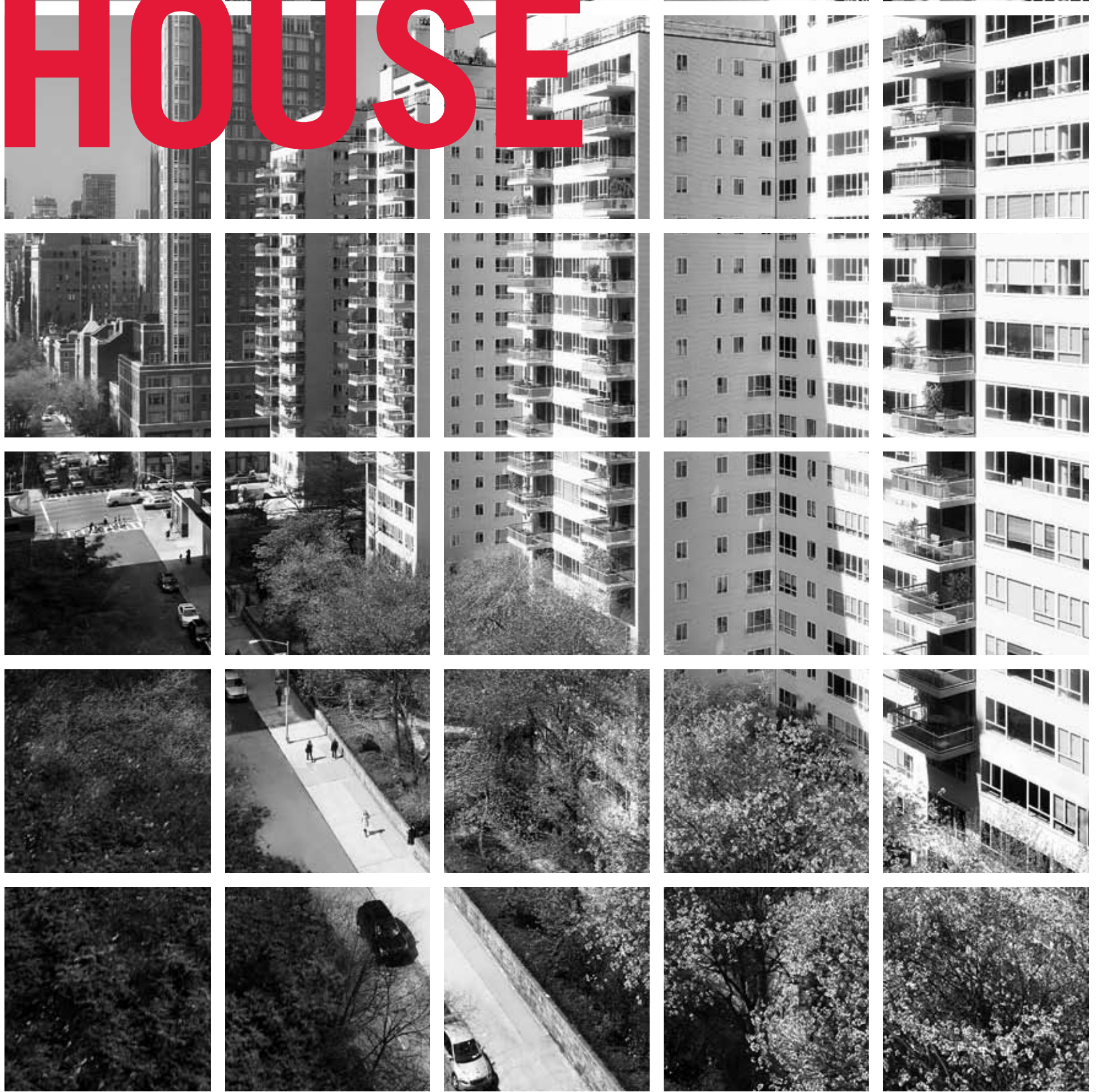


MANHATTAN HOUSE



MANHATTAN HOUSE
200 EAST 66TH STREET

MANHATTAN HOUSE

**A MODERNIST
LANDMARK,
IMPECCABLY
RE-ENGINEERED**

“ALWAYS DESIGN A THING BY CONSIDERING
IT IN ITS NEXT LARGER CONTEXT—A CHAIR
IN A ROOM, A ROOM IN A HOUSE, A HOUSE
IN AN ENVIRONMENT, AN ENVIRONMENT IN
A CITY PLAN.”

—EERO SAARINEN



ARTIST RENDERING

DESIGNED TO PROVIDE LIGHT, FREEDOM OF MOVEMENT AND EASE OF USE A PURE EXPRESSION OF URBANITY

Le Corbusier famously described houses as “machines for living.” Behind this pronouncement was the profound desire of Modernist architects to design spaces that would respond astutely to the needs and aspirations of an increasingly complex world.

Modernism’s pragmatic approach to residential design—with its focus on simplicity, the use of high quality materials, clarity of form and balance—is as valued today as it was in the post-war years.

Manhattan House, a landmarked Modernist icon, was designed to provide light, freedom of movement and ease of use—a pure expression of urbanity at the heart of one of the world’s most compelling cities. It has now been thoroughly re-engineered with building infrastructure, highest quality interior finishes and common amenities that respect its heritage and makes it ideal for a contemporary lifestyle.



1952 - EZRA STOLLER/ESTO

**A PRITZKER
ARCHITECTURE
PRIZE LAUREATE
RECOGNIZED
AS ONE OF THE
MOST INFLUENTIAL
ARCHITECTS OF
THE 20TH CENTURY**

Gordon Bunshaft (1909 – 1990), named Pritzker Architecture Prize Laureate in 1988, has been recognized as among the most influential architects of the 20th century. Over the course of four decades at the famed architectural firm Skidmore, Owings & Merrill, Mr. Bunshaft designed some of the most recognizable international style buildings in Manhattan, including Lever House, 9 West 57th Street and One Chase Manhattan Plaza.

Manhattan House, designed in 1950, received landmark status in 2007. Mr. Bunshaft brought a Modernist sensibility for light, order and simplicity that still resonates almost 60 years later. Elegant porte-cochère entrances on 66th Street, a grandly proportioned glass-enclosed lobby overlooking Manhattan House's private gardens and residences with multiple exposures and gracious private balconies speak to Mr. Bunshaft's skill for creating timeless architecture.





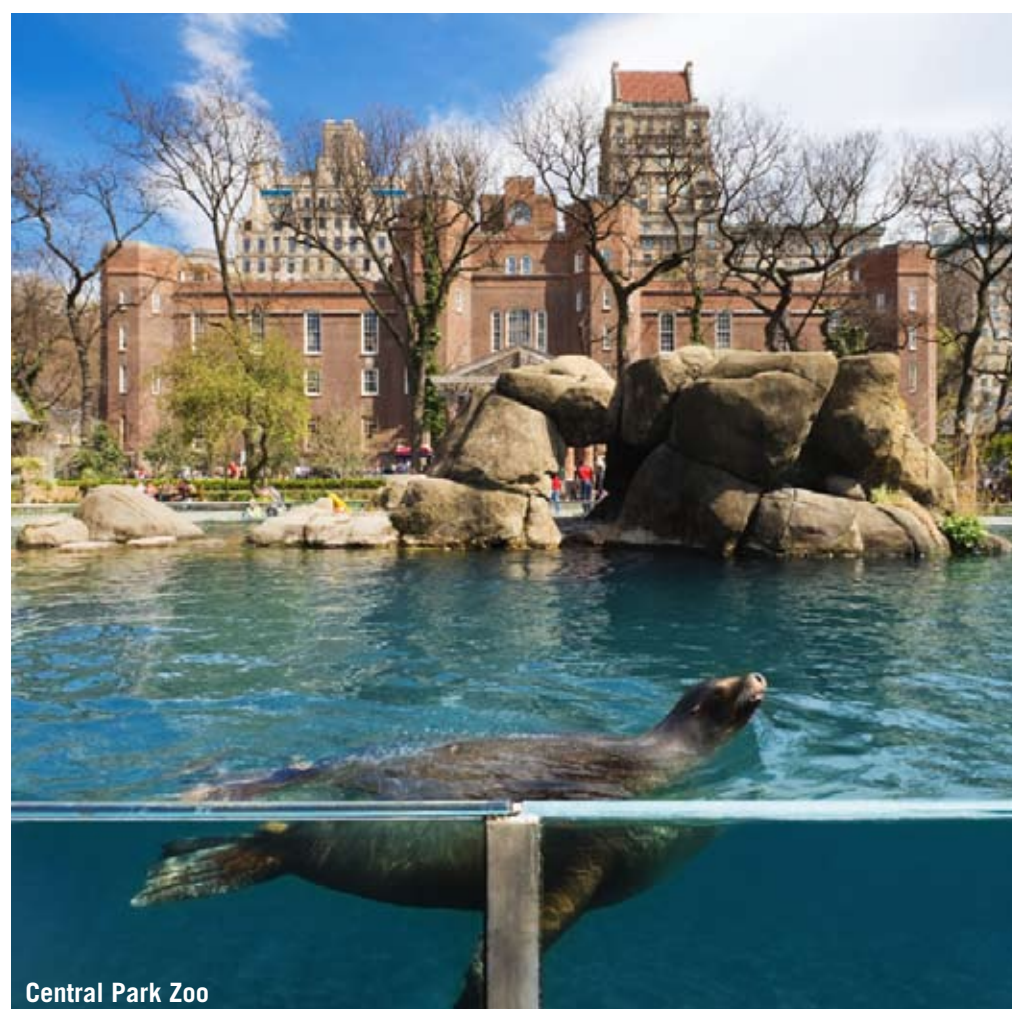
Central Park

BETWEEN CENTRAL PARK AND THE EAST RIVER: MANHATTAN'S MOST VALUABLE RESIDENTIAL REAL ESTATE AND FINEST CULTURAL INSTITUTIONS

For more than a century, Manhattan's Upper East Side has been New York City's most valuable residential real estate. Located between the extraordinary Central Park and the fresh expanse of the East River, and just north of Midtown's elite corporate corridors, it is ideally suited to professionals, families and pied-à-terre residents. Manhattan House is a pleasant walk from Madison Avenue's exclusive shopping district and many of Manhattan's finest museums including the Metropolitan Museum of Art, the Guggenheim, the Whitney, the Neue Galerie and The Frick. The Upper East Side also offers an array of the city's best private and public educational institutions.



Prosperity Fountain



Central Park Zoo



Solomon R. Guggenheim Museum



Museum of Arts and Design

**ONE OF THE
LARGEST PRIVATE
GARDENS IN THE CITY,
A SERENE PIECE
OF NATURAL
ARTWORK FRAMED
BY A STRIKING
GLASS-ENCLOSED LOBBY**



Trinity by Artist Hans Van de Bovenkamp ARTIST RENDERING

Manhattan House, approached via two porte-cochère entrances on the unique two-way tree-lined 66th Street, has one of the largest private gardens in the city.

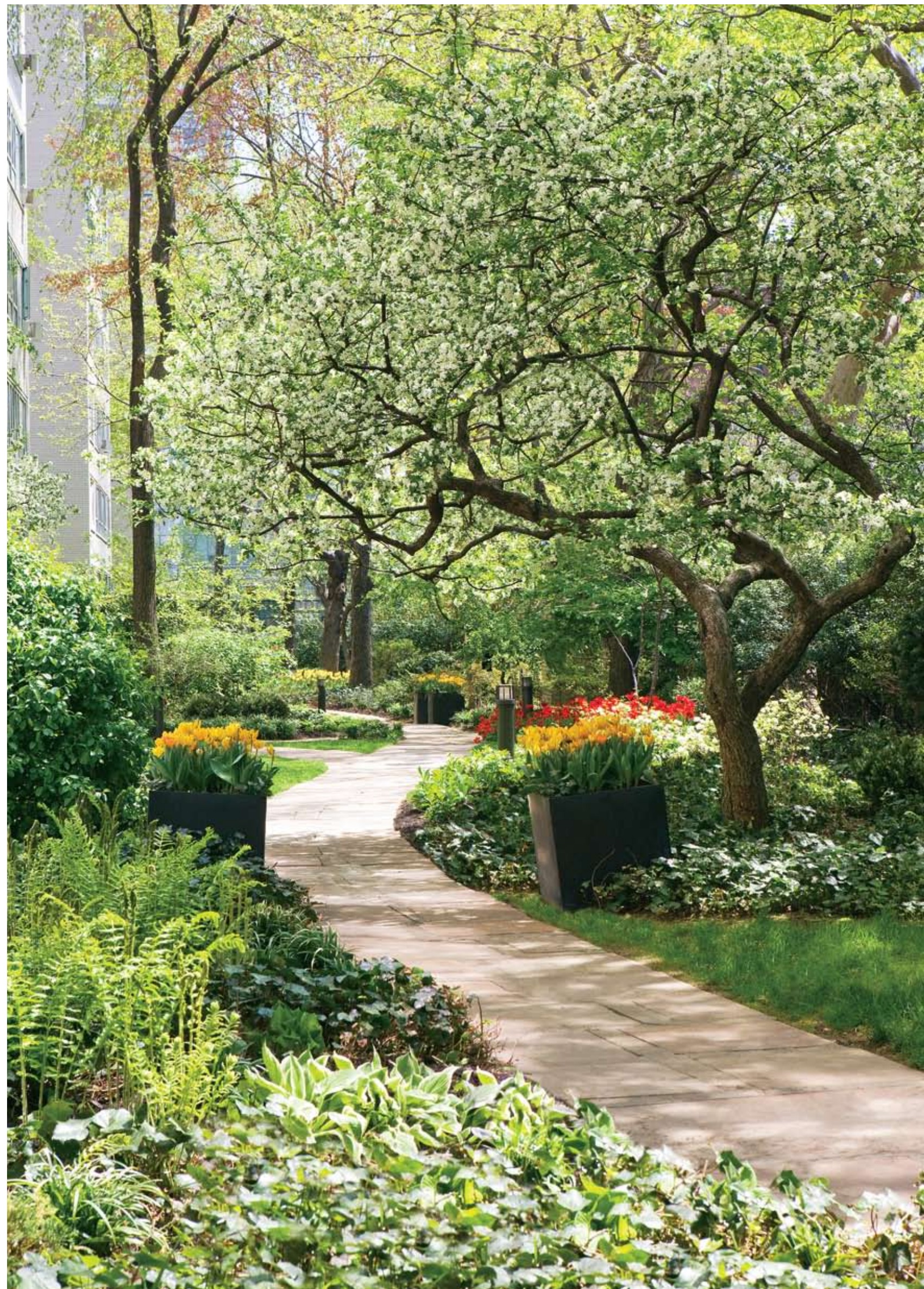
This one-acre park is a serene piece of natural artwork framed by Manhattan House's grandly proportioned, glass-enclosed lobby, viewed from private balconies or the rooftop Manhattan Club. Completely re-designed by Sasaki Associates, it resembles a series of intimate outdoor rooms that are animated throughout the seasons with nature's vibrant colors and lush textures.

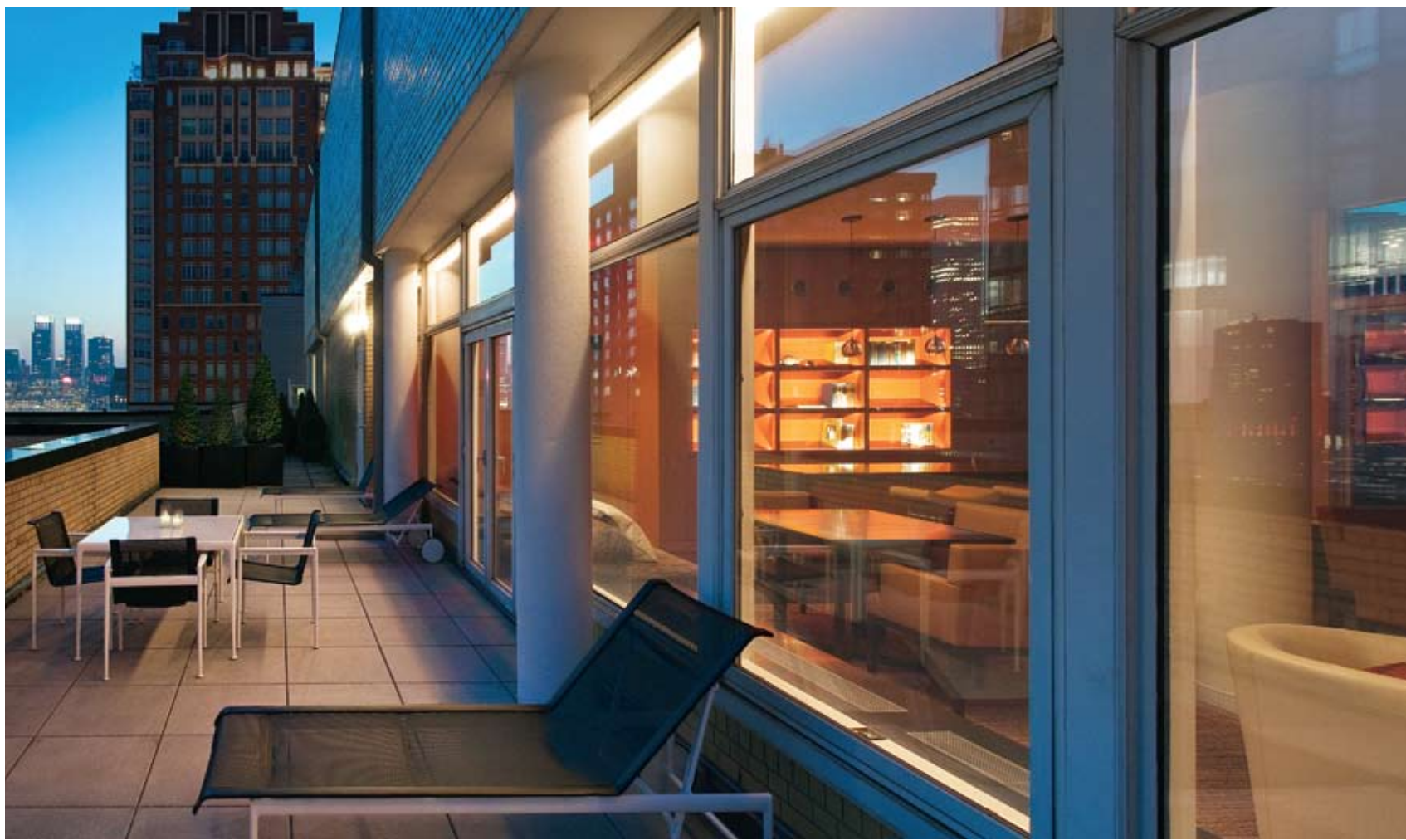
Manhattan House has acquired two Hans Van de Bovenkamp sculptures, *Trinity* and *Red Gateway*, for its private gardens. These pieces engage the neighborhood, animate the glass-enclosed lobby and add a cultural dimension to the experience of the gardens, whether viewed from within the gardens or the residences above.

Over the past 45 years, Dutch-born sculptor Van de Bovenkamp has completed more than 100 major commissions for museums, civic organizations, corporations and private collectors. From his studio and farm in Sagaponack, New York, Van de Bovenkamp begins with drawings inspired by extensive travels and studies of ancient cultures, then transforms these visions into bronze and stainless steel sculptures that create a dialogue between people, architecture and nature.

“IN CREATING A LARGE SCULPTURE, I
FOCUS ON ITS INTERACTION WITH THE
ENTIRE OUTDOORS, THE RELATIONSHIP,
THE BRIDGE BETWEEN ARCHITECTURE
AND NATURE. SCULPTURE IS A LANDMARK.
IT IS A WINDOW TO INTROSPECTION.”

— HANS VAN DE BOVENKAMP





MANHATTAN HOUSE HAS BEEN RE-DESIGNED WITH SELECT AMENITIES AND SERVICES THAT ARE EQUAL PARTS SOPHISTICATION AND PRAGMATISM

The 10,000 square foot rooftop, featuring a generous terrace, the exhale® Mind Body Spa with treatment room, yoga studio and the “Manhattan Club,” is an exceptional space for daily enjoyment as well as special private events. Its floor-to-ceiling windows frame panoramic views of the city skyline from the library and lounge.

The exhale fitness center and the children’s playroom by Roto Studio, designers of the Children’s Museum of Manhattan, provide ideal opportunities to nurture health and well-being.

Five-star concierge services, full-time door attendants and on-site parking ensure that residents and guests receive prompt attention.



MULTIPLE EXPOSURES, GRACEFUL DESIGN, A TANGIBLE CONNECTION TO THE URBAN ENVIRONMENT

Large high-performance acoustic and energy efficient windows and multiple exposures enhance the spacious, serene feel of the residential interiors. Gracefully designed private balconies create a tangible connection to the urban environment and are generously sized to accommodate dining and entertainment. Manhattan House residences are available for immediate occupancy.



**UNCOMPROMISED
ATTENTION TO
HIGH-QUALITY
MATERIALS,
EXCEPTIONAL
CRAFTSMANSHIP**

The thoughtfully detailed re-engineering of Manhattan House interiors was done in the spirit of Modernism's uncompromised attention to high-quality materials and exceptional craftsmanship. New rift and quarter sawn solid oak wood flooring, terrazzo floors in most kitchens, imported interior stone, custom cabinetry and articulated plaster mouldings have been introduced. Premium finishes, fixtures and Viking Professional Series appliances have been selected for their timeless design and outstanding performance.



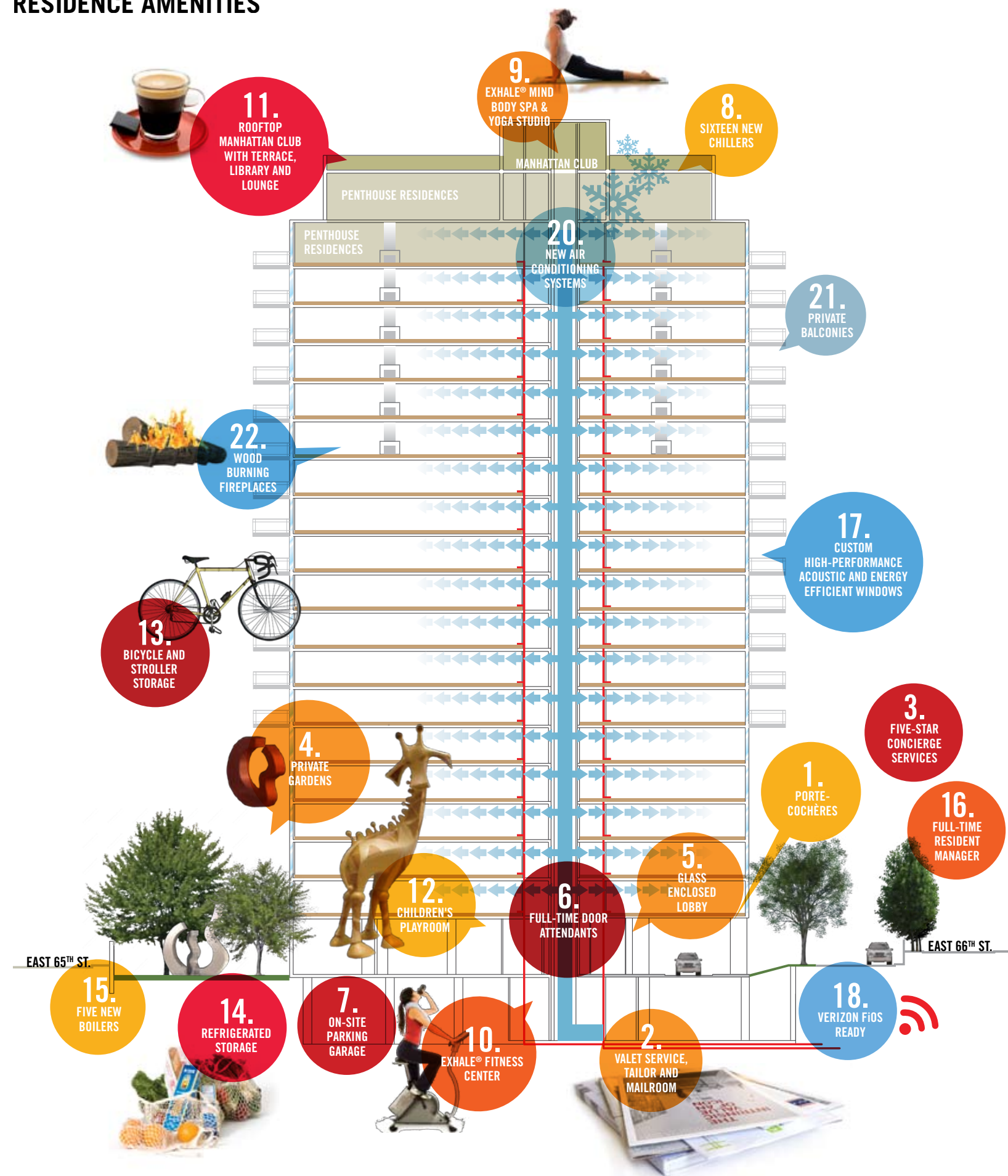
MODERNIST IDEALS OF SIMPLICITY AND FUNCTIONALITY, PURE GEOMETRY, GENEROUSLY PROPORTIONED

Manhattan House residences embody Modernist ideals of simplicity and functionality. Generously proportioned, each home features pure geometries and has been designed to embrace a gracious lifestyle.

Floor plans offer elegant entry galleries, separate windowed kitchens, well-defined dining areas, expansive living rooms and distinct bedroom wings. Many residences offer wood burning fireplaces and private balconies.

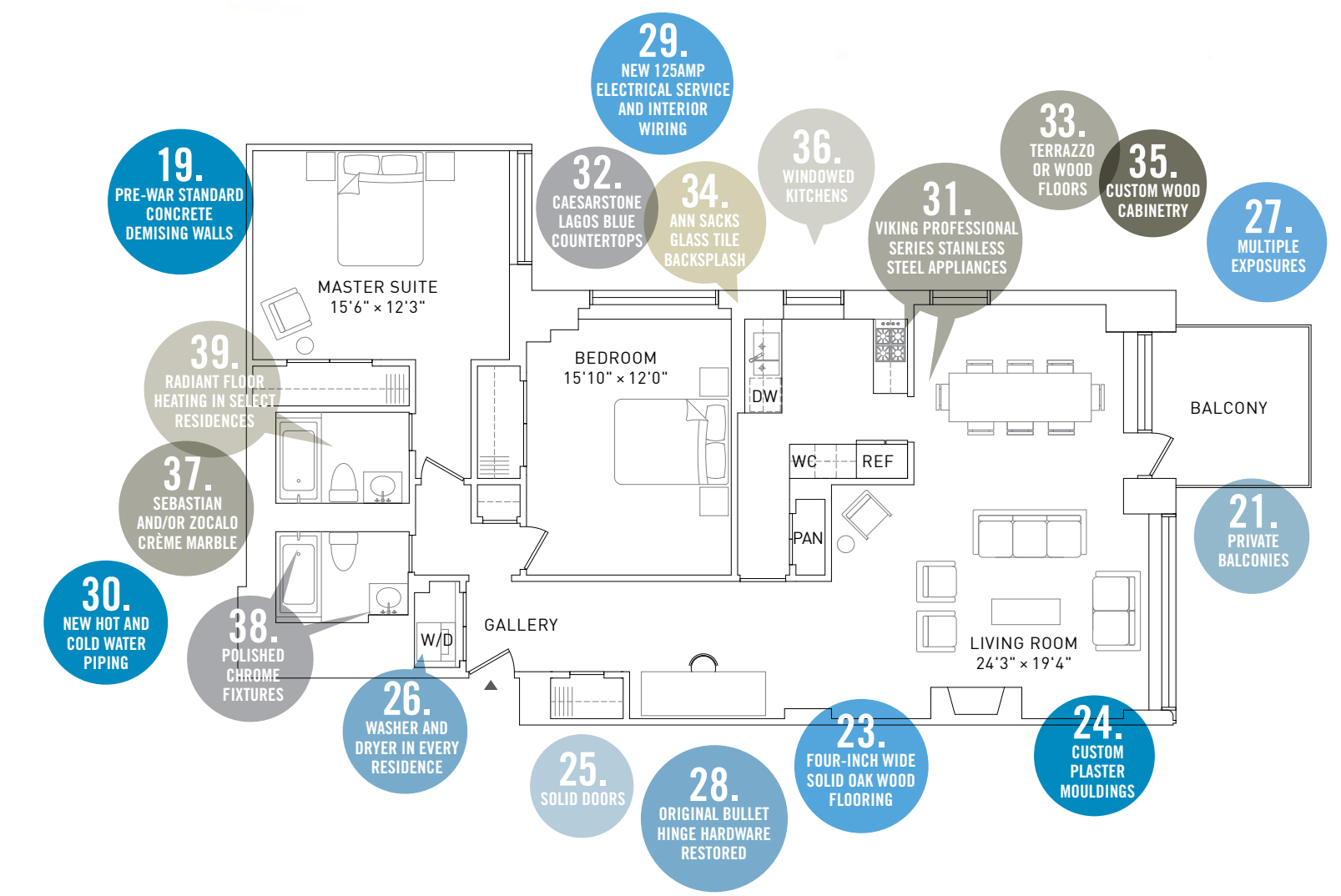


RESIDENCE AMENITIES



TAKEN BACK TO THEIR ESSENTIAL FRAMEWORK, REBUILT TO ENHANCE LONG-TERM APPEAL AND FUNCTIONALITY

The fundamental strength and simplicity of Manhattan House has been preserved and features that enhance its long-term appeal and functionality have been incorporated. The residences were first brought down to their essential framework and then rebuilt. Pre-war standard concrete demising walls that insulate against noise remain in place. Subtle alterations to floor plans include more abundant closet space, select bathrooms with radiant floor heating and laundry facilities in every home. All residences now feature integrated technology including Verizon FiOS, new air conditioning systems and custom high-performance acoustic and energy efficient windows.



- AMENITIES & SERVICES**
1. East and west porte-cochères
 2. Valet service, tailor and mailroom
 3. Five-star concierge services
 4. Private gardens
 5. Glass-enclosed lobby
 6. Full-time door attendants
 7. On-site parking garage
 8. Sixteen new chillers
 9. exhale® Mind Body Spa and yoga studio

10. exhale® fitness center
11. Rooftop Manhattan Club with terrace, library and lounge
12. Children's playroom
13. Bicycle and stroller storage
14. Refrigerated storage for groceries/flowers
15. Five new boilers
16. Full-time resident manager

- TECHNOLOGY & RE-ENGINEERING**
17. Custom high-performance acoustic and energy efficient windows
 18. Verizon FiOS ready
 19. Pre-war standard concrete demising walls
 20. New air conditioning systems
 21. Private balconies (7th floor and above)
 22. Wood burning fireplaces (15th floor and above)
 23. Four-inch wide solid oak wood flooring
 24. Custom plaster mouldings

25. Solid doors
26. Washer and dryer in every residence
27. Multiple exposures
28. Original bullet hinge hardware restored
29. New 125amp electrical service and interior wiring
30. New hot and cold water piping

- RESIDENCES : KITCHENS**
31. Viking Professional Series stainless steel appliances
 32. Caesarstone Lagos Blue countertops
 33. Terrazzo or wood floors
 34. Ann Sacks glass tile backsplash
 35. Custom wood cabinetry
 36. Windowed kitchens

- RESIDENCES : BATHROOMS**
37. Sebastian and/or Zocalo Crème marble floor and walls
 38. Polished chrome fixtures
 39. Radiant floor heating in select residences



**DESIGNED IN 1950
LANDMARKED IN 2007
LOVED BY THREE GENERATIONS
OF NEW YORKERS**

O'CONNOR | CAPITAL PARTNERS

manhattanhouse.com +1 212 566 0660


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MARKETING GROUP

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