

GRACIE GREEN

427 EAST 90





A Classic Setting for Your Modern Story

Life's magical moments start here, amongst the timeless, tree-lined streets of the Upper East Side. Gracie Green at 427 East 90th Street offers a boutique collection of 21 residences, inviting you to enjoy exclusive amenities in modern style, with park space in your backyard and an iconic New York neighborhood right out your front door, beckoning you to your next adventure.

HISTORY COMES TO LIGHT

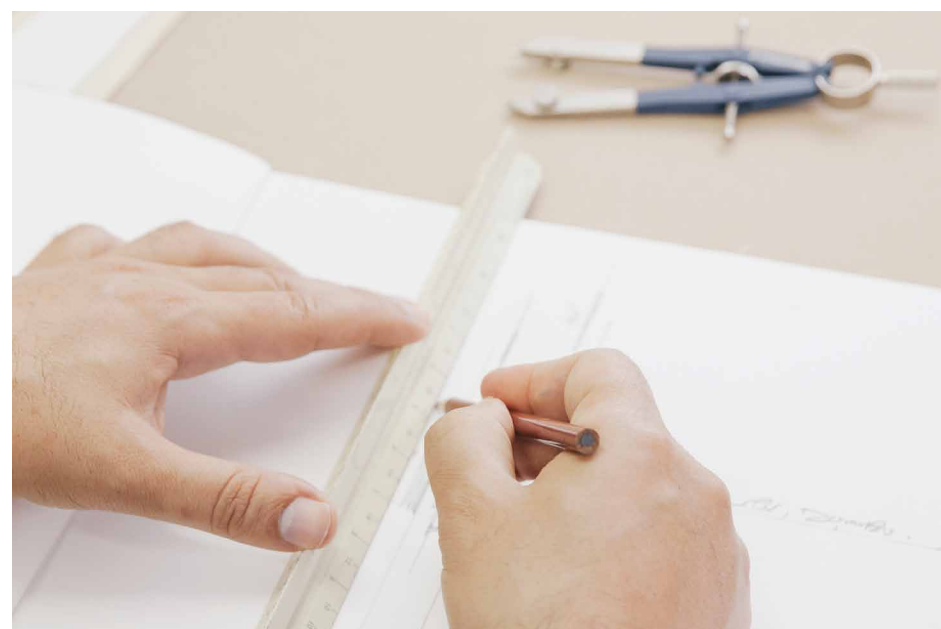
Inspired by the majestic pre-war buildings dotting the nearby streets, Gracie Green is designed to contextually blend its modern style with a welcoming aesthetic. Its sleek and sun-filled lobby reflects the Upper East Side's familiarly gracious style by using old world materials with a fresh perspective.



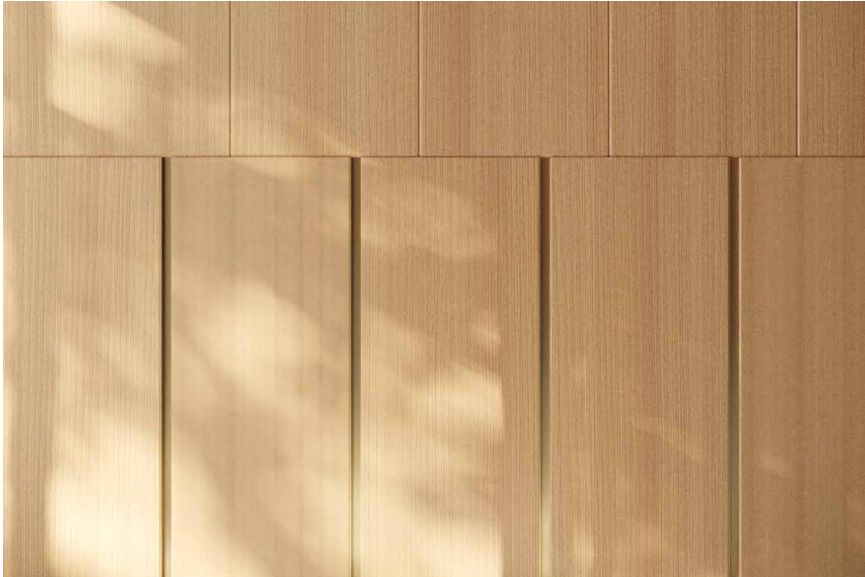


“Architecture is moments
woven into something
you experience through
your senses.”

- GIL EVEN-TSUR



Architect Gil Even-Tsur's vision is an interplay of essential, contrasting elements that, together, create a wonderful whole. Carefully curated materials, fixtures and finishes create a unified masterpiece. Lighting considers the relationship between physical space and natural light, easing transitions in an environment that is harmonious and inviting. The finishing touches are yours to apply.



HEIRLOOM QUALITY MATERIALS

Taking cues from its setting, artisans and craftsmen blended glass, steel and natural stones into the creation of Gracie Green. Natural marbles were hand selected for kitchens and baths. 400 year-old columns of Large Leaf Yellow Pine were modernized into hardwood planks for penthouse flooring. Inside and out, no detail was overlooked, no feature left unconsidered. The result: a high quality backdrop to the act of living.



RESIDENCES



A Seamless Connection Between Outside and In

Every home features in-swing French casement windows with a glass balustrade, adding a contemporary Parisian touch to each living space. The oversized windows open inwards into the main living area, erasing the boundary between outside and in, creating an open living experience that invites the charm of the neighborhood into the comfort of your home.



LUXURY SHOULD BE LIVED IN

Open kitchens flow directly into living spaces. White lacquered cabinetry and slabs of marble brighten the culinary epicenters of each residence. From snack time to dinner parties, professional grade appliances from Sub-Zero and Wolf bring ease to cooking and entertaining.





TONAL SIMPLICITY

Surround yourself with transcendent tranquility. Each master bath features Statuarietto honed marble walls and floors. Wall-hung vanities and countertops ensure a spacious, modern spa-like retreat. Secondary baths and powder rooms also offer the same level of detail and sophistication.

G O T H A M G L A M O U R

Intimacy meets exclusivity in each of three full-floor penthouses. Privately accessed via keyed elevator, these sprawling residences feature century-old, repurposed hardwood floors, hewn from columns of the site's preceding structure. Each penthouse has multiple private outdoor spaces, with East River and open city views.





AMENITIES



Welcome to the Great Indoors

There's something for all ages at Gracie Green. Break a sweat in the sunlit fitness studio, outfitted with the latest in fitness equipment. Play and co-mingle with the little ones' friends and neighbors on even the rainiest of days in the Central Park themed children's playroom, lined with a full collection of New York City-themed coloring books. The attended lobby and virtual doorman service ensure a delivery will never be missed.



A PERCH ABOVE

Serene river views. Stunning city views. A panoramic roof deck provides a respite to unwind with endless room to breathe. It's a uniquely intimate outdoor space for quiet reflection or entertaining, with a private peek at the surrounding parks, East River Promenade and waterfront walks that are all just moments from your front door.







NEIGHBORHOOD

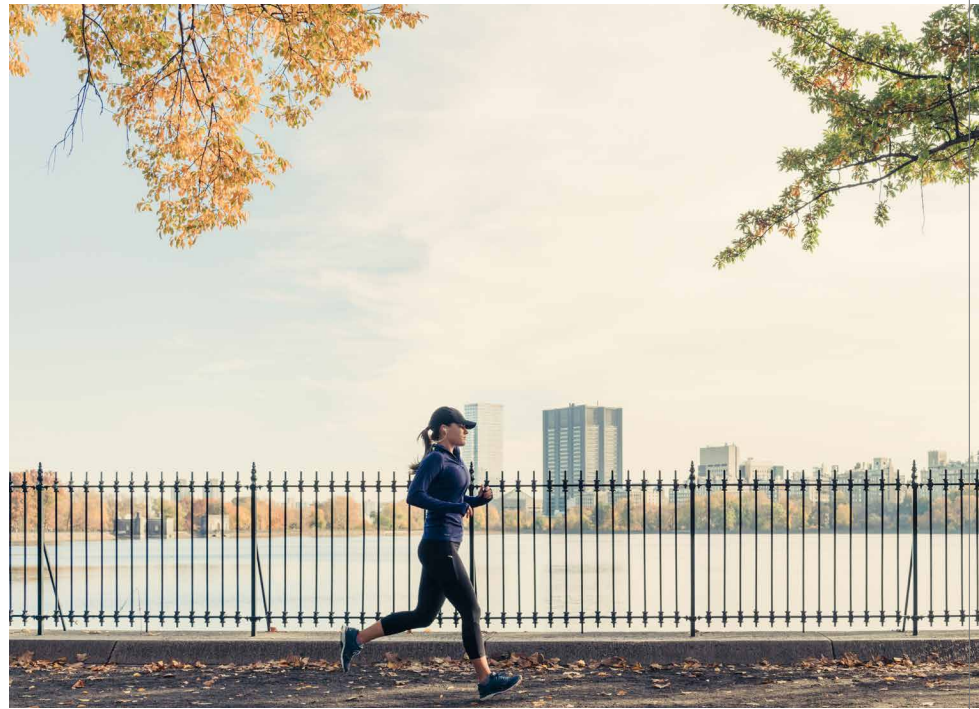


A Modern Portal to the Timeless Upper East Side

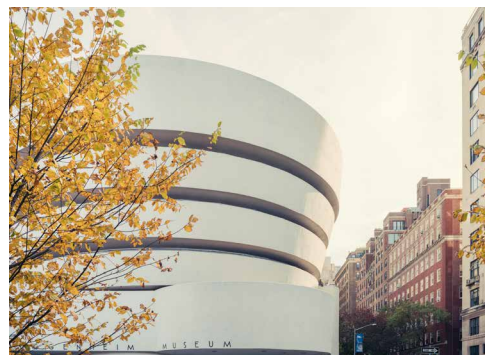
Nestled amongst a tight-knit collection of neighborly cafes, fashionable boutiques and mom-and-pop shops, Gracie Green provides a perfect starting point to enjoy everything on coveted Upper East Side, with beloved Asphalt Green, Carl Schurz Park and the East River promenade right in your backyard.



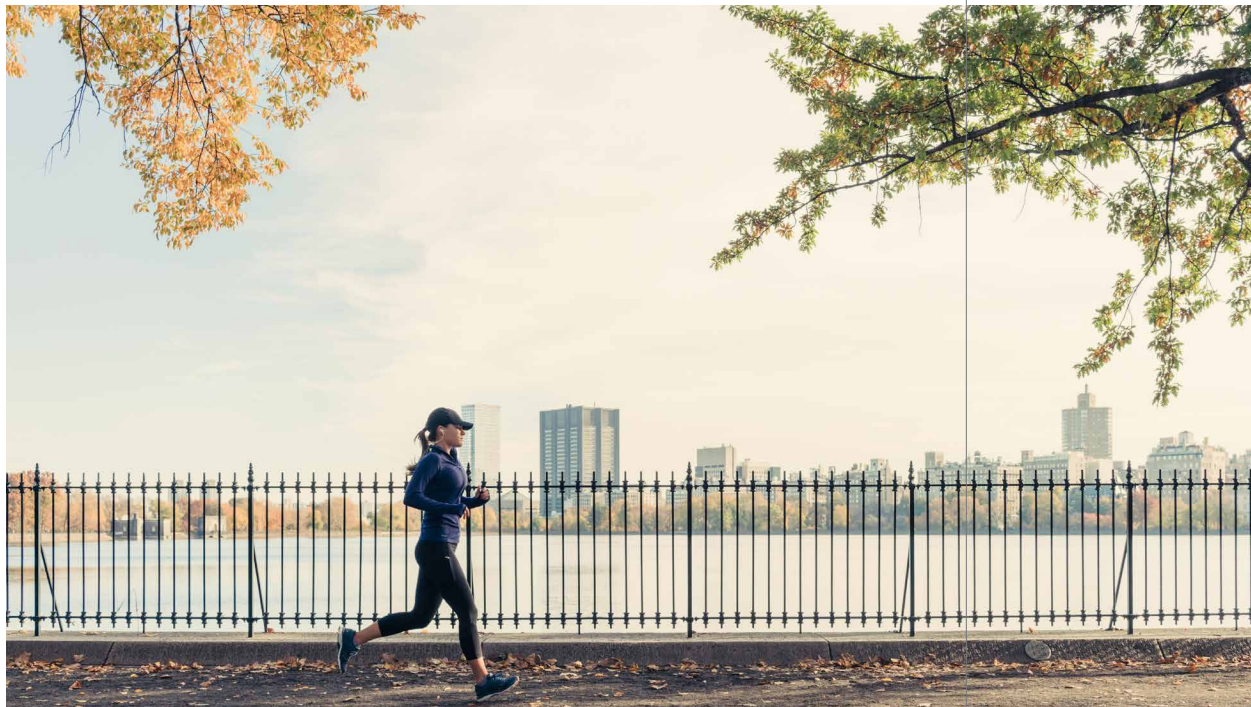
An UES awakening: Watch the sun rise while running along the East River Promenade, take a morning Ashtanga class at Asphalt Green, or meander towards the expansive open spaces of Central Park.



Take in the beauty of living in the epicenter of New York City's cultural and intellectual heart, amongst prestigious schools and world-class museums.



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Savor a pastry at a local patisserie after visiting the 82nd Street Greenmarket, your favorite butcher, and neighbors and friends.



Take a moment for a quick nosh before a play date at Carl Schurz Park followed by soccer practice at Asphalt Green.



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Be a part of the hustle and bustle, or relax and watch it pass al fresco at one of the area's many casual eateries.



Once the sun has set, treat yourself to craft cocktails and dinner at acclaimed restaurants like Elio's before enjoying Carl Shurz Park's Sunset Film Festival.

MARKETS

- 1. Corner Café & Bakery
- 2. Dean & DeLuca
- 3. Fairway
- 4. Milano Market
- 5. Park East Kosher Market
- 6. Schaller & Weber
- 7. Westside Market
- 8. Whole Foods

RESTAURANTS

- 9. 2 Little Red Hens
- 10. Butterfield Kitchen
- 11. Delizia 92
- 12. Eli's Bar 91
- 13. Elio's
- 14. Jack's Coffee
- 15. Jacques Brasserie
- 16. Marinara Pizza
- 17. Mellow Yellow Coffee & Vibes
- 18. Paola's
- 19. Poke
- 20. Russ & Daughters
- 21. Sarabeth's
- 22. Sfoglia
- 23. Tal Bagels
- 24. The Daisy
- 25. The Drunken Munkey
- 26. The Mansion Diner
- 27. The Milton
- 28. The Penrose
- 29. The Writing Room
- 30. UES.
- 31. Van Leeuwen
- 32. William Greenberg Desserts

RETAIL

- 33. Alice & Olivia
- 34. Athleta
- 35. Bluemercury
- 36. Bonpoint
- 37. Brooks Brothers
- 38. Eastside Cellars
- 39. Edit
- 40. Everafter
- 41. Jacadi
- 42. James Perse
- 43. Joie
- 44. Lululemon
- 45. The Corner Bookstore
- 46. The Westside
- 47. Theory
- 48. Warby Parker
- 49. William Sonoma

CULTURE

- 50. 92nd Street Y
- 51. AMC Orpheum 7
- 52. Cooper Hewitt Smithsonian Design Museum
- 53. East 86th Street Cinemas
- 54. Neue Galerie
- 55. Solomon R. Guggenheim Museum
- 56. The Gracie Mansion Conservancy
- 57. The Jewish Museum
- 58. The Metropolitan Museum of Art

FITNESS

- 59. Crank Cycling Studio
- 60. Equinox
- 61. EVF Performance Crossfit
- 62. Pure Barre
- 63. SoulCycle
- 64. Yorkville Tennis Club

KIDS

- 65. Ballet Academy East
- 66. Brooklyn Robot Foundry
- 67. Elite Gymnastics
- 68. Fastbreak Sports
- 69. Gymboree
- 70. Kidville
- 71. Loop of the Loom
- 72. MyGym
- 73. The Art Farm NYC
- 74. The Craft Studio
- 75. The Gaga Center

SCHOOLS

- 76. Hunter College Schools
- 77. La Scuola d'Italia
- 78. Loyola School
- 79. M114 East Side Middle School
- 80. M655 Life Sciences Secondary School
- 81. Marymount School
- 82. Nightingale Bamford School
- 83. PS 151 Yorkville Community School
- 84. PS 290 The New School of Manhattan
- 85. PS 527 East Side School for Social Action
- 86. PS 6 Lillie Devereux Blake School
- 87. PS 77 The Lower Lab School
- 88. Ramaz Lower School
- 89. Regis High School
- 90. Rudolph Steiner School
- 91. School of Cooperative Technical Education
- 92. St. Bernard's School

- 93. St. David's School
- 94. The Chapin School
- 95. The Dalton School
- 96. The Spence School
- 97. Spence 412
- 98. Trevor Day School



LESS THAN 1 BLOCK TO

Asphalt Green

1 BLOCK TO

Carl Schurz Park

5 MINUTES TO THE

Q Train

6 MINUTES TO THE

4,5,6 Trains

11 MINUTES TO

Central Park

20 MINUTES TO

LaGuardia Airport

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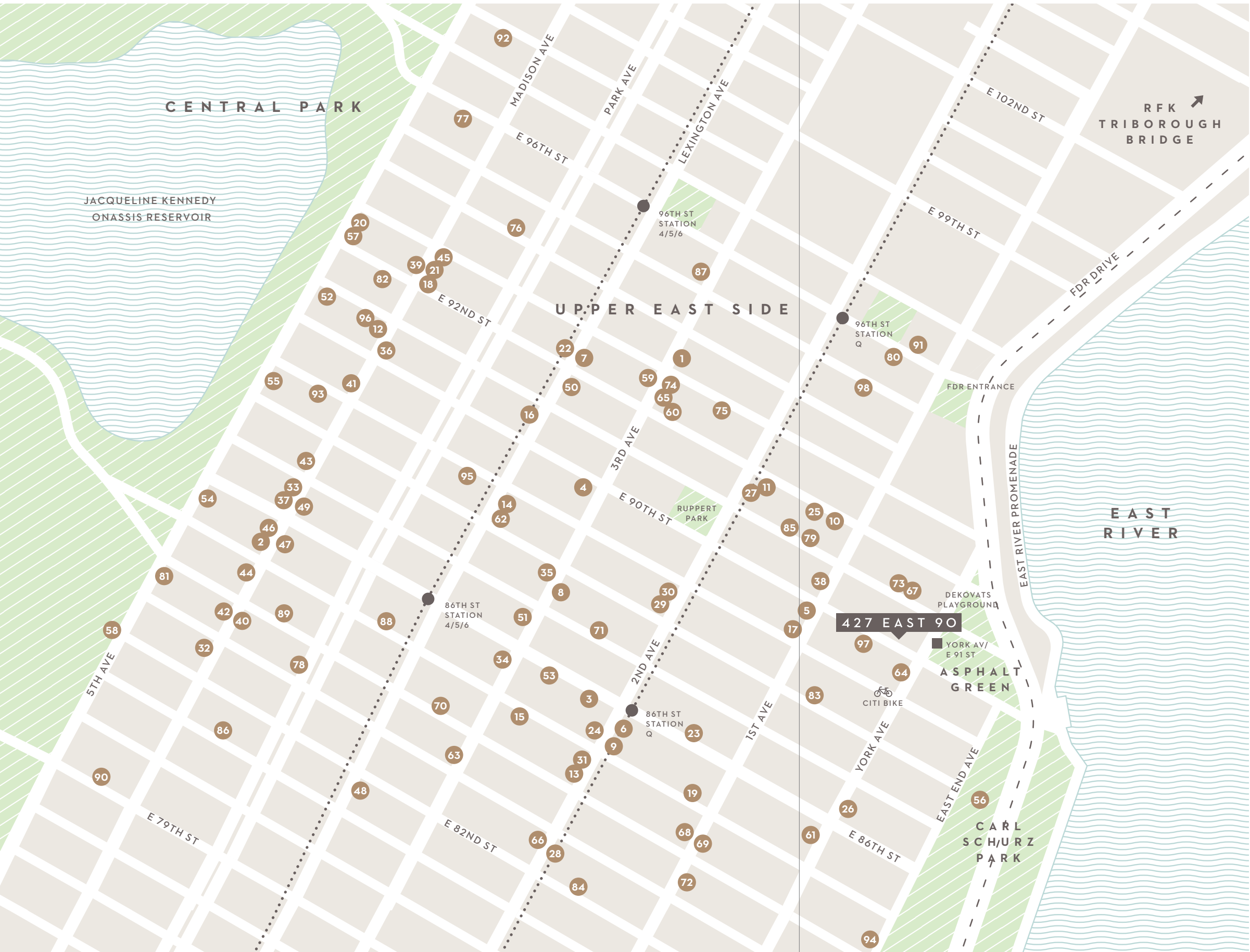
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DEVELOPER

Minrav Development

Minrav Development is an investment and development company with a portfolio that spans the United States East Coast residential and commercial real estate markets. Their portfolio spans the entire spectrum of development, encompassing design and building, from conversions to new constructions. With years of experience, and through innovation and discipline, Minrav has come to own, develop and operate residential and mixed-use properties throughout the US.

INTERIOR ARCHITECT

GE-T Architects

Since its foundation, Gil Even-Tsur's architecture workshop has developed a diverse body of work including residential, cultural & commercial buildings both in the US and abroad. Prior to establishing the Workshop, Even-Tsur spent nine years at Pritzker prize-winner Richard Meier's practice where he led numerous projects, including his design for the AIA prize-winning condominium 165 Charles Street located in Greenwich Village, and the luxury residential tower Meier on Rothschild in Tel Aviv, Israel. Even-Tsur is currently an adjunct professor at the New York Institute of Technology School of Architecture and Design and acts as a visiting critic at City College School of Architecture, Pratt Institute, and the Cooper Union.

ARCHITECT

Issac & Stern Architects

Issac & Stern has designed, managed, and supervised a diversity of projects ranging from residential design and renovations to office buildings, churches, synagogues, restaurants, nightclubs, community centers, and retail establishments. Issac & Stern seamlessly merges imagination and functionality in each design concept, all to suit the needs of the client. Their ability to harmonize the aesthetic with the pragmatic has distinguished them and continues to be the foundation of the firm's mission.

EXCLUSIVE SALES AND MARKETING

Corcoran New Development

Corcoran New Development is a leading real estate marketing division within The Corcoran Group. The firm works side-by-side with development and design visionaries on the creation and sale or lease of new residential properties across New York City and beyond. Corcoran is an international residential real estate brand across 40+ key global markets.

BRANDING AND DESIGN BY SQUARE FEET DESIGN



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