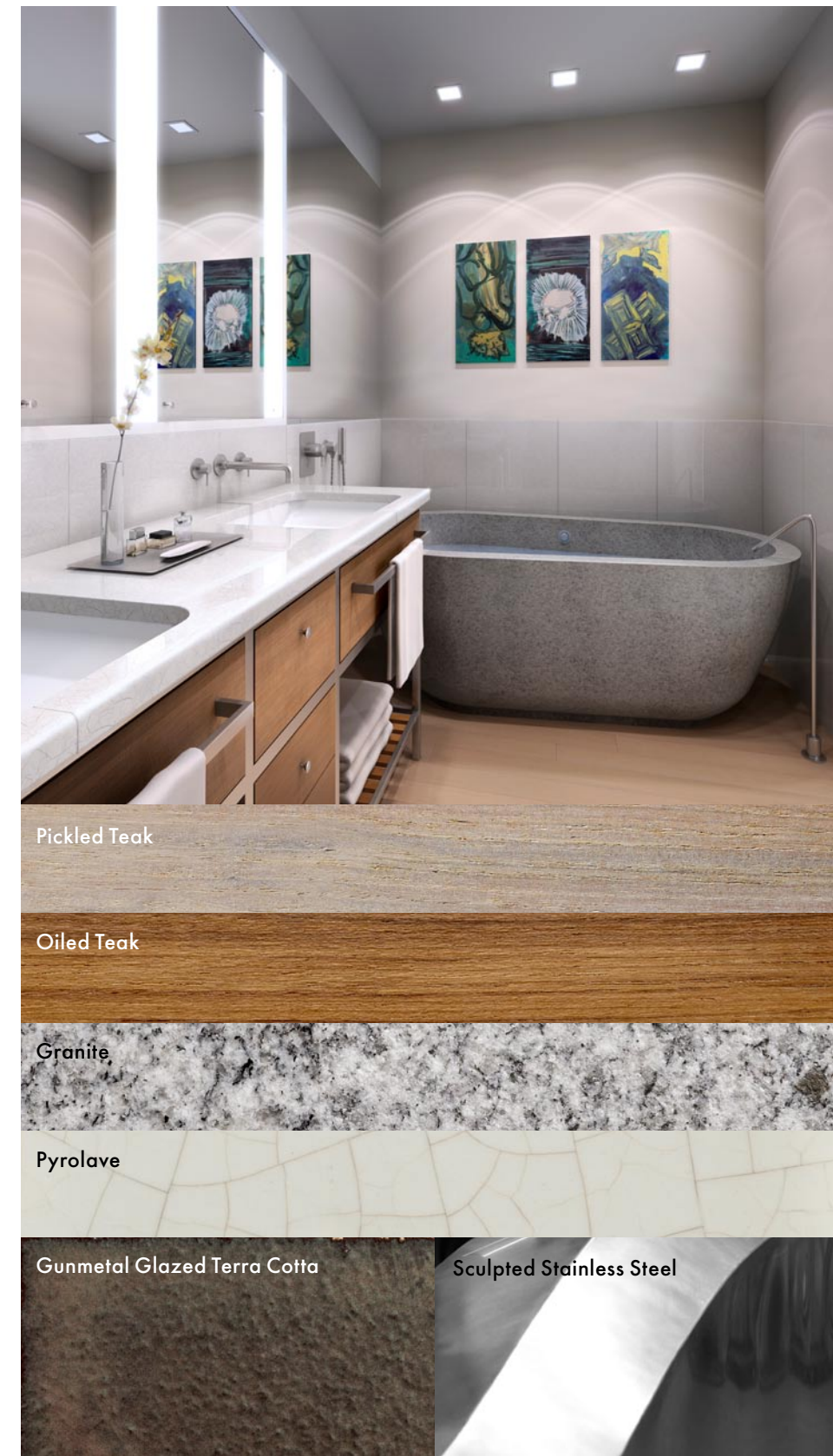
Oversized double glass doors seamlessly integrate indoor space with outdoor space, expanding unobstructed, protected views of the Hudson River and Hudson River Park's Chelsea Cove.



**DESIGNED FROM THE INSIDE OUT, 200 ELEVENTH AVENUE DEMONSTRATES UNPARALLELED ATTENTION TO THE NEEDS OF MODERN LIVING, WITH ELEVATED CRAFTSMANSHIP THROUGHOUT THE ENTIRE BUILDING.**

Timelessly elegant interior materials include pickled teak flooring and hand-carved, freestanding honed granite soaking tubs. Custom disappearing kitchens integrate with living areas, as oiled teak folding doors close to become wood-paneled walls, instantly concealing the entire kitchen. Teak islands with a unique drop-leaf side function as counter space for cooking, a serving buffet or a table. Oversized double glass doors with richly detailed mullions open to blur the line between indoor and outdoor space.

Bernd and Hilla Becher; courtesy Private Collector. Per Kirkeby, *Untitled*, 2001; courtesy Michael Werner Gallery.



Inspired by neighboring industrial lofts, the concepts of Erwin Hauer and structural forms found in nature, 200 Eleventh Avenue was designed "in context" and creates a dialogue with its immediate surroundings. The custom-formed stainless steel façade with hand-polished finish was produced by A. Zahner Company, fabricators for projects by Gehry Partners, Zaha Hadid and Tadao Ando. It is complemented by a cast gunmetal glazed terra cotta base.



NESTLED BETWEEN TWO PARKS AND OVERLOOKING THE HUDSON RIVER, 200 ELEVENTH AVENUE IS IN A UNIQUELY PROTECTED SETTING WITH PROXIMITY TO LIFE — BOTH CULTURAL AND NATURAL.



200 Eleventh Avenue overlooks Chelsea Cove, a segment of the 5-mile-long Hudson River Park immediately north of Chelsea Piers. The park will feature 9 acres of open space, including a 3.5 acre "lawn bowl," a grove of trees, a carousel, a garden by Lynden B. Miller, and a public art installation entitled "Stone Field," by Meg Webster, as well as bike and running paths. Landscape architects Michael Van Valkenburgh Associates designed Hudson River Park's Chelsea Cove, scheduled to be complete in 2009.

The building is centered in the Chelsea Arts District — New York's hub for art galleries. This area is Manhattan's current epicenter of creative expression and architectural innovation. Helping to drive the neighborhood's artistic growth and livability is the nearby High Line, which will also provide an additional 1.5 miles of open space. By the time 200 Eleventh Avenue is complete, in 2008, the surrounding area will be one of the city's most inspired, comfortable and central neighborhoods.

Hudson River Park's Chelsea Cove design by Michael Van Valkenburgh Associates; courtesy Hudson River Park Trust. High Line design by Field Operations and Diller Scofidio + Renfro; courtesy City of New York.



Hudson River Park's Chelsea Cove



High Line



Chelsea Arts District





**14 RESIDENCES FEATURE NEW YORK'S FIRST EN-SUITE SKY GARAGE™, ACCESSED BY KEY-LOCK CAR ELEVATOR AND ENGINEERED FOR USE AS A CAR GARAGE; ALTERNATIVE USES INCLUDE 300+ SF ARTIST'S STUDIO, DEN OR ADDITIONAL BEDROOM.**

**Selldorf Architects** is an architecture and design firm with a reputation for projects exhibiting rigor and restraint. The work is characterized by elegantly proportioned spaces, integrity of structure, clarity of distribution and function, and deliberate rendering of light. This approach calls for exacting detail toward nuanced design and is evidenced by the firm's thoughtful work on 200 Eleventh Avenue. Selldorf has been named one of *Architectural Digest's* top 100 design firms and was recently inducted into *Interior Design* magazine's Hall of Fame.

**Steven Kratchman Architect, P.C.**  
Architect of Record

**Building**

16 limited-edition homes available as simplexes with terraces, duplexes and penthouses range from just over 1,300 sf to nearly 3,500 sf

Sculptural stainless steel exterior with shimmering hand-polished finish and cast gunmetal glazed terra cotta base

"Hanging garden" on east façade

100' of river frontage with unobstructed, protected views of the Hudson River and Hudson River Park's Chelsea Cove

Centered in the Chelsea Arts District and steps from the High Line

24/7 attended lobby

Cold storage for food deliveries

Fully-equipped 2nd-level gym with treatment room, natural light, river views and open terraces; can be partitioned off as community space or meeting room

421-a real estate tax abatement

**Residences**

Most homes include 3 bedrooms with 3.5 baths, and several feature private loggias or terraces

Double-height ceilings from 16' to 24'; minimum ceiling heights of 11'

Oversized double glass doors in living room, kitchen and master bedroom open to outdoor glass balustrades

Tower residences feature column-free interiors

Solid core sliding wood doors

All bedrooms feature en-suite private bath

Key-lock elevator entrance

Personal storage on most floors

Perimeter baseboard heating and zoned central air-conditioning

Stackable Miele W1113 washer and DT1322C dryer

**Kitchen**

Selldorf-designed cabinetry in hand-crafted oiled teak and brushed steel

Disappearing kitchens integrate with living areas; oiled teak folding doors close to become wood-paneled walls, instantly concealing the entire kitchen

Teak islands with drop-leaf side function as counter space for cooking, a serving buffet or a table

Pickled teak flooring with oil wax finish and solid wood trim

30" stainless steel Liebherr C1650 refrigerator

Sub-Zero wine cooler

Miele 36" 5-burner KM3475G cooktop with stainless steel vented hood

Stainless steel Miele H4780B oven and H4080BM speed oven

Miele Excella dishwasher with custom face panel

**Master Bath**

Hand-carved, freestanding honed granite soaking tub

Separate glass-enclosed shower with Pyrolave walls and granite floor

Custom-designed oiled teak and stainless steel cabinetry

Custom linen-and-medicine cabinets with acid-etched mirrors

Imported French glazed lavastone Pyrolave counters with eased edges and dual undermount sinks

Stainless steel fixtures from Boffi

Wall-mounted toilet from Duravit

Pickled teak flooring with oil wax finish

**Secondary Baths**

Glass-enclosed shower or Kaldewei tub with white Lazza glass panel deck and surround

Custom-designed oiled teak and polished chrome cabinetry

Imported French glazed lavastone Pyrolave counters with eased edges

Polished chrome fixtures from Jado Borma

Duravit toilet

Pickled teak flooring with oil wax finish

**Powder Room**

Custom-designed oiled teak and stainless steel cabinetry

Imported French glazed lavastone Pyrolave counters with eased edges

Stainless steel fixtures from Boffi

Duravit toilet

Pickled teak flooring with oil wax finish



**Leonard Steinberg | Hervé Senequier** Prudential Douglas Elliman  
Sales Gallery, by appointment: 545 West 25th Street, 19th Floor, New York City  
+1 212 352 0222 [www.200eleventh.com](http://www.200eleventh.com)