



# Christies Estates

Property Specialists

## SHEFFIELD 57, Manhattan, New York, USA



# sheffield57

## Newly envisioned condominium residences

Just steps from Central Park at Columbus Circle, Sheffield57 is located at the nexus of culture, commerce, fine dining and luxury retailing. The 58 - story tower offers a sophisticated array of personal services, a wealth of amenities and superlative design to accommodate those seeking the ultimate living experience in Manhattan.

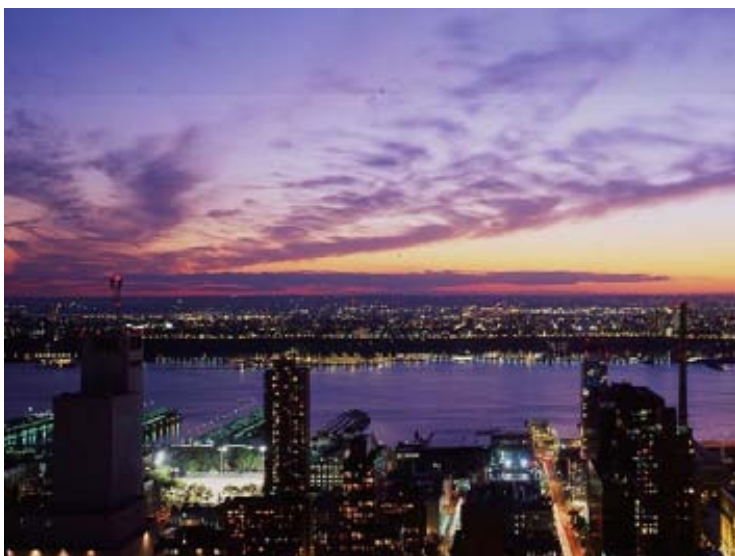
Residences offer the grandeur of dramatic city or Central Park views and cascades of light. Sheffield57 is front and centre in New York's most prestigious and dynamic neighbourhood, convenient for both business and pleasure.



**North West View**



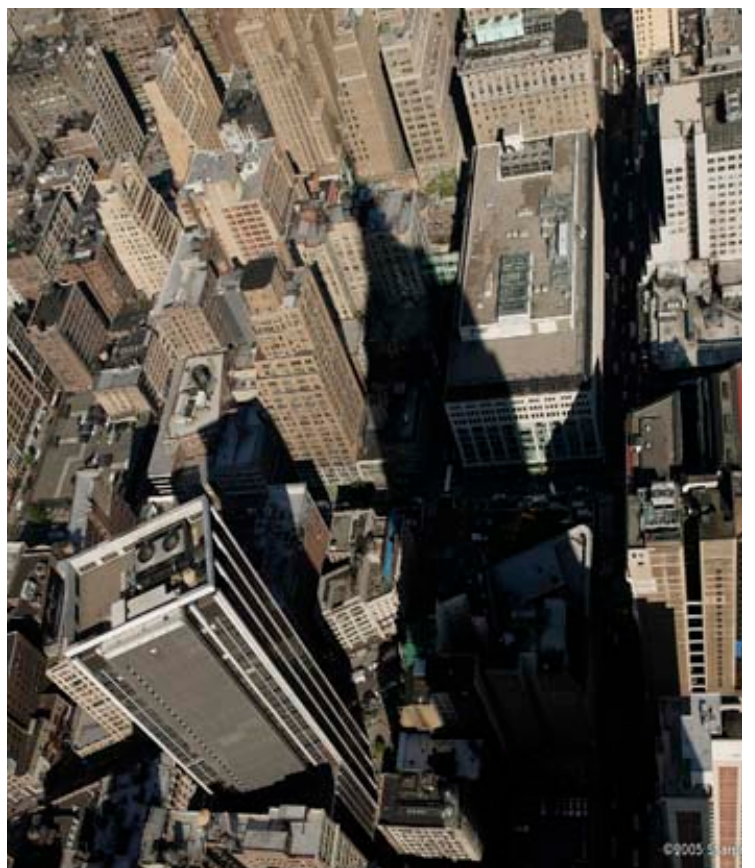
**North East View**



**West View**



**South View**



## Newly reconfigured

The redesigned plaza features a magnificent landscaped sculpture garden and natural granite paving zones, creating an intimate and tranquil environment ideal for walking and relaxation.

The plaza design incorporates a variety of lighting techniques to enhance the richness of the landscape aesthetic, showcase architectural elements and uniformly illuminate walkways for increased safety and security.

The private cobblestone driveway extends through the block from West 57<sup>th</sup> Street to West 56<sup>th</sup> Street, offering residents a related and civilised drop off, with direct access to the front door entry.



## **Building Amenities**

The recent expansion and dramatic reconstruction of the lobby by the acclaimed architectural design firm Moed de Armas & Shannon has transformed the lobby into a modernist glass jewel that features Italian granite and travertine flooring combined with an elegant coffered sycamore wood ceiling and new wood - paneled elevators.

Three exterior walls composed of floor-to-ceiling glass maximise the lobby's transparency, bringing in abundant natural light and embracing the atmosphere of the new landscaped plaza.



## Club 57 on 57

Two full floors of residents' amenities comprise the 57<sup>th</sup> and 58<sup>th</sup> floors of Sheffield57, bringing unparalleled services and views to those discerning people who choose to make Sheffield57 their home.

### 57<sup>th</sup> FLOOR:

- Private Concierge
- Screening Room
- Children's Play Area
- Private Residents' Restaurant
- Full Service Kitchen
- Private Residents' Lounge
- Breakfast Service
- Cocktail Service

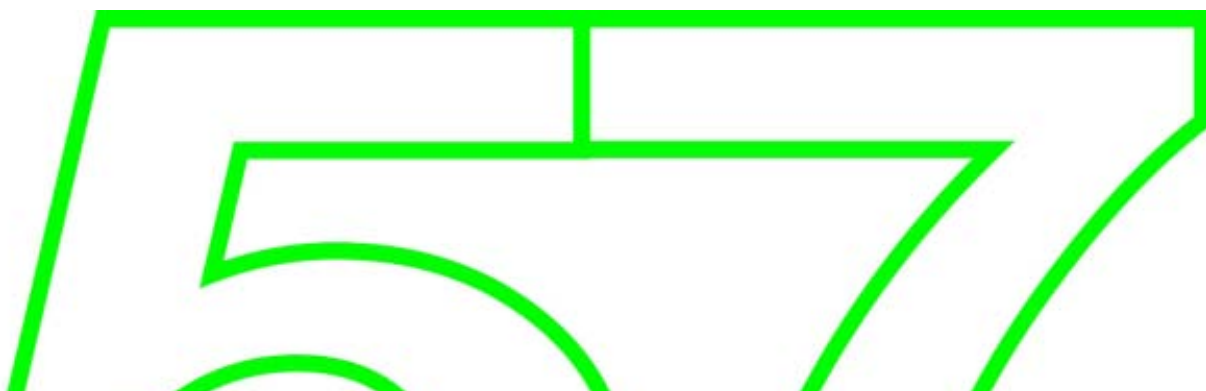
### 58<sup>th</sup> FLOOR:

- Open Air Pool
- Poolside Sun Terrace Facing South
- Dedicated Weight Training Area
- Dedicated Aerobic Machine Area
- Yoga & Pilates Studio
- Personalised Training Program
- Massage Rooms
- Spa & Locker Rooms
- Sauna & Steam Rooms



## View From SPA & Health Club

Located on the entire 58<sup>th</sup> floor, the full-service health club and spa features a newly redesigned indoor swimming pool, that becomes "open air" during the warmer months and offers panoramic Manhattan views to the south, east and west; an outdoor sun terrace that faces south; dedicated Pilates and yoga studio; dedicated weightlifting stations; dedicated area filled with state-of-the-art aerobic exercise machines; massage rooms, as well as his and her spa facilities, lounges and locker rooms, and on-site personal trainers.



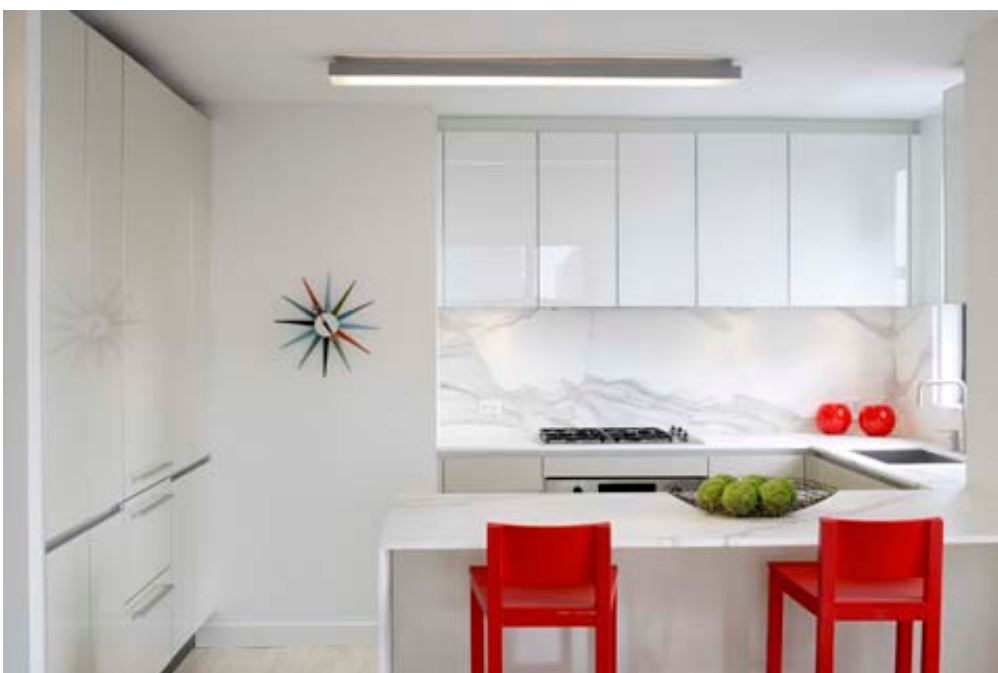
## Residence Features

Newly reconfigured floor plans and interiors designed by Cetra/Ruddy Architects, create a stunning portfolio of new residential options for urban living, from generous studios of almost 600 square feet to one bedroom homes - many with separate home office - of over 1,100 square feet, as well as two bedroom, two and 1/2 bath apartments to spaciouly sized three-bedroom, three bath residences boasting 1,700 square feet, and ultimately to larger four bedroom apartments comprising over 2,000 square feet.

A completely new infrastructure marries modern design, and modern technology, including wi-fi internet access available building-wide, Italian designed Tre Piu doors and new plumbing and electrical risers throughout the building.

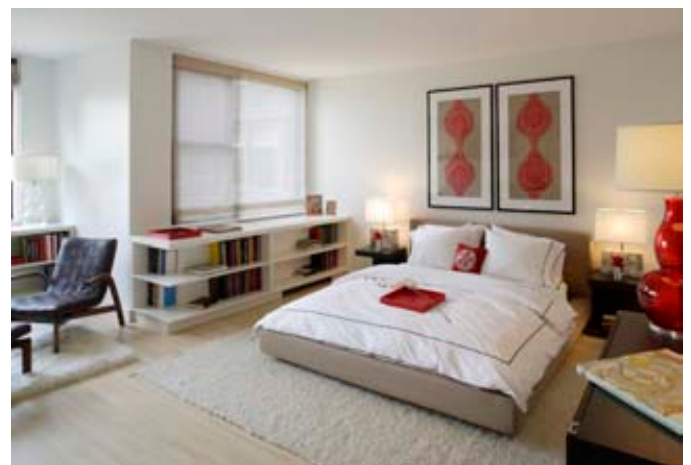
## Varenna Kitchen

- Solid Plank Nordic Ash Floors
- Poliform Cabinetry With Glass Upper Cabinets
- Fully Integrated Appliances
- Sub-zero Refridgerator
- Miele Dishwasher
- Bosch Cooktop Oven
- Custom-Designed Light Features
- Calacutta Gold Marble Countertops and Backsplash



## Bathroom

Master Bathroom	Satin-Finish Etched Glass Cabinetry Glass Shower Door Cloud White Matte Ceramic Tile Walls Honed Travertine Floors, Walls & Countertops Custom-designed Watermark Satin Stainless Steel Fixtures
Second Bathroom	English Sycamore Natural Satin-Finish Cabinets Calacatta Marble Floors & Vanity Counter Custom-designed Watermark Satin Stainless Steel Fixtures Cloud White Tiles with Hairline Joints
Powder Rooms	Habitus Blanco Ceta Matte Ceramic Walls Stone Source Manhattan Calacatta Marble Floors Stone Source Manhattan Calacatta Marble Vanity Countertops Custom-designed Stainless Steel Fixtures



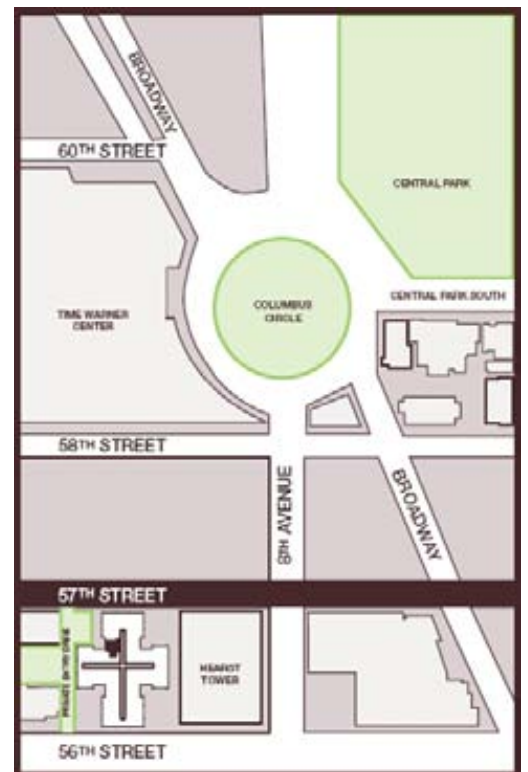
## Sheffield57 Condominiums

### Selection of studios, 2 & 3 bed condominiums

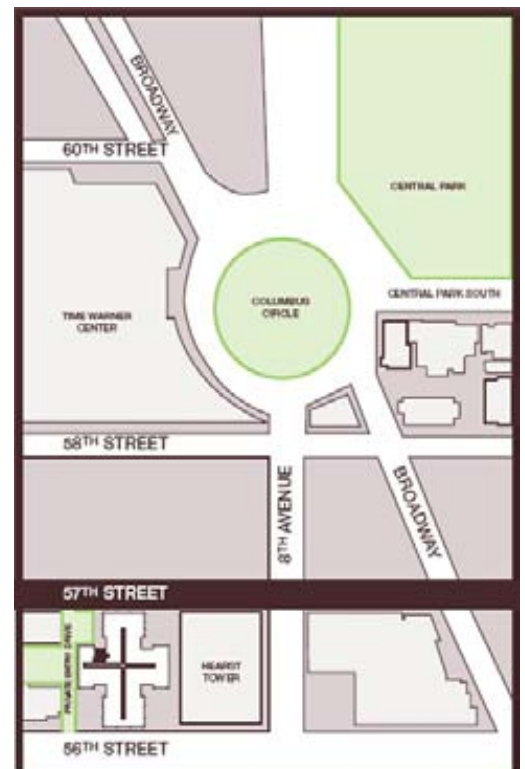
Unit Number	Beds/Baths	Aspect	Offering price \$'s	Sqft	Estimated Monthly Rent Amount	Monthly Carrying costs			Net Euro Price @ 1.46
						Community Charges	Real Estate taxes	Total Carrying Costs	
<b>Studios</b>									
28L	ST/1B	North	\$800,000	566	\$3,500	\$322	\$473	\$795	€547,945
26P	ST/1B	South	\$815,000	580	\$3,500	\$302	\$443	\$745	€558,219
26D	ST/1B	East	\$795,000	583	\$3,200	\$303	\$445	\$748	€544,520
27D	ST/1B	East	\$800,000	583	\$3,200	\$303	\$445	\$748	€547,945
24E	ST/1B	West	\$850,000	600	\$3,500	\$312	\$458	\$770	€582,192
26V	ST/1B	West	\$870,000	615	\$3,500	\$320	\$469	\$789	€595,890
27V	ST/1B	West	\$875,000	615	\$3,500	\$320	\$469	\$789	€599,315
<b>Two Bed Condo's</b>									
29K1	2BR/2B	East	\$1,875,000	1,196	\$8,200	\$990	\$1,056	\$2,046	€1,284,247
31F1	2BR/2B	West	\$1,845,000	1,168	\$8,500	\$702	\$1,031	\$1,733	€1,263,699
<b>Three Bed Condo's</b>									
30S1	3BR/2B	South/East	\$2,595,000	1,599	\$12,000	\$961	\$1,411	\$2,372	€1,777,397

Rental income is estimated at between \$70 & \$85 per square foot per annum.

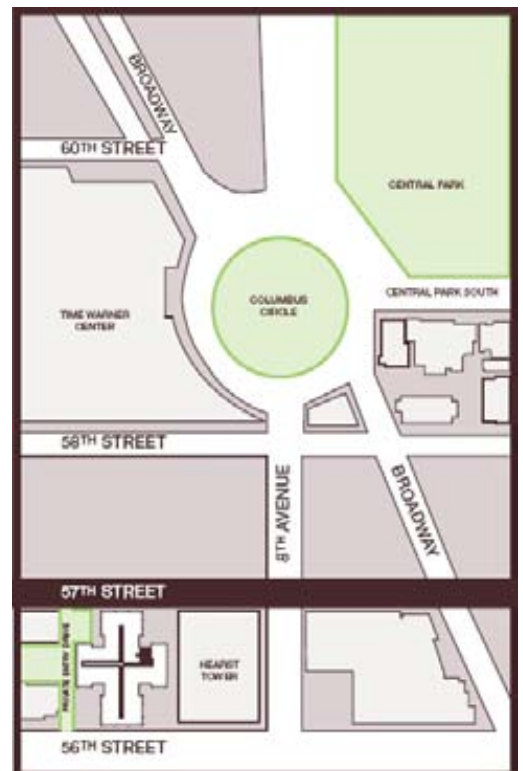
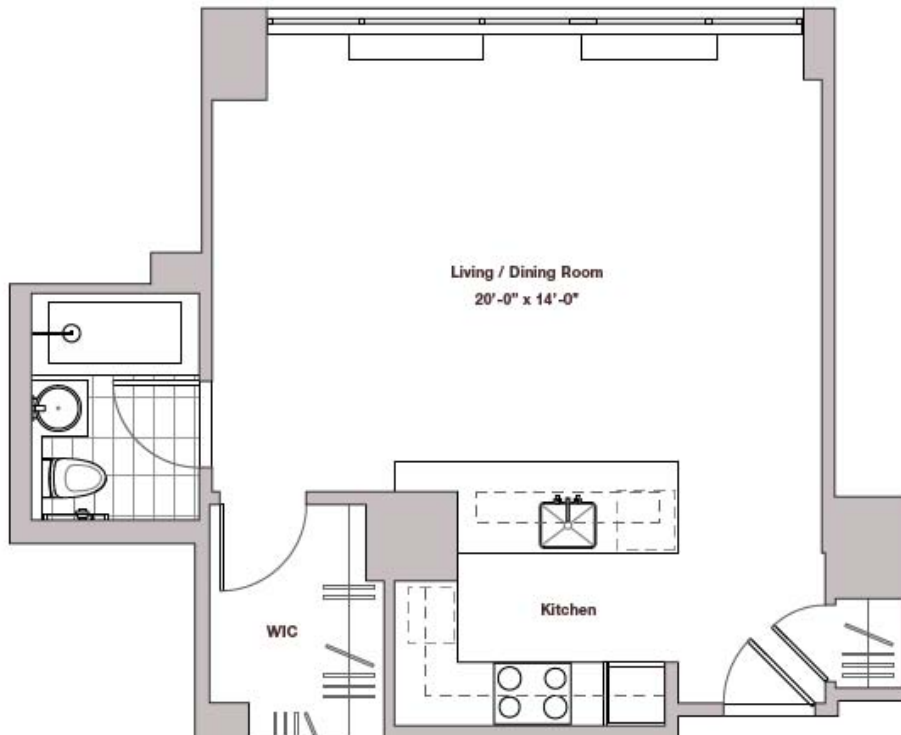
# Residence E Junior 1 Bedroom – 600 SF



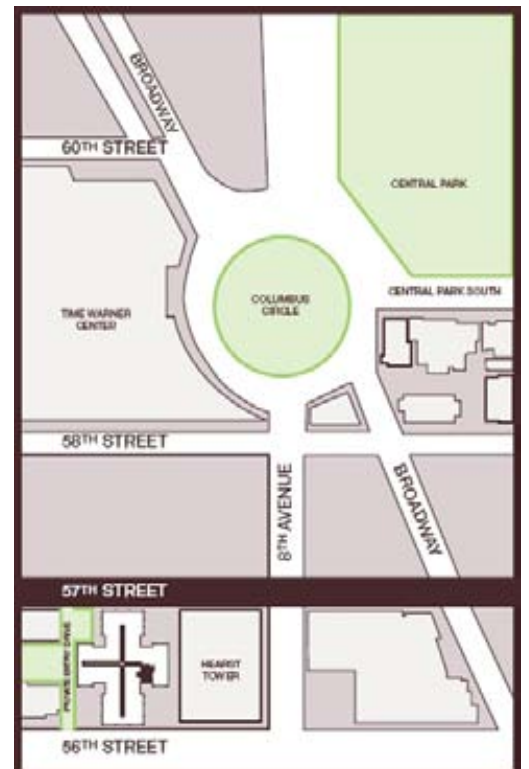
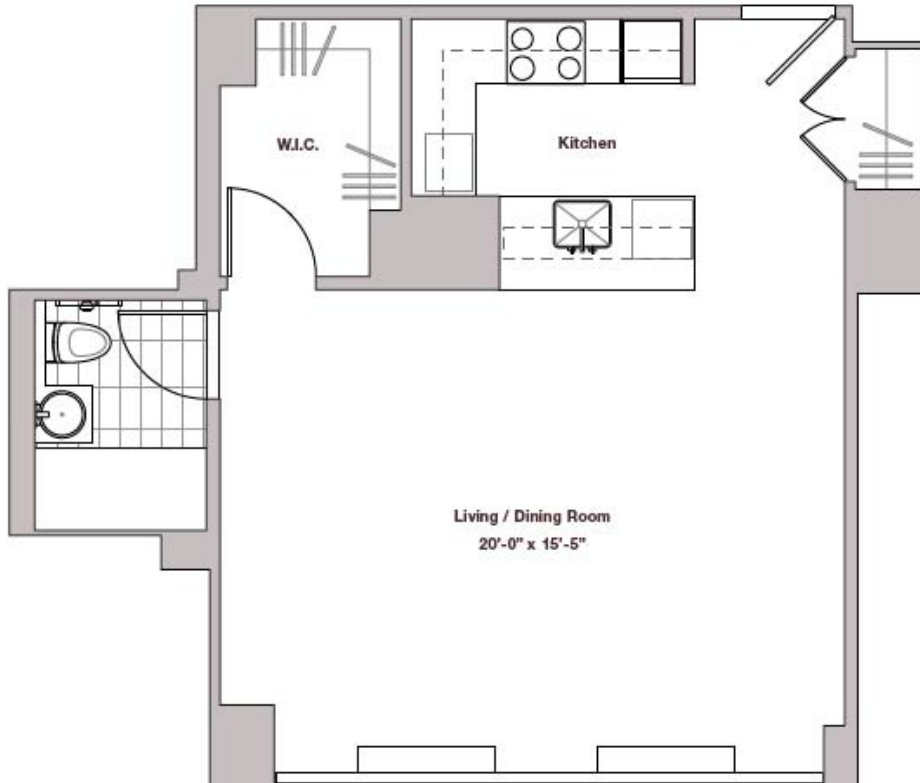
**Residence D Studio – 583 SF**



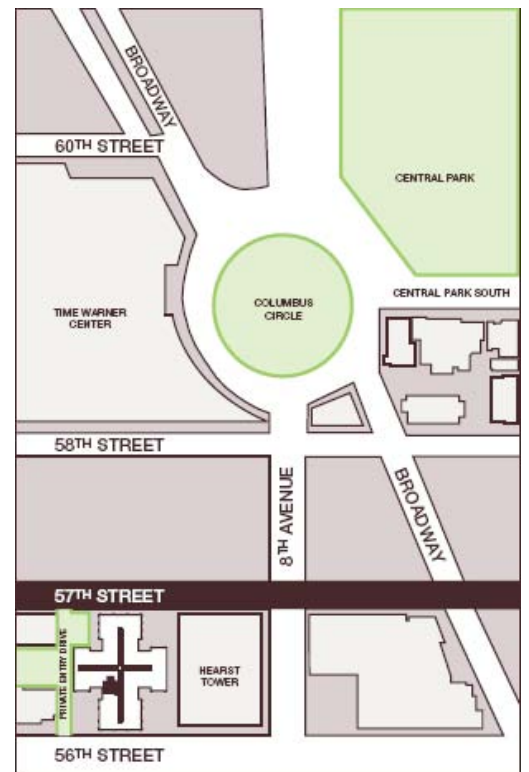
# Residence L Studio – 566 SF



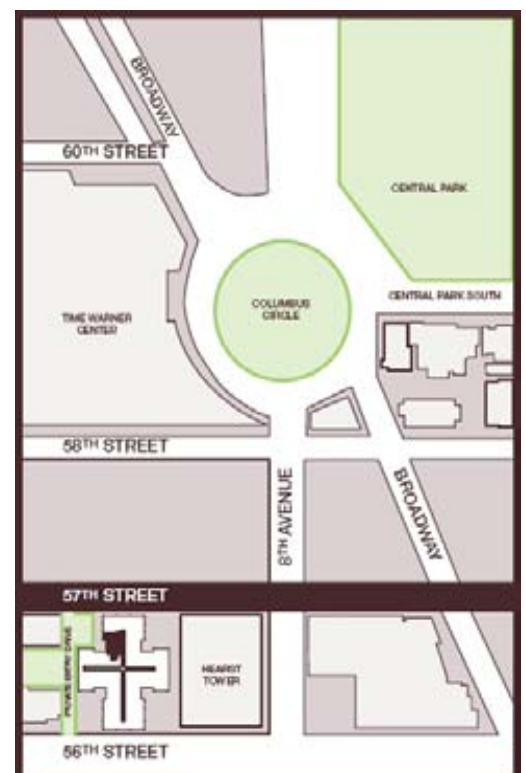
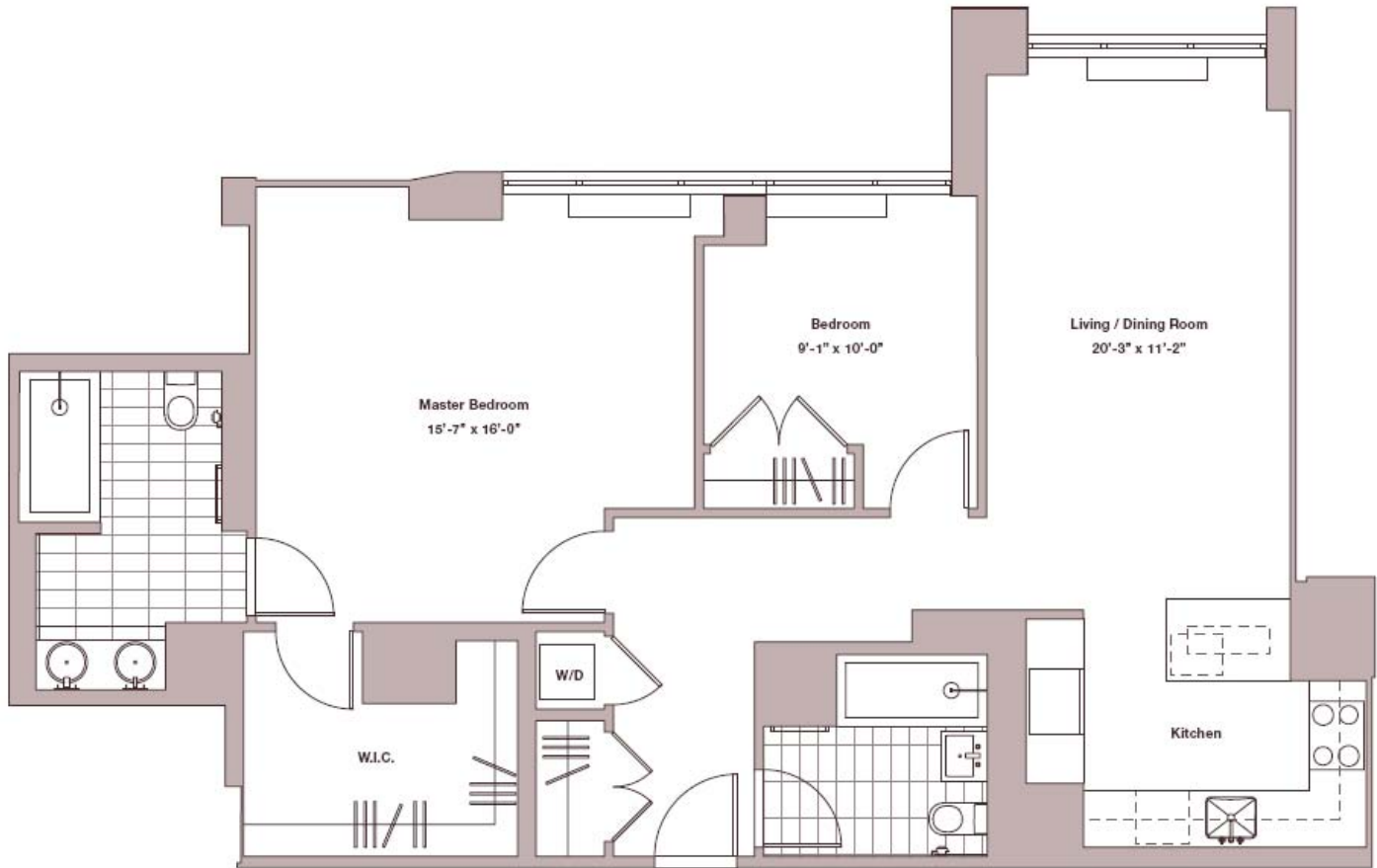
# Residence P Studio – 580 SF



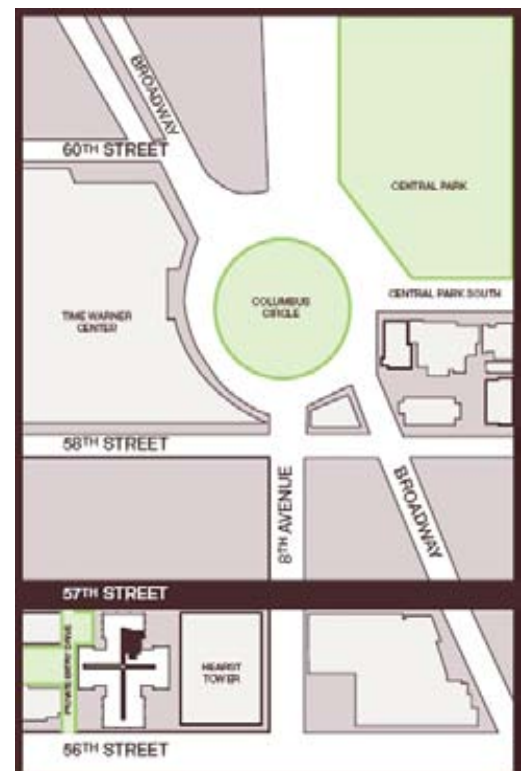
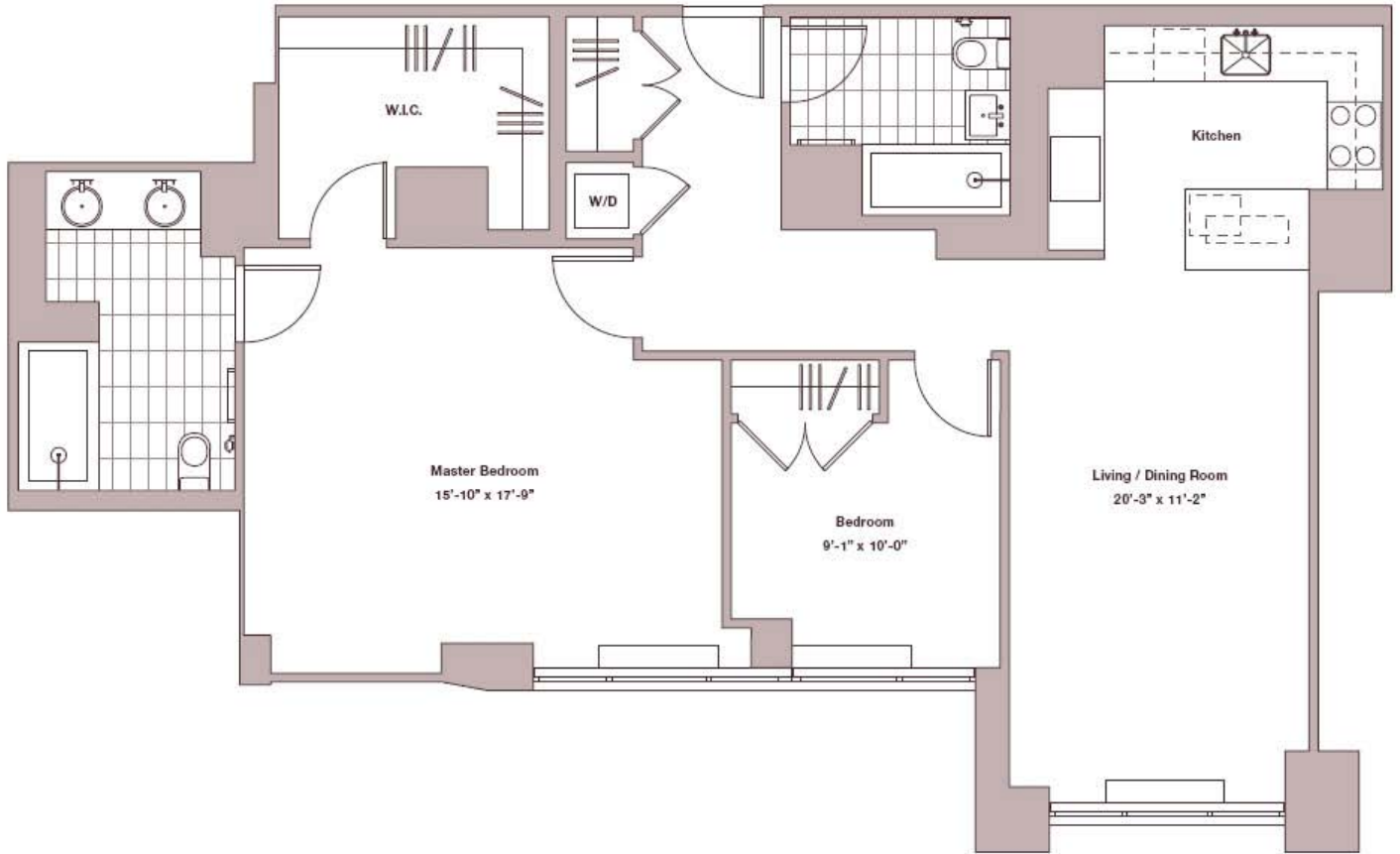
## Residence V Junior 1 Bedroom – 615 SF



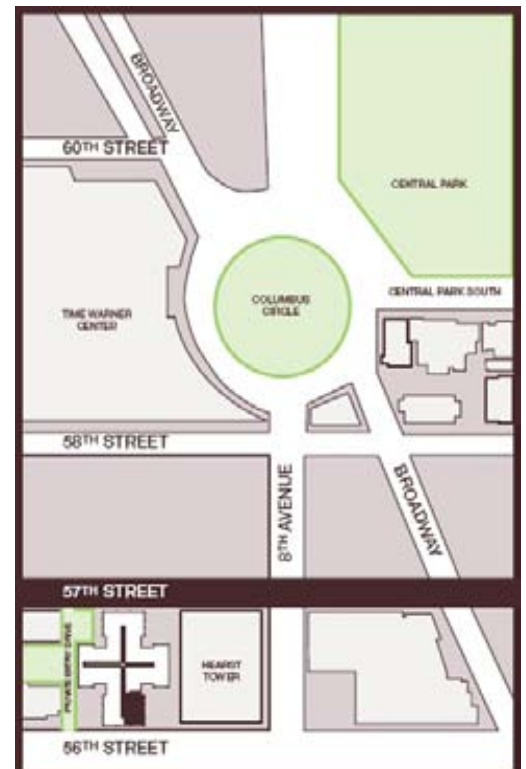
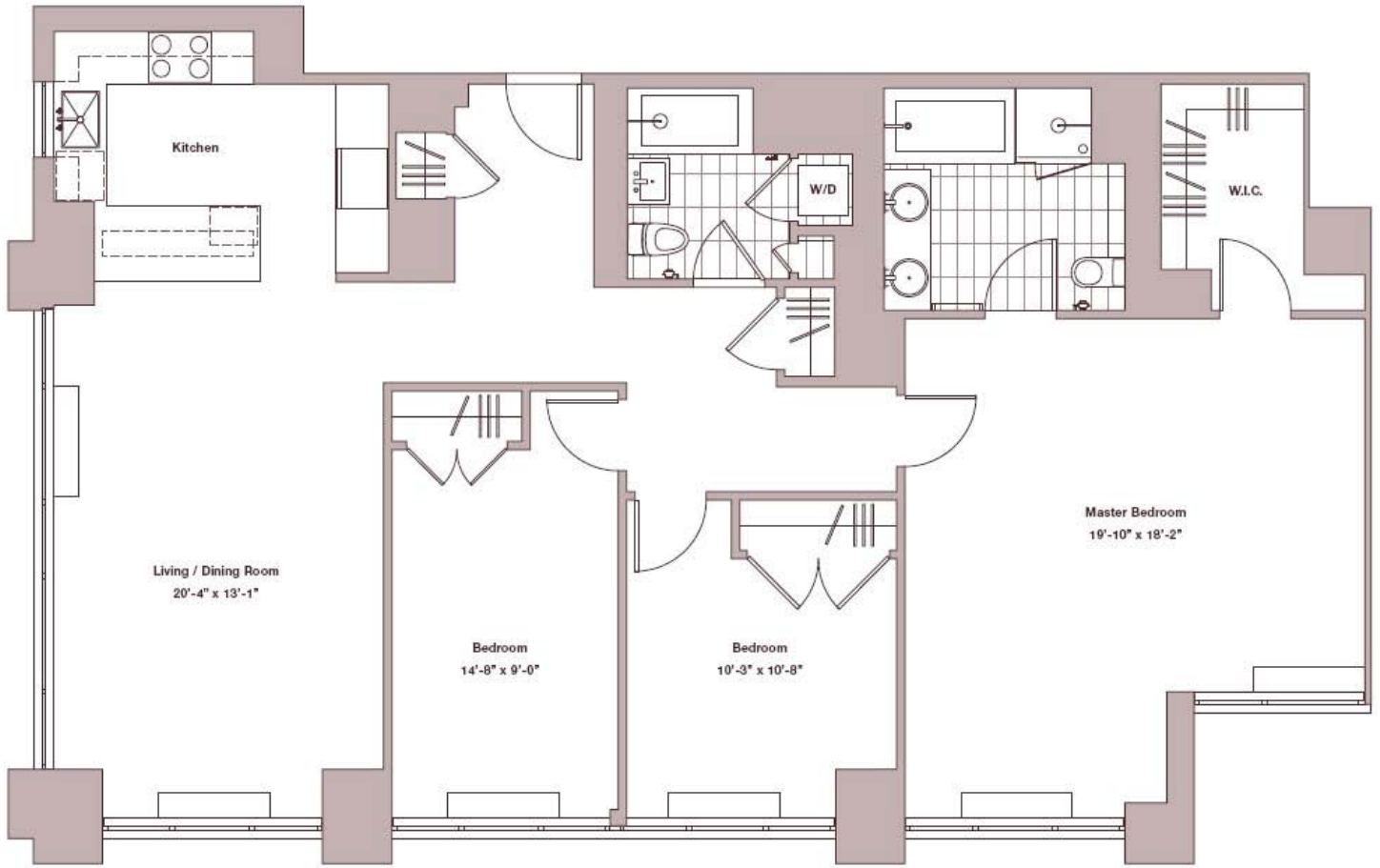
**Residence F1** 2 Bedrooms – 1,168 SF



**Residence K1** 2 Bedrooms – 1,196 SF



**Residence S1** 3 Bedrooms – 1,599 SF



For further informations on this property and other investment opportunities please contact

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or alternatively contact Christies office  
on (01) 667 0099 to arrange a general property investment consultation.  
or e-mail [sales@christiesestates.com](mailto:sales@christiesestates.com)

**Christies have a range of property investment opportunities  
in the UK, USA, Poland & Hungary**

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2. All descriptions, dimensions, financial models, references to conditions and any necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but none is warranted and any intending purchaser should not rely thereon and must satisfy themselves by inspection or otherwise as to the correctness of each.



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