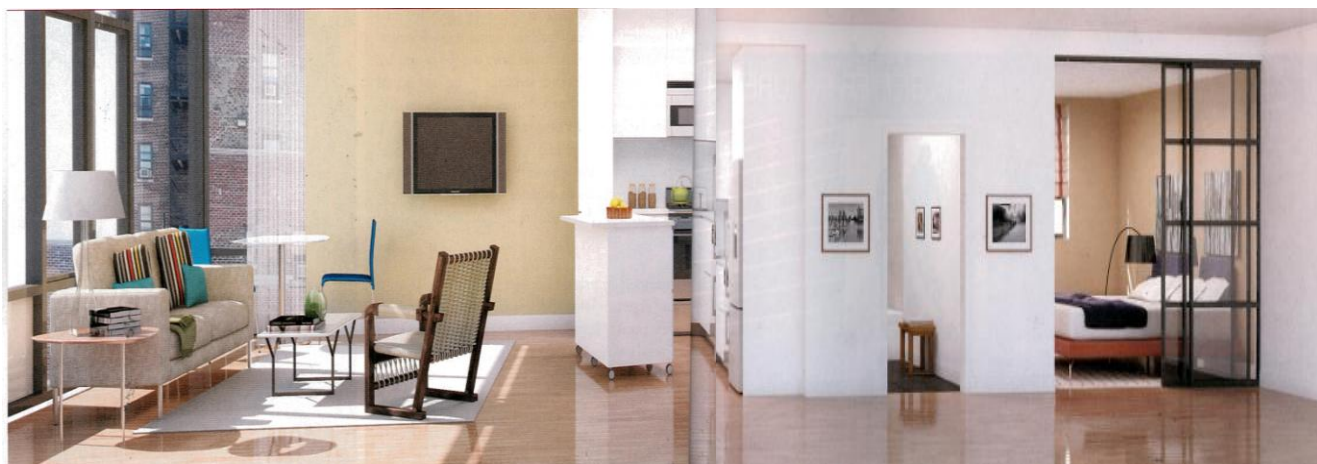


MANN REPORT

August 2011

Artful Living

ONE48



ADG Langsam and Halstead Property Development Marketing recently launched sales at ONE48, a new residential condominium in the Gramercy Park area of Manhattan at 148 East 24th Street.

Located between Lexington and Third Avenues, ONE48 (www.ONE48ny.com) is one of the most impressive residential buildings in the Gramercy Park area with its emphasis on thoughtful, forward-thinking design and a style best described as “artful living.”

There’s a unity of purpose and vision at ONE48—thanks to its developers ADG Langsam. Unlike most developers, ADG has the advantage of vertical integration with its subsidiary brands Vasser and Shluss, two companies that produce high-end bath and kitchen fixtures guaranteeing a superior quality and more stylish look at ONE48.

“The custom designed and crafted finishes on kitchen cabinetry, hardware and plumbing fixtures are the kind of touches that add a luster to the property and is representative of what we have achieved at ONE48,” says Perry Finkelman, CEO of ADG. “There’s a calming, minimalist décor thanks to the brilliant design by Penelope Kim that gives the entire building a feeling of serenity, something New Yorkers can always appreciate.”

The 14-floor development has 55 units comprising of studios,

one- and two-bedroom homes ranging from 400 to 1,175 square feet in size, initially priced from \$450,000 to \$1,650,000 and featuring an anticipated 10-year, 421-a tax abatement. Occupancy is expected to begin in fall 2011. The development sales launch included the unveiling of a full floor of model units and an on-site sales office.

There’s a futuristic side to ONE48, too, with its highly efficient, on-site Automotion Parking System. The fully automated parking garage ensures that cars are never touched or driven in the attendant-free park-and-lock system. Residents of ONE48 are guaranteed a spot if they choose to have one (at an additional monthly expense). Residents can watch the elaborate display of synchronized movements in this state-of-the-art parking and retrieval process from the building’s common media room. The luxe media lounge is also equipped a 63-inch home theater system with surround sound, three gaming systems (Wii, Sony Playstation (PS3) and Xbox), a foosball table, and an iPod docking station.

All residences at ONE48 feature spacious layouts, white oak hardwood floors, large storage closets and floor-to-ceiling windows. Kitchens are appointed with custom, self-closing, white lacquer cabinetry accented by quartz stone countertops and glass backsplashes. Stainless steel appliances include: Fisher & Paykel refrigerators and ranges equipped with a warming drawer; a Frigidaire dishwasher; a Sharp microwave; a custom beverage/



wine cabinet; and a deep Vasser sink. Master bathrooms feature custom walnut bath vanities, deep-soaking tubs with oversized rain shower head; custom mirror with integrated medicine cabinets; a storage cabinet with full-length, internal mirror; modern Vasser fixtures; and dual flush Vasser commodes surrounded by imported European porcelain floor and wall tiles.

Building amenities include: a 24-hour attended lobby; a landscaped and furnished common roof terrace with incredible views of the Empire State Building and a built-in barbecue grill and refrigerator; modern laundry facility; a live-in superintendent;

bicycle storage; and on-site Automotion Parking System. ■

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