

Seventy-one luxury studio
to four bedroom condominiums
with over six thousand square
feet of amenities.

PROJECT ARCHITECT

Issac | Stern

DESIGN ARCHITECT

Lemay + Escobar



Building Features and Amenities

A new Harlem condominium with a dramatic cantilevered design highlighted by a façade of horizontal zinc- and rust-colored bands.

24/7 attended lobby with lounge-style seating area.

Glass-covered private garden walkway.

Residents' rooftop lounge with park and city views, equipped with barbecue.

Communal residents' lounge with kitchen and seating area with direct access to the terrace.

3,500 sq. ft. landscaped residents' terrace on the third floor.

High-tech fitness center with Peloton® bikes, free weights, punching bag and stretching area.

Live-in building superintendent.

Children's playroom.

Pet spa.

ADDITIONAL FEATURES

Bicycle Storage

Package Storage

Resident Storage for Purchase

Residences

Oversized industrial-inspired windows illuminate the spacious apartment which feature sleek finishes and incredible interior spaces.

6" wide European white oak floors throughout each residence.

High-efficiency window and curtain walls with low-e coating for UV protection and sound attenuating glazing.

Industrial-inspired, oversized floor to ceiling windows.

High performance, energy-saving, multi-zone heating and cooling system.

Separate in-unit laundry closet with Miele washer and dryer.

Pre-wiring for cable, telephone and data.

USB charging sockets in select locations.

Power outlets and modern, wall-mounted light fittings in all outdoor spaces.*

Private rooftop cabanas equipped with gas BBQ and sink.*

Exposed diagonal beams encased in finished concrete.*

Kitchen Finishes

Silky Noce Moro and Pearl Gray cabinets with delicate finger-pulls crafted by renowned Italian kitchen designers are of the highest standard and elegant design.

Italian-crafted kitchens by Cesar with custom millwork and an open plan.

Kohler kitchen faucet with pull-down spout and magnetic docking spray head in a matte black finish.

Noce Moro and Pearl Gray cabinets with finger pull grooves.

Cesar drawer accessories with soft close drawer, accessory divider and rubber mats.

Seamless waterfall edges, countertop and backsplash in luxurious Calacatta quartz.

Energy-efficient LED task lighting creates ambience and illuminates work surfaces.

Kitchen Appliances

Modern integrated Miele appliance package that make these kitchens a chef's delight.

Miele fridge-freezer combination maximizes kitchen cold storage space:
24" Miele fridge/freezer for studios.
30" Miele fridge/freezer for 1 bedrooms.
30"-36" Miele fridge/freezer for 2-4 bedrooms.

Miele gas cooktop in a stylish stainless steel finish:
24" Miele gas cooktop for studios.
30" Miele gas cooktop for 1-2 bedrooms.
36" Miele cooktop for 2-4 bedrooms.

Energy-efficient, Miele convection oven:
24" Miele convection oven for studios.
30" Miele convection oven for 1-4 bedrooms.

Breville microwave concealed in Italian-crafted millwork.*

15" Summit wine fridge keeps wine chilled to the perfect temperature.*

Elegant rectangular undermounted Kohler sink.

Garbage disposal.

Bathrooms

Matte black fixtures and accessories bring a level of sophistication and drama to the timeless design of the bathrooms, replete with natural stone and luxurious finishes.

MASTER BATHROOM

Chevron stone floor with large format Calacatta on the walls and in the shower/bath.*

Kohler 8" Purist rainwater showerhead, and handheld shower wand.*

Pure White Caesarstone niche.

Kohler white undermounted rectangular bathroom sink set into a polished Pure White Caesarstone countertop.

Vanity millwork handcrafted in a fine velvet finish by Cesar.

Medicine cabinet with integrated outlet.

Kohler soaking tub.*

Towel rail, toilet roll holder and robe hooks from the Purist range by Kohler.

Toto toilet.

SECONDARY BATHROOM

Mosaic natural stone floor tiles in a mixed honed, polished and sandblasted finish.

Bianco Dolomite stone wall tile in a natural finish behind the vanity.

Pure White Caesarstone niche.

Kohler white undermounted rectangular bathroom sink set into a polished Pure White Caesarstone countertop.

Vanity millwork handcrafted in a fine velvet finish by Cesar.

Medicine cabinet with integrated outlet and lights.

Kohler soaking tub.*

Towel rail, toilet roll holder and robe hooks from the Purist range by Kohler.

Toto toilet.

POWDER BATHROOM

Grey square mosaic natural stone tiles with a polished, shimmer finish on feature wall behind vanity.

Clear wall-mounted mirror over the vanity.

Kohler white undermounted rectangular bathroom sink set into a polished Pure White Caesarstone countertop.

Vanity millwork handcrafted in a textured finish by Cesar.

Chime mini pendant light in a black finish.

Towel rail and toilet roll holder from the Purist range by Kohler.

Toto toilet.

SALES GALLERY

2298 Frederick Douglass Blvd
New York, NY 10027

elevenhancock.com
hello@elevenhancock.com
212 319 2811

BUILDING ADDRESS

11 Hancock Place
New York, NY 10027

DEVELOPER

Nortco Development

EXCLUSIVE SALES & MARKETING

Halstead Development Marketing
Krantz+Krantz

* Select apartments. Refer to floor plan.