

MULTI-HOUSING NEWS

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Manhattan Mid-Rise to Offer Greenhouse, High-Tech Security

New York—Clinton West is a \$74 million construction project consisting of two, six-story buildings, and an additional penthouse floor, offering a total of 149 condominiums. It is located on 47th Street between 10th and 11th Avenues. The development, by Clinton Mews Development Group LLC, a venture of Second Development Services and Procida Realty & Construction Corp., is scheduled to go to market this spring and will feature a distinctive greenhouse and state-of-the-art technology, including an electronic-entry system and home-integrated network.

The buildings, designed in a classic mews arrangement by Larsen Shein Ginsberg Snyder Architects, are situated around a contemporary greenhouse, a unique feature in New York. Doors in the back of the greenhouse will open out to a grand terrace and artistically designed green space. There will be a 24-hour concierge and entertainment space for residents, complete with a plasma screen television and wet bar.

All studio, one- and two-bedroom residences will have cutting-edge Schlage CM Series electronic-entry systems. These high-tech locks will monitor apartment entries through a main computer system. This advanced system ensures that residents will never have to worry over lost keys again. If residents do find themselves without their key, their door can easily be reprogrammed, eliminating the need to call a locksmith.

Each home will be wired so residents can share printers and computer files throughout the apartment. All wiring will be concealed, and outlets in multiple locations in each room will afford ample options. Each outlet will hold up to four telephone lines and have the capacity for high-definition digital TV as well as DSL or cable modem high-speed Internet access.

Residences at Clinton West will feature vertical-grained bamboo flooring, ample closet space and luxurious finishes. Kitchens will boast GE stainless-steel appliances, rich maple cabinets and granite countertops. Bathrooms will feature full-width vanity mirrors, extended vanity tops, polished chrome fixtures and granite floors.

Other than Trump Place, Clinton West is the first new construction to be built over the Amtrak railroad tracks in Clinton in over 30 years. The apartments will sit upon a \$4.2-million concrete sound-resistant platform that will block sound from the tracks below.