

SUTTON TOWER

EAST SIDE'S TALLEST WATERFRONT TOWER

FACTS & FIGURES

The Tallest Waterfront Tower on Manhattan's East Side

Live where the East Side meets the water's edge in New York's most discreet waterfront neighborhood. Offering unrivaled city and skyline views, exquisite design by Thomas Juul-Hansen, and superior access to everywhere that matters, Sutton Tower is New York's most quintessential new address.

Renowned Danish architectural designer Thomas Juul-Hansen's European Limestone tower stands as an elegant refinement of Manhattan's celebrated skyline. His meticulously executed vision offers timeless materials of the highest quality, embodying the essence of Sutton Place.

OVERVIEW

- 121 corner residence condominiums, with sweeping views of the East River, Manhattan Skyline and New York Harbor
- Glass curtain wall tower clad in European Limestone, rising approximately 848 feet
- The building's base, designed to seamlessly blend with the existing historic architecture of Sutton Place, transitions to more expansive glass apertures as this modern tower rises
- Classic bronze grid pattern distinguishes the façade in the skyline
- The illuminated champagne-toned crown serves as a beacon to the East Side waterfront, imbuing Sutton Tower with ethereal elegance
- Thoughtful materiality and custom design characterize the Thomas Juul-Hansen's timeless interiors

A LEGENDARY POCKET OF THE CITY

Nestled among the neighborhood's chic townhouses and Art Deco-style buildings, Sutton Tower is situated in one of Manhattan's most well-connected areas on the East Side waterfront. A short stroll between the dazzling array of world's best dining and shopping flagships of Midtown and the refined Upper East Side, the plentiful gardens and green spaces of the East River Esplanade, as well as the East River heliport and seaplane terminals, the building places everything Manhattan has to offer at residents' fingertips. Homeowners also have a front-row seat to the waterfront renaissance taking place along the East River.

AN ELEGANT ARRIVAL

The grandly scaled lobby leads through a leather paneled library to a glass-walled atrium overlooking the building's signature Sculpture Garden.

- Graciously sized 24-hour attended lobby
- Hand carved stone sculpture, *The Drop*, designed by Thomas Juul-Hansen, compliments the entrance
- Dramatic double-height atrium overlooking 1,300 square foot Sculpture Garden with Reflection Pool clad in book-matched slabs of Vermont Verde marble
- Sculpture Garden anchored by a carved stone sculpture designed by Thomas Juul-Hansen
- Signature Thomas Juul-Hansen design elements include a one-of-a-kind reception desk carved in Italy from a single block of Tundra Light marble, and custom-designed chandeliers in both lobby and elevator lobby meant to mimic a modern interpretation of the *Garden of Eden*
- Hallmarks of the design include honed Silver Grey Light marble floors and leather paneled walls with dark bronze metal and polished chrome accents
- Library of design books curated by Thomas Juul-Hansen
- High speed elevators

INTRODUCING:
THE SUTTON CLUB

The Sutton Club features over 22,000 square feet of private indoor amenities spanning five floors showered in natural light and benefiting from ceiling heights up to 15 feet, as well as a 665 square foot outdoor entertaining terrace. Thomas Juul-Hansen has imagined a sophisticated full suite of luxury amenities capturing an array of interests and experiences.

HEALTH AND WELLNESS

- 50' Swimming Pool with whirlpool and mirrored cove ceiling
- Men's and Women's Spa Suites clad with floor-to-ceiling Truffle White marble, featuring infrared saunas, changing rooms, and showers
- Spa Treatment Room

FITNESS AND MOVEMENT

- Fitness Center equipped with Life Fitness, Peloton, Nautilus, Echelon, TKO, Everlast machines, and free weights
- Movement and Yoga Studio
- Functional Training Studio

RECREATION SUITE

- Game Room featuring foosball, ping pong, arcade games, and large screen video game setup
- Sports Simulator Room with access to a multitude of sporting games
- Playroom with an interactive mural by celebrated children's illustrator/designer Elanna Allen
- Casual Dining Lounge for informal entertaining

ENTERTAINMENT SUITE

- Club Lounge with billiards and adjoining terrace
- Formal Dining Room with seating for 14
- Chefs' Catering and Demonstration Kitchen
- Screening Room with seating for 16

TIMELESS INTERIORS

LIVING SPACES

- Ebonized oak residence entry doors
- Expansive windows in every residence, designed to facilitate home automation
- Ceiling heights ranging from approximately 10 to over 13 feet
- Stately tall interior doors of approximately 8 feet, 9 feet for penthouse residences
- 5" wide plank solid oak floors quartered and rifted with custom stain
- Miele washer and dryers/LG washer and dryer in full-floor residences
- Individually controlled, 4 pipe fan coil HVAC units for year-round climate control
- Wine and Storage Rooms (for purchase)

KITCHENS

- Italian custom-crafted matte lacquer white cabinetry with the main area defined by a Statuarietto marble frame
- Honed Statuarietto island, countertops, backsplash, and inset
- Subzero refrigerator/freezer and wine refrigerator
- Wolf oven and cooktop with vented hood
- Cove dishwasher by Sub-Zero Wolf
- Dornbracht Tara Ultra polished chrome fixtures
- Insinkerator disposal

PRIMARY BATHROOMS

- Calacatta Gold book-matched marble slab accent wall and radiant heated floors
- Bianco Dolomiti marble slab walls and shower floors
- Italian custom-crafted lacquer vanity
- Vanity and sinks carved from a single block of Bianco Dolomiti
- Laufen soaking tub
- Waterworks polished chrome fixtures
- Toto Neorest water closet

SECONDARY BATHROOMS

- Honed Cloudy Mist marble floors and tub/shower walls
- Italian custom-crafted gray lacquer wood vanity
- Glacier White Corian countertop with integral sink
- Polished chrome fixtures by Waterworks
- Duravit water closet

POWDER ROOMS

- Polished Fior di Bosco marble floors and accent wall
- Polished Fior di Bosco marble sink carved from a single block
- Waterworks fixtures in polished chrome
- Duravit water closet

TEAM

DEVELOPMENT TEAM

GAMMA REAL ESTATE

Based in New York City, Gamma Real Estate is owned and operated by the Kalikow family. Gamma boasts a forty-five-year history of success as both lenders and owners of commercial and multifamily real estate. The firm is comprised of multi-disciplinary members, with decades of experience in construction, development, and management in a variety of market sectors.

JVP MANAGEMENT

JVP Management is a private real estate firm based in New York and Connecticut with investments totaling more than \$5 billion. Relying on extensive development, asset management, and operating experience, JVP looks across all real estate asset types and strategies to acquire, build, or lend to the most compelling properties. As owners and builders, JVP is guided by the conviction that quality of product leads to quality of results.

ARCHITECTURAL TEAM

THOMAS JUUL-HANSEN, LLC ARCHITECTURAL DESIGNER

Founded in 2003, Thomas Juul-Hansen has developed a diverse body of design work including residential, hospitality, retail, and interiors. With each project, the firm explores unique and innovative solutions to achieve timeless design. Thoughtful investigations of context, materiality, and customization are fundamental to this pursuit. The firm's philosophy is that quality design is informed by the forces of site and circumstance, culture and climate, program, and function.

STEPHEN B. JACOBS GROUP, P.C. EXECUTIVE ARCHITECT

Stephen B. Jacobs Group, P.C. is a full-service architectural and interior design firm founded in 1967. A core SBJG belief is that design excellence, combined with the highest level of technical knowledge, produces a unique standard of architectural service. Through this experience, SBJG has gained an exceptional understanding of the total development process, from the real estate, economic, design, construction, and marketing viewpoints.

EXCLUSIVE SALES & MARKETING

CORCORAN SUNSHINE MARKETING GROUP

With more than 30 years of experience in marketing and collective sales of over \$55 billion, Corcoran Sunshine Marketing Group is the recognized industry leader in the researching, planning, design, marketing, and sale of luxury residential development both in the United States and across the globe. Bringing together the best and brightest minds in the business and bolstered by incomparable market knowledge and innovative strategic vision, Corcoran Sunshine has consistently been ranked the top marketing and sales organization in the industry.

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