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LUXURY REAL ESTATE



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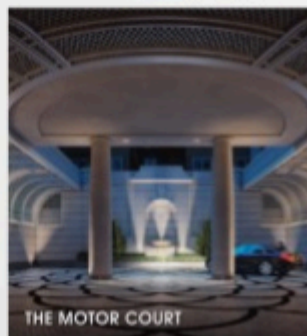
OPULENT LOBBY

GILDED AGE GLAMOUR COMES BACK TO MANHATTAN'S EAST SIDE

Corigin Real Estate Group marries luxury with historic charm on East End Avenue.

It's a dichotomy as old as America itself: old money, new money; refined luxury, glitz, and glamour. Unfortunately for the aesthetes among us, these days the staid luxury of yore is in short supply. Everywhere we look, it's nothing but glass and steel. Personally, we've always preferred that down-home sensibility to a loft in a skyscraper shaped like a satellite. So, when we first got word of a new luxury building going up on Manhattan's Upper East Side, we sighed at the thought of what would surely be yet another new shiny monument to ostentation.

You can imagine our delight to find out luxury developer Corigin has planned a 43-unit bespoke building that fuses modern luxury with an elegant prewar design sensibility, nestled in a quiet neighborhood amidst some of Manhattan's most magnificent prewar architectural masterpieces. A project like 20 East End is not only rare these days; it is unheard of. We sat down with developer Edward Baquero for a closer look at what's in store for 20 East End and got the skinny on what it takes to pull off such a high-class project in today's era of fast, cheap, and easy.



THE MOTOR COURT

Right off the bat, it was clear to us that Baquero is not your average real estate developer. We've chatted with our fair share of industry moguls, but Baquero's deep knowledge of the development process from top to bottom combined with a sophisticated design sense is a combination of which you take note. Taking us through the inspirations for 20 East End, he moved seamlessly from New



LOOKING TO VIEW SOME GREEN?

Carl Schurz Park is just steps away

York history to the architectural evolution of motor courts.

"This building is about paying respect to the way things used to be done and the way they should be done." Best way to do that? Hire the sharpest architect in the game, bar none. Enter Robert A.M. Stern Architects. Robert Stern has a well-deserved reputation as a modern traditionalist. He is the creative genius behind a slew of contemporary classics, including his critically acclaimed 15 Central Park West. "Stern was the perfect partner because he is such an academic," Baquero said. Literally. As the current Dean of Yale's Architecture School, he has a full staff of architectural historians at his fingertips. We weren't surprised when Baquero told us that for 20 East End, "less mass-produced, more hand-crafted," is the motto.

The property oozes attention to detail, extending from the 43 units decked out with the finest finishes, to the magnificent common spaces: the wine cellar and lounge, library, and magnificent lobby, to name just a few. "The design work alone took 18 months," said Baquero. "Multiple meetings a week. We just kept ironing out those details."

The amenities are modern with a touch of Gatsby. Take the library and its Stern-curated collection of the most important Manhattan history tomes. Not a bookworm? The elegant wood-paneled reading room is so adorned that you may just become one. Otherwise, you'll probably find yourself spending more time in the state-of-the-art spa and fitness center or the ornate

wine cellar and lounge. Back from a fabulous night out? Returning residents will disembark off-street in the delicious private motor court, one of only a handful in the city.

"We wanted to design the common spaces in ways that extend your home," Baquero said. "We want residents to think of 20 East End as not only their home but also their own private club."

But the real genius of 20 East End is that it hews to the style and sensibility of Manhattan's prewar masterpieces while providing the full range of modern luxury amenities and finishes. "I guarantee you that this is the most modern building in the city," said Baquero. Gilded Age class and refinement with 2015 amenities? We'll take it.



PARTICULARS 20 EAST END AVENUE

- PLACE** 📍 Upper East Side
- PROPERTY** 🏠 43 Residences
- PLANS** 📏 1,900 - 6,300 square feet
- PRICE** 💰 \$4.5 million - \$35 million
- PERIOD** 📅 June 2016
- PERKS** ➕ Fitness facilities with separate yoga and boxing studios, spa with treatment room and sauna, wine cellar and tasting room, porte cochère with motor court, billiard and card room, library, junior lounge

20 EAST END AVENUE