



PARAMOUNT REALTY
USA

SUBMIT OFFERS BY

November 2

Two New Luxury Condominiums

The Gramercy Gates

327 East 22nd Street, New York, NY



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Luxury Property Auctions
212.867.3333
prusa.com

COMPASS

Listing Agents
Edward Hickey
& Kelly Wang

All photos contained herein are renderings or virtually staged.

GRAMERCY GATES

Located at 327 East 22nd Street in one of Manhattan's most exciting neighborhoods, Gramercy Gates is a brand-new 7-story boutique luxury residential development built in 2021 featuring 11 contemporary style residences. Gramercy Gates was designed with an eye towards privacy, sophistication, and sustainability by cutting-edge PJAR Architects (formerly Phillip Johnson), recognized as one of the most creative and innovative architectural firms for over half a century. The building is clad in imported fine hand laid sustainable Italian porcelain stoneware by Florim, the first industrial ceramics company in the world to obtain UNI EN ISO 50001 certification. Building amenities include an elegant lobby, lounge area and bicycle storage room. Proximate to the Flatiron, Nomad, East Village, Greenwich Village and Chelsea neighborhoods, Gramercy Gates is perfectly situated in the center of New York's most acclaimed parks, restaurants, and shopping districts.

BUILDING AMENITIES

- Elegant lobby and lounge area
- Elevator
- Video virtual doorman intercom
- Pets allowed
- Superintendent
- In-unit garbage chutes
- Common roof deck



**RESIDENCE
4 B**

Previously	\$2,841,000
Reserve	\$1,800,000
B/B/L	Manhattan/928/1806
Floor	4
Size	1,345 sq. ft.
Bedrooms	2
Bathrooms	2
Taxes	\$1,963/month
Common Charges	\$687/month

**RESIDENCE
5 A**

Previously	\$2,880,000
Reserve	\$ 1,850,000
B/B/L	Manhattan/928/1807
Floor	5
Size	1,326 sq. ft.
Bedrooms	2
Bathrooms	2
Taxes	\$1,935/month
Common Charges	\$677/month



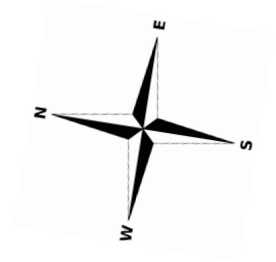


OVERVIEW

Both 4B and 5A residences are 24-foot-wide floor-through units, with 2-bedrooms, 2-bathrooms and 1,300+ square feet. Features include floor-to-ceiling windows, northern and southern exposures and a Juliet balcony. The open chef's kitchen boasts natural quartz countertops and cabinets by Shinoki. The kitchen appliances and washer-dryer are Miele, the unrivaled German appliance maker, and the kitchen and bathroom fixtures are all Grohe. The primary bathroom is a sanctuary of relaxation, featuring luxurious details and high-end finishes. The walls and floors are adorned with large matte-finished slabs by Florim of Italy, creating a sleek and modern aesthetic. The bathroom has both a shower enclosure as well as a large jacuzzi tub, providing a spa-like experience. The INAX sinks and electric toilets manufactured in Japan add a touch of elegance and sophistication.

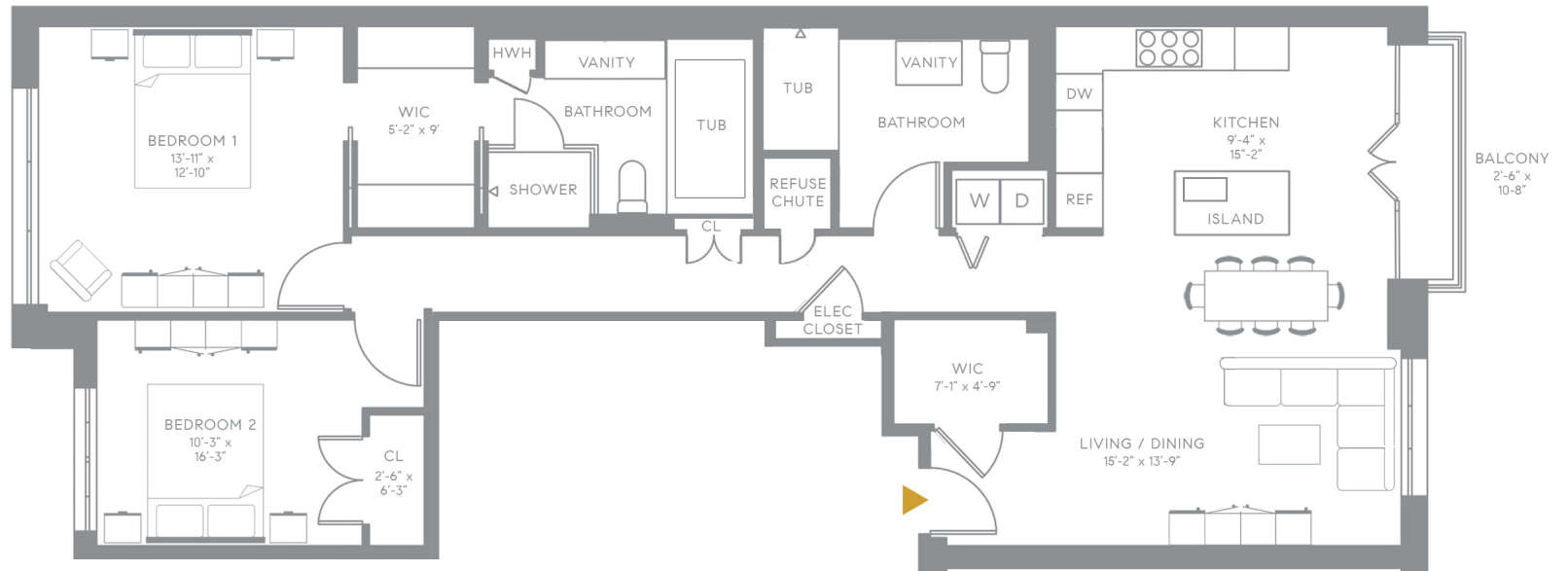
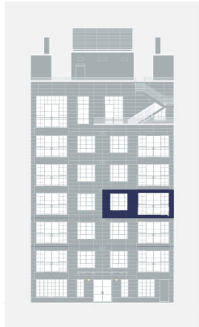
FLOOR PLAN:

Residence 4B



2 Bedroom
2 Bathroom

Interior: 1,345 sq ft / 125 m²
Juliet Balcony: 34 sf / 3 m²



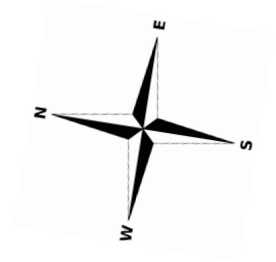
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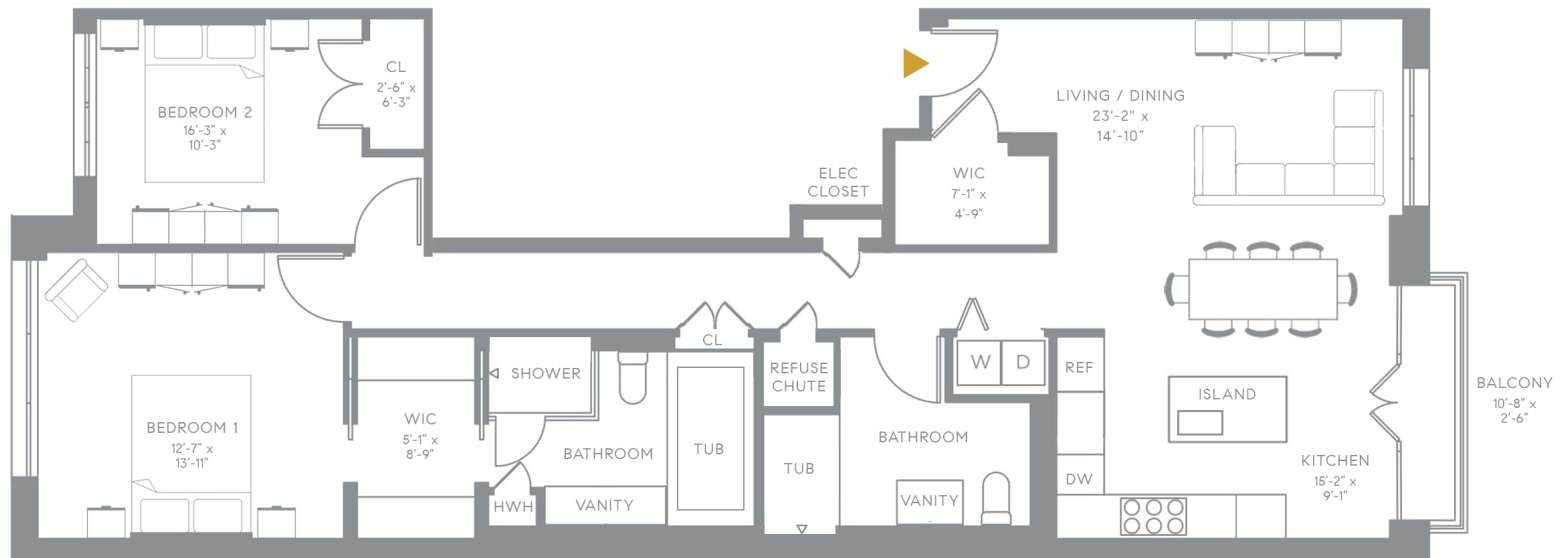
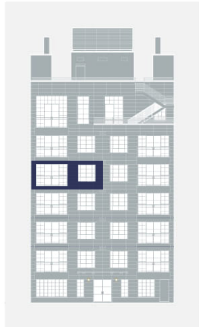
FLOOR PLAN:

Residence 5A



2 Bedroom
2 Bathroom

Interior: 1,326 sq ft / 123 m²
Juliet Balcony: 34 sf / 3 m²



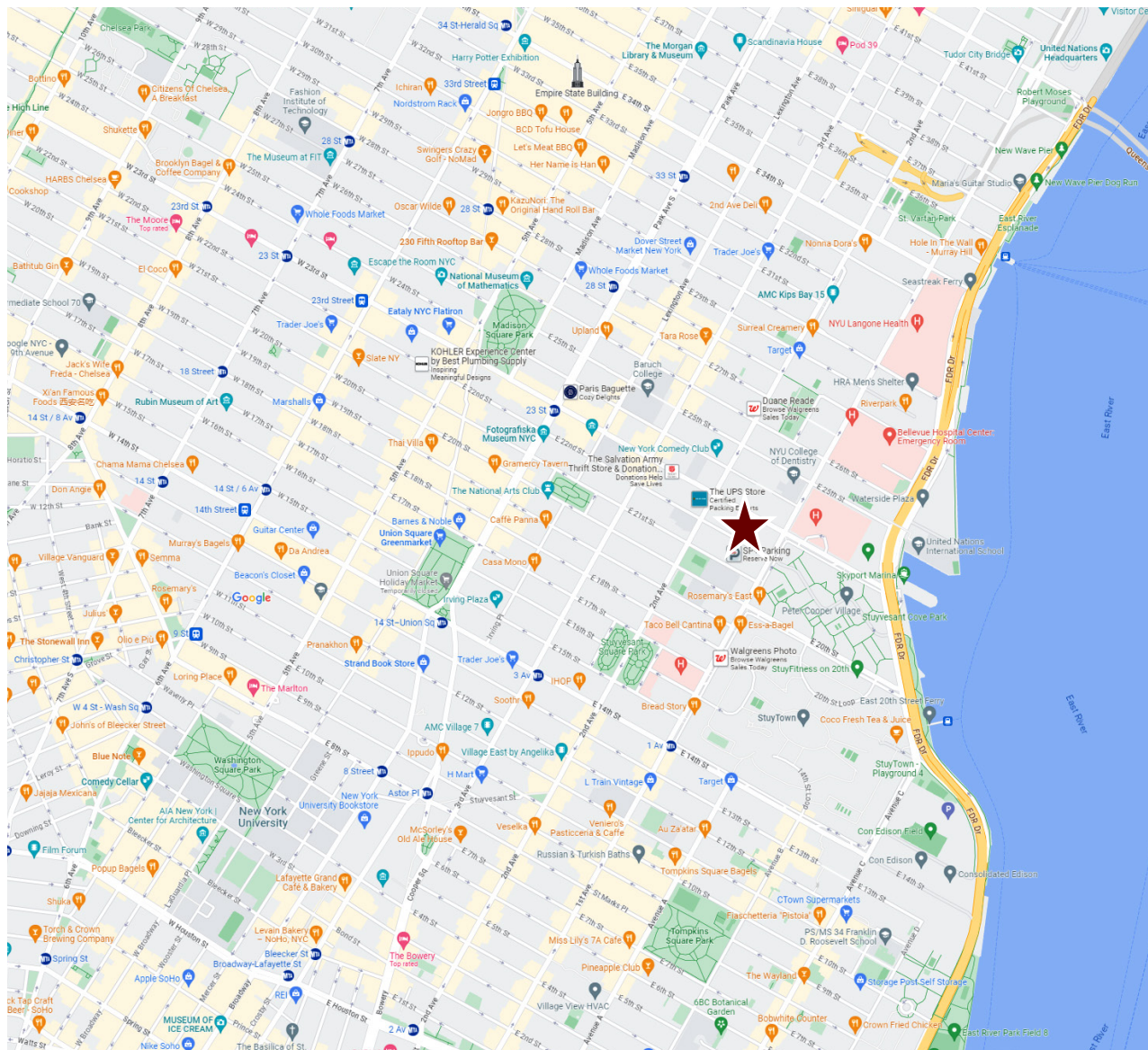
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THE AREA

Tap the map to explore the neighborhood in Google Maps.



HOW TO PARTICIPATE

1. **ACCESS Due Diligence** to view offer instructions, photos and more. Click [HERE](#) and follow instructions in Step 2, or visit [prusa.com](#).
2. **TOUR the property by appointment only.** Please email info@prusa.com to schedule a tour on:
 - Wednesday, October 4
 - Sunday, October 15
 - Sunday, October 22
3. **SUBMIT OFFER Now through Deadline: 4pm EST on Thursday, November 2.** You **MUST** submit an offer anytime between now and the Deadline by clicking [HERE](#). If you prefer to complete a Letter of Intent (LOI) in Word format, please see Due Diligence Information. The party(ies) who submit the highest and best offer must submit a signed contract of sale promptly after being notified. See Due Diligence Information for complete terms.

MUST SELL

5% Buyer's Premium. Property subject to prior sale. Submit offer at any time. All offers are encouraged.



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The listing broker for this property is Edward Hickey (unique ID number 30HI0768431) with Compass (90 Fifth Avenue, 3rd Floor, New York, NY 10011). PRUSA LLC d/b/a Paramount Realty USA, unique ID number 10491205898 ("PRUSA") is a marketing firm specializing in auctions and sealed bid strategies. Listing Broker, PRUSA, seller and their respective principals, agents, affiliates and representatives (collectively, "Seller Group") disclaim any and all liability for any inaccuracy, errors or omissions contained herein or in any material pertaining to this property. All references to square footage, dimensions and other numbers are approximate. This offering may be withdrawn, modified or canceled without notice at any time. All auctions with reserve unless explicitly stated as otherwise. Any Minimum Bid or Starting Bid reflected herein assumes an all-cash, non-contingent bid on terms provided by Seller Group and applies only to the day(s) and time(s) of an open outcry auction, which shall conclude upon PRUSA's declaration of same; Seller is not obligated to accept any offer before or after auction, including any offer at or above the Suggested Opening Bid or Minimum Bid, if any, which is not a reserve price and only a suggestion as to where bidding may begin. Any bid is subject to any Buyer's Premium indicated herein or by Seller Group, which means the Buyer's Premium percentage will be added to the winning bidder's bid price to establish the total purchase price payable by purchaser. Furniture and other personalty is excluded unless explicitly stated as otherwise herein. This is neither an offer to sell nor a solicitation to buy to residents in states where registration requirements have not been fulfilled. No representation may be relied upon. Auction subject to any terms of sale or other information provided by Listing Broker or PRUSA. Equal Housing Opportunity. The complete offering terms are in an offering plan available from Sponsor. File No. CD19-0109. Sponsor: Gramercy 1860 LLC. 515 Madison Ave. Suite #13C, New York, NY 10022





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