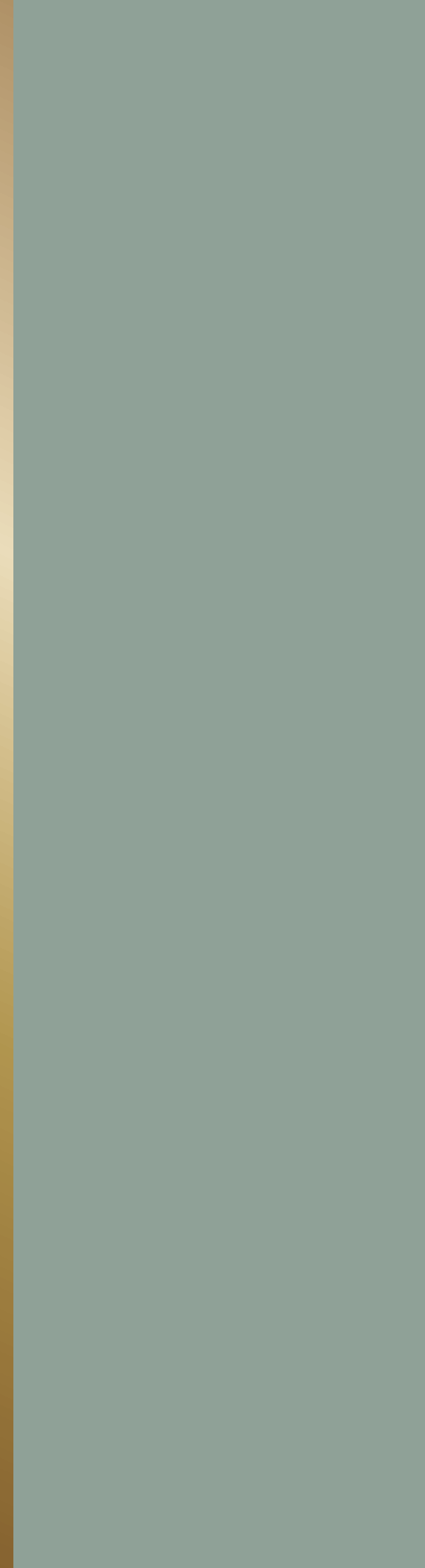


208
DELANCEY



Welcome to a one of a
kind building whose
dynamic exterior, curved
corner windows and
wraparound balconies
bring light, air and views
to everyday life.

THE BUILDING

Transformative by Nature

Designed by award-winning architecture firm ODA New York, 208 Delancey artfully incorporates organic forms and elegant curves found in nature to create a sophisticated urban sanctuary. The architectural and interior designs effortlessly integrate the indoors with the outdoors. Personal and intimate by intension, the residences and amenities embody highest quality craftsmanship and exceptional attention to detail.





ROOFTOP TERRACE



THE AMENITIES

A Holistic Design

From its lushly landscaped Rooftop Terrace to its sun-drenched Resident Lounge, the building's array of indoor and outdoor amenities offers a curated series of environments as creative and forward-thinking as the exterior architecture. Designed as extensions to the residences, the amenities foster community and activity for a holistic living experience.





“As residents travel through the building, they feel an earthy sense of intimacy, with sculpted organic materials wrapping the interiors, leading from the lobby to lounge and beyond.”

Ryoko Okada, Principal and Director of Interior Architecture
ODA NEW YORK

PASSAGE TO TRANQUILITY

Inviting and alluring, a stylish staircase provides passage between the Lobby and a private landscaped Courtyard.





A PRIVATE OASIS

A serene retreat, the landscaped Courtyard is a perfect place to relax in solitude, work outside or socialize with friends and family. The Courtyard directly accesses the Resident Lounge.

A SIGNATURE SPACE

The undulating, double-height ceiling of the Resident Lounge epitomize the elevating power of creative design. Spacious, comfortable and welcoming, the Lounge directly accesses the private Courtyard.



WORK OR RELAX

An extension of the Resident Lounge, this space features a catering kitchen, dining and billiards areas, as well as a glass-enclosed Private Conference Room which can double as a private dining space.





EXERCISE IN STYLE

Featuring state-of-the-art Technogym machines, the Fitness Center opens onto a private outdoor Meditation Terrace with space for yoga and movement.



ABOVE AND BEYOND

Perched above the neighborhood, with views to the horizon, the Rooftop Terrace offers residents a stunning setting for entertaining or rejuvenating, including a fully-equipped kitchen, a fireplace and a variety of seating areas.



THE RESIDENCES

At Home with Design

Flooded with natural light from expansive windows, the modern residences present sophisticated materials and finishes with kitchens and baths whose artistic design elevates everyday living.



PENTHOUSE LIVING ROOM

INDOOR-OUTDOOR LIVING

The open plan design of the living areas is accentuated by its seamless integration with outdoor spaces, which follow the curves of the exterior architecture. A light-toned color palette complements the streams of natural light.



CUSTOM KITCHENS

Sleek and sculptural, the kitchens feature marble countertops, backsplashes and island waterfalls. The suite of high-end Miele, Gaggenau, and Bosch appliances fully integrate into the cabinetry.





PRIMARY BATHROOM

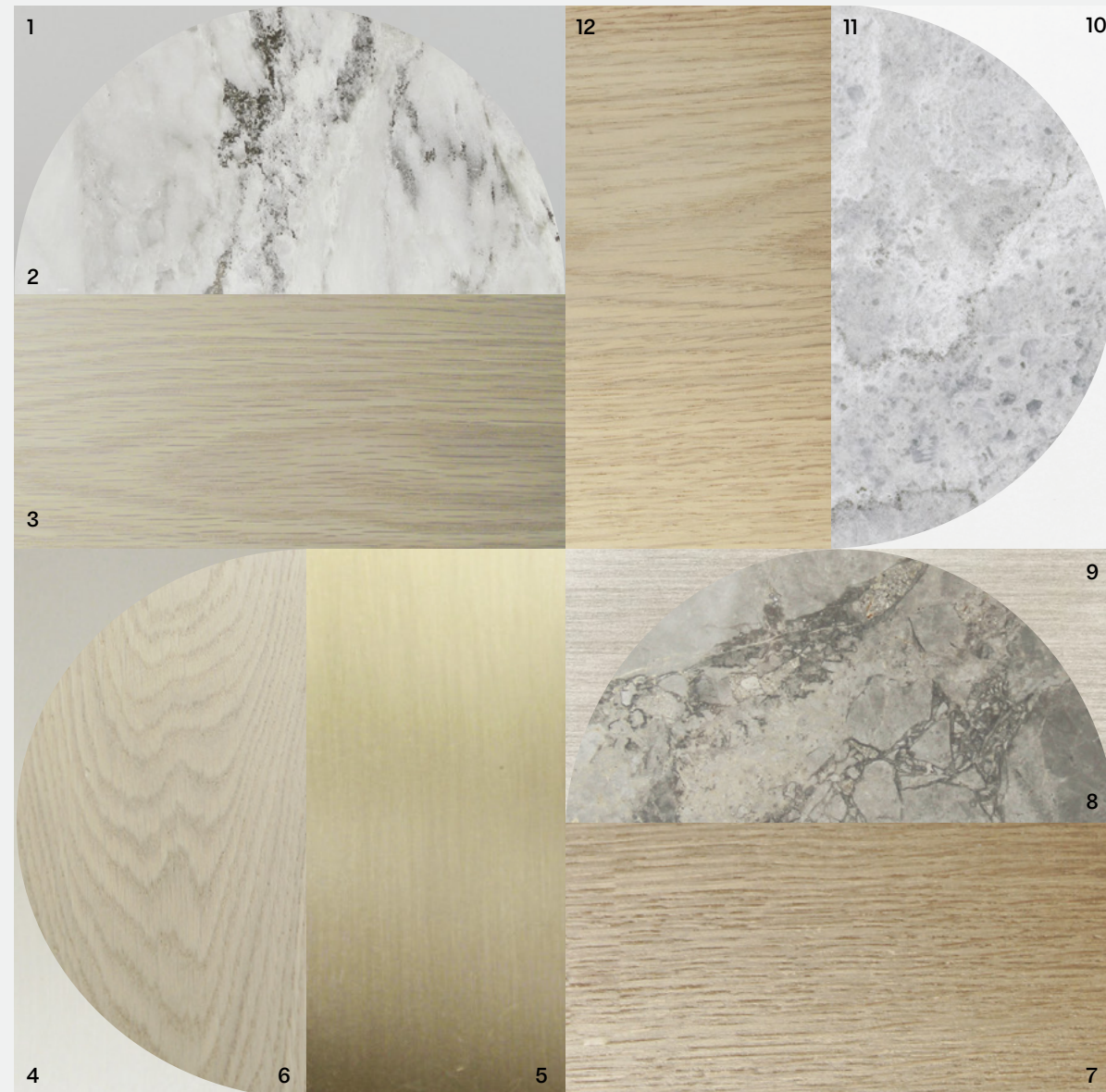
The four-fixture en suite primary baths found in two-bedroom and larger residences, offer custom built vanities, mirrors with integrated lighting, walk-in showers and radiant heated Blue De Savoie marble flooring.





SECONDARY BATHROOM

Generously sized, the secondary baths feature a custom vanity, soaking tub and radiant heated Montpelier Gris marble flooring.



A thoughtful selection of natural materials and sophisticated finishes create a palette of textures and colors that are tranquil and energizing in equal measure.

KITCHEN

1. Custom Off-White Lacquer Lower Cabinetry
2. White Jazz Marble Countertop and Backsplash
3. Custom Oak Finished Upper Cabinetry
4. Warm Beige Interior Cabinetry
5. Brass Metal Detailing

RESIDENCES

6. 8-Inch Wide European Oak Hardwood Flooring Throughout

PRIMARY BATHROOM

7. Custom Walnut Finished Vanity
8. Honed Blue De Savoie Marble Flooring and Walls
9. Waterworks Fixtures and Accessories with Matte Nickel Metal Finish

SECONDARY BATHROOM

10. Single Surface Corian Countertop
11. Custom-Patterned Honed Montpelier Gris Stone Walls
12. Custom White Oak Finished Vanity



“The streamline form of the building with the striking horizontal bands of ribbon windows take inspiration from the Bauhaus movement. The curved lines weave through the interiors creating a unique architectural statement at the gateway to Manhattan.”

Eran Chen, Founder and Executive Director
ODA NEW YORK

Team

ODA NEW YORK
ARCHITECTURE & INTERIOR DESIGN

ODA was founded in 2007 by Eran Chen AIA, Founder and Executive Director, Ryoko Okada, Principal and Director of Interior Architecture, and Christian Bailey, Principal and Project Director. Since its inception, it has quickly emerged as one of the most recognized firms of its generation, promptly establishing a reputation for delivering imaginative and mold-breaking designs. ODA challenges conventional perspectives of dwelling that will, over time, influence life in our cities. Our award-winning team of designers bring an expertise in a range of disciplines from landscape and interior design to architecture and master planning. Our team is dedicated to creating a more equitable future through good design.

COMPASS DEVELOPMENT MARKETING GROUP
EXCLUSIVE SALES & MARKETING AGENT

From project inception to building sellout, Compass Development Marketing Group collaborates with the world’s most forward-thinking developers and innovative architects through the lifespan of a project. Leveraging tenured expertise and the industry’s most powerful technological resources, the team provides strategic advice for record-breaking results. In April 2019, Compass acquired Stribling Marketing Associates, further expanding its successful portfolio and representing architecturally significant properties throughout Manhattan and Brooklyn.

PS NEW YORK
BRANDING & DESIGN

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DEVELOPER

Increasingly recognized as one of the most active and innovative developers in New York City, New Empire Corp. (“New Empire”) offers in-house expertise that spans a myriad of real estate disciplines ranging from the sourcing and analysis of target properties to zoning, capital raising, architecture and design, construction management, marketing and property management. For the past 20 + years, and with a staff of group industry professionals, New Empire has evolved into a fully vertically integrated business that has successfully renovated, built and developed over 100 mixed-use, residential, rental, condo, and hotel real estate projects, in premier locations, throughout New York City.



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DELANCEY

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