
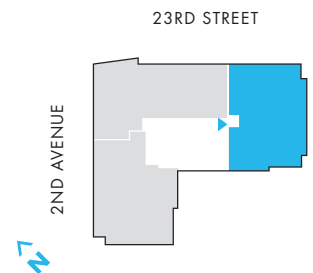


## PENTHOUSE A

 <b>300 EAST 23RD STREET</b>	 <p>2 Bedrooms / 2 Bathrooms 2 Balconies</p>	<p>INTERIOR 1,221 SF</p>
		<p>EXTERIOR 193 SF</p>



Sponsor: MUS 23 LLC, 845 UN Plaza, Suite 80c, New York, NY 10017. Property address: 300 East 23rd Street, New York, NY 10010. This is an offer to New York State residents only. The complete offering terms are in an offering plan available from Sponsor. File No. CD08-0187.

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 Prudential DouglasElliman

# FEATURES:

## SERVICES & AMENITIES

**Lobby** Full service building with Concierge and Doorman • Lobby Lounge with soaring 25' ceilings

**Tempo Fitness** Gym designed and outfitted by Gym Source including: full circuit of weight training machines, free weight area, and cardio equipment with built-in televisions • Changing room with shower • Massage treatment room • Indoor/outdoor spa lounge with sauna

**Cine Tempo** A 2,000 square foot outdoor garden with screening area for films  
**Library / Lounge** Cozy nook for reading or hanging out

**Up Tempo** A 3,300 square foot outdoor entertainment sky lounge with panoramic views • Outdoor kitchen with grill and seating area • Grass lounging beds

**Storage** Individual storage units • Bicycle room

ARCHITECTURE by Kutnicki Bernstein Architects PLLC

INTERIORS by D'Apostrophe Design Inc

## RESIDENCES

Floor-to-ceiling windows • 10' ceilings • Smart wired with Vertilinc • Monitored individual security system by Unitone • Black Marabou wood 5" wide wood • Bosch washer and dryer • 8' solid wood doors

## KITCHENS

Custom-designed lacquer cabinetry by Gruppo Italia • SMC stone counter-top and back-splash • Sub-Zero fully-integrated refrigerators • Bosch fully-integrated dishwashers • Bosch built-in stainless steel gas cook-top and oven • Sharp stainless steel microwave

## BATHROOMS

### 1-Bedroom Residences

Bathroom Features: Terrazzo wall and floor • Glacier glass tile accent wall Custom-designed high-gloss vanity with over-counter mounted sink • Zuma tub

### 2-Bedroom Residences

Master bathroom features: Terrazzo wall and floor • Glacier glass tile accent wall Custom-designed high-gloss vanity with Cosmic sink • Oversized walk-in shower Second bathroom features: SMC stone floors • Mosaic wall tile • Zuma tub

**Powder Room** High-gloss lacquer vanity with stainless steel integrated sink • SMC stone floor tile • Lava stone accent wall

TEMPO  
300 EAST 23RD STREET

## PROJECT TEAM

Menolly Group • Prudential Douglas Elliman DEVELOPMENTS

Kutnicki Bernstein Architects PLLC • D'Apostrophe Design Inc • Chillingworth/Radding Inc



tempo300.com



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