

GRAMERCY PARK
200E20TH
NEW YORK

200 East 20th is the embodiment of a new Beaux Arts sensibility, marrying classic elegance and stunning craft with contemporary forms. Taking cues from the handsomely detailed structures surrounding Gramercy Park, award-winning firm CetraRuddy has created a striking bronze-colored structure with a sinuously sophisticated presence.

This limited collection of 1- to 3-bedroom residences resonates with easy grace and effortless beauty. With lush views of the park and interiors enrobed by warm and inviting materials, these exquisite homes are suffused with timeless refinement.

The Neighborhood

- Gramercy is one of the most vaunted and picturesque neighborhoods in New York, encompassing Gramercy Park and Stuyvesant Park. It is suffused with a unique old-world charm and elegance, and adjacent to culinary-centric Flatiron, distinguished NoMad, and eclectic East Village
- Gramercy Park, the only private park in New York City, is a jewel-box of a place with an iconic legacy and history
- Nearby world-class attractions include the Flatiron Building, the Empire State Building, Union Square Greenmarket, and Madison Square Park
- Effortless access to School for Visual Arts, Baruch College, and New York University

Lobby & Amenities

- The exquisitely modern attended lobby features wood ceilings, with floors and walls lined with honed stone and tile. Stone-wrapped concierge desk completes the sleekly sophisticated design
- Residents' Lounge features an elegant linear fireplace, with ample space for coworking, relaxing and entertaining
- Secret Garden with nuanced landscaping for relaxation and meditation
- The fully landscaped Rooftop Terrace features an outdoor kitchen, fire pit, and incredible skyline views
- Fitness Center features a powerful suite of programming. An Oxfit XSI AI-powered training system offers on-demand coached classes and programs.
- Childrens Playroom
- Bike storage

GRAMERCY PARK
200E20TH
NEW YORK

Residence Features

- Up to 11' ceiling heights
- Panoramic windows
- Italian White Oak wide-plank flooring
- VRF heating and cooling system enables precise temperature control in every room
- Laundry closets with Miele washer and dryer

Kitchens

- Suite of integrated stainless-steel finish Miele appliances including gas cooktop, convection oven, and speed oven. Miele wine cooler offered in select units
- Estatuario stone countertops
- Custom rift-sawn White Oak wood veneer cabinets

Primary Bath

- Cream-colored Perla Venata Quartzite tile floors
- Bianco Dolomiti marble walls in 12"x24" tiles, custom countertops and tub deck
- Custom Tambour wood-veneer vanity with blackened steel-frame mirrored medicine cabinet
- Rohl polished nickel fixtures with Kohler sinks and toilets

Secondary Bath

- Walls lined with Sandy White grooved ceramic tile with tactile linear texture
- Alfalux stone-inspired Torbole Italian ceramic tile floors in matte finish, with 2"x2" matte Torbole mosaic shower tile
- Custom vanity with white lacquer finish and Krion countertops in Snow White

Powder Room

- Custom Grafite Marble honed slab stone vanity
- Walls feature grey Xtone Fiori di Bosco large-format sintered polished marble tiles
- Italian White Oak wide-plank flooring

200 East 20th Street, New York, NY 10003 — +1 212-253-0002 — 200E20th.com

THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM SPONSOR, FILE NO. CD22-0251 ("PLAN"). SPONSOR: 200 East 20th LLC, c/o TigerJoy Holdings, 3 Renaissance Square, White Plains, NY 10601. Sponsor makes no representations except as may be set forth in the Plan. Square footages are approximate. Sponsor reserves rights to make changes in accordance with the Plan. All depictions of the planned project are artist's renderings. Equal Housing Opportunity.