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The Finest Estate
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35XV. SHARP AND SLEEK HIGH RISE LIVING

By: Amber Gibson



After six years of relative quiet, New York is undergoing an exciting new wave of development. 35XV is a sexy, new 55-unit condominium building that promises to become not a landmark, but a 'skymark,' with angular construction reminiscent of a fashion model's sharp cheekbones. Located at 35 W 15th Street, it towers above the intersection between Chelsea, Greenwich Village, Union Square and the Flatiron District.

Developed by Alchemy Properties, 35XV's full splendor will be unveiled next summer. The silhouette of the glass and granite building is one of a kind and its crystal design maximizes natural light. Residents can relax on the sprawling 75-foot wide terrace or enjoy a glass of wine from the walk-in wine cellar in the sleek lounge. 35XV strikes a balance between pure whites and warmer tones to create a warm and inviting environment for both residents and visitors.

Alchemy Properties has over 20 years of experience in acquiring, developing and selling luxury real estate in

Manhattan, having developed almost 30 properties to date. Alchemy is led by three principals: Kenneth S. Horn, Gerald R. Davis and Joel Breitkopf. .

Davis oversees the construction and design of the building and he says that 35XV will offer design that simply cannot be seen elsewhere. "We wanted to create a building that would maximize the amount of available square footage and work within the legally mandated sky exposure plane," he says. "The purpose of the "sky exposure plane" is to keep the urban fabric from being too overwhelming." As overwhelming as New York City can be, 35XV provides an oasis from the chaos on the cement sidewalks outside.

Residents will appreciate sophisticated details, including the most efficient elevators, integrated HVAC systems, security and home automation technology. Floor-to-ceiling windows offer clear views of the Manhattan skyline. Many apartments even have unobstructed views of the Empire State Building.



Photo Renderings of 35XV by Williams NY

The design for each apartment is both soothing and spacious. Rooms are airy and ethereal, featuring creative lighting features and 35XV's signature: striking floor-to-ceiling windows. Naturally, there are automated shades for when you wish to sleep in. Many living rooms have 10-foot ceilings, and master bathrooms have spa-like features including radiant floor heating and soaking tubs. The best hardwood flooring and high-quality kitchens with high-end European appliances will appeal to experienced home cooks and novices alike. Alchemy expects 35XV will receive LEED Silver Certification.

Architect Daniel J. Kaplan, FAIA, has been at FX FOWLE for 25 years and is responsible for the crystalline gem features of 35XV. Kaplan's credentials are extensive. He has received awards from the American Institute of Architects, World Architecture News, Architectural Review and many others.

Benjamin Noriega-Ortiz, who has completed high-end residential projects for clients like Russell Simmons, Michael Fuchs and Lenny Kravitz, designed the building.

His unique work for 35XV shows clear inspiration from color, materials and architecture.

The building features steel frame construction for its first seven stories and concrete materials for the top units. The condominiums start on the eighth floor and rise at an angle towards the sky. Lower levels will be dedicated to Xavier High School, a Jesuit-run prep school for boys with more than a thousand students.

Units at 35XV range from 917 square feet, including one bathroom and one bedroom, to four-bedroom, four-and-a-half bath condos with more than 2,600 square feet. At the time of this article, nearly 50percent of units have been sold.

"The arrival experience at 35XV is like a European palazzo kind of experience," Davis says. "When you approach the building, it's like no other destination. From the moment you walk up into the building and all throughout, you see the glass, the views, and the quality of the finishes. It's as though you're arriving home."

