22

CENTRAL PARK SOUTH

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Central Park South is one of the great boulevards of Manhattan, anchoring the southern edge of Frederick Law Olmsted's 1873 masterpiece of urban landscape design. Here, at the heart of the city—where fashion, art, commerce, theater, history and nature intersect—this landmarked pre-war condominium rises gracefully from its distinguished parkside setting. The six floor-through residences and dazzling duplex penthouse exude quiet luxury and a rare sense of privacy, technologically enhanced by a customized Crestron home automation system.

THE VIEW

The floor-to-ceiling windows in the Great Rooms of 22 Central Park South frame majestic vistas of Central Park as far as the eye can see. The scene transforms dramatically as the seasons change, providing a movable feast of form, color, light and texture. Iconic New York buildings to the east and west appear like architectural guardians, as if watching over the treasures of Central Park.

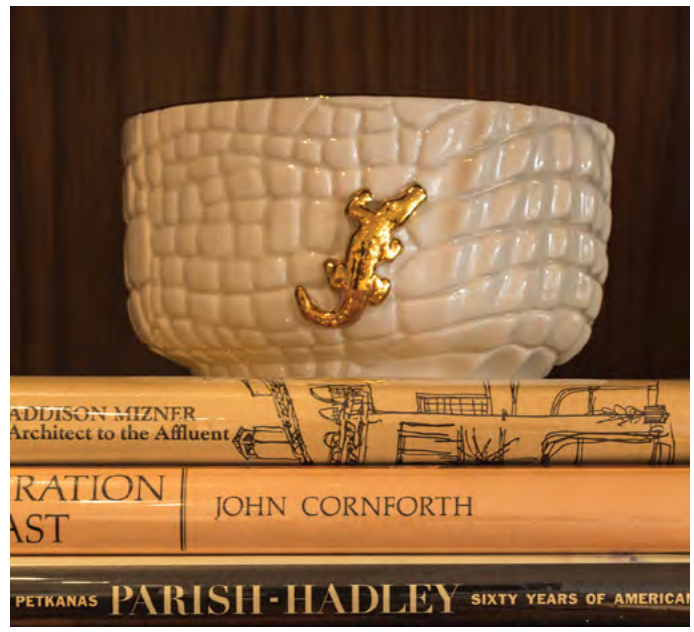
THE LOBBY

An elegant glass and wrought iron door punctuates the restrained limestone façade of 22 Central Park South, granting discreet access to the residences and penthouse. Amidst the understated grandeur of a hand-laid marble mosaic floor and a stunning chandelier, residents and their guests are warmly welcomed by the concierge before ascending to one of only seven beautifully conceived and executed condominium homes.

THE GREAT ROOM

Honoring the design tradition of New York's famed pre-war apartment houses, 22 Central Park South has reinterpreted the classic drawing room for a new, forward-looking generation. A clean, modern aesthetic defines this important living space, giving prominence to the Central Park view while paying close attention to the details, such as a decorative fireplace, wrought iron Juliet balcony detail, radiant floor heating, solid walnut herringbone pattern floors, and oversized casement windows. A sophisticated contemporary interior is as much about the "little" things as it is about the grand gestures.

RUSKIN
MODERNIST CUBISM
Line Drawing
THE LIGHT OF PARIS



The Great Room Details

The decorated Great Room at 22 Central Park South showcases not only an intelligent use of space, but an abundant devotion to luxurious materials, comfortable furniture and well-chosen decorative accessories. ***All accessories were curated for 22 Central Park South by special arrangement with Bergdorf Goodman.***

(top left, clockwise)

- Bookends by Banchi
- Vintage books from The Cary Collection
- Rock crystal votive by Kathryn McCoy
- Kelly Wearstler's brass hand sculpture
- White roses in glass by Diane James
- Kelly Wearstler for Pickard "Mulholland" dinnerware

(next page)

- Veritas glass candle holders on the mantel
- Aerin flecked glass bowl and gold vase
- Agraria candles

(opposite page, clockwise from top right)

- A full wall of custom-designed millwork
- Recessed ceiling lights with coffered ceiling accents
- Waylande Gregory's specialty Croco Box
- Coral candle by L'Objet
- Pillow by Dransfield and Ross
- Mink throw by Adrienne Landau
- Kelly Wearstler's brass foot on her white marble book
- Malachite candle by L'Objet

(not pictured)

- Artwork provided by Dean Rhys Morgan
- Living room pillows by Anke Drechsel
- Loro Piana cashmere throw

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Four Generations of a World-Renowned Jeweler
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THE ARTS OF COUNTRY HOUSE
FOX
The Country Houses of
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Jewels of Fantasy
FORNASETTI
Isamu Noguchi
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DECORATION
OSCAR DE LA RENTA
HOLLYWOOD
RIGHT PEOPLE
TONY DUQUETTE
THE VILLAS OF TUSCANY
ISTANBUL

LA BEAUTÉ EN VOYAGE
DÉCORATION
MOUVNEUX
BOUCHERON

THE KITCHEN

Whether it's for a five-star dinner or a simple midnight snack, dining and entertaining become a more appetizing part of the day when conducted in a smartly designed Kitchen. The Kitchens at 22 Central Park South have been outfitted with the most advanced appliances and finishes in order to ensure both ease and efficiency. Countertops, cabinetry, fixtures and sinks have all been selected to promote the practice of eating well at home.

The Kitchen Details

- Carrara marble countertops and backsplash
- SieMatic gloss nickel cabinetry
- SieMatic kitchen drawer accessories
- Miele 24” dishwasher
- Miele 36” gas cooktop
- Miele 36” range hood with external ventilation
- Miele stainless steel oven
- Miele speed oven
- Miele 36” built-in refrigerator/freezer
- Kallista Soltiere sink
- Lefroy Brooks faucet and pull-out hose
- InSinkErator in-sink garbage disposal
- Miele wine storage with three cooling zones
- Billy Cotton casual tableware

THE MASTER BEDROOM

The Master Bedroom has been envisioned as the ultimate comfort zone, with generous proportions, oversized windows, recessed ceiling lights and solid walnut flooring. A spacious en-suite bathroom features double sinks, a mosaic tile floor and a Lefroy Brooks water closet. All bedrooms are pre-wired for wall-mounted TVs.

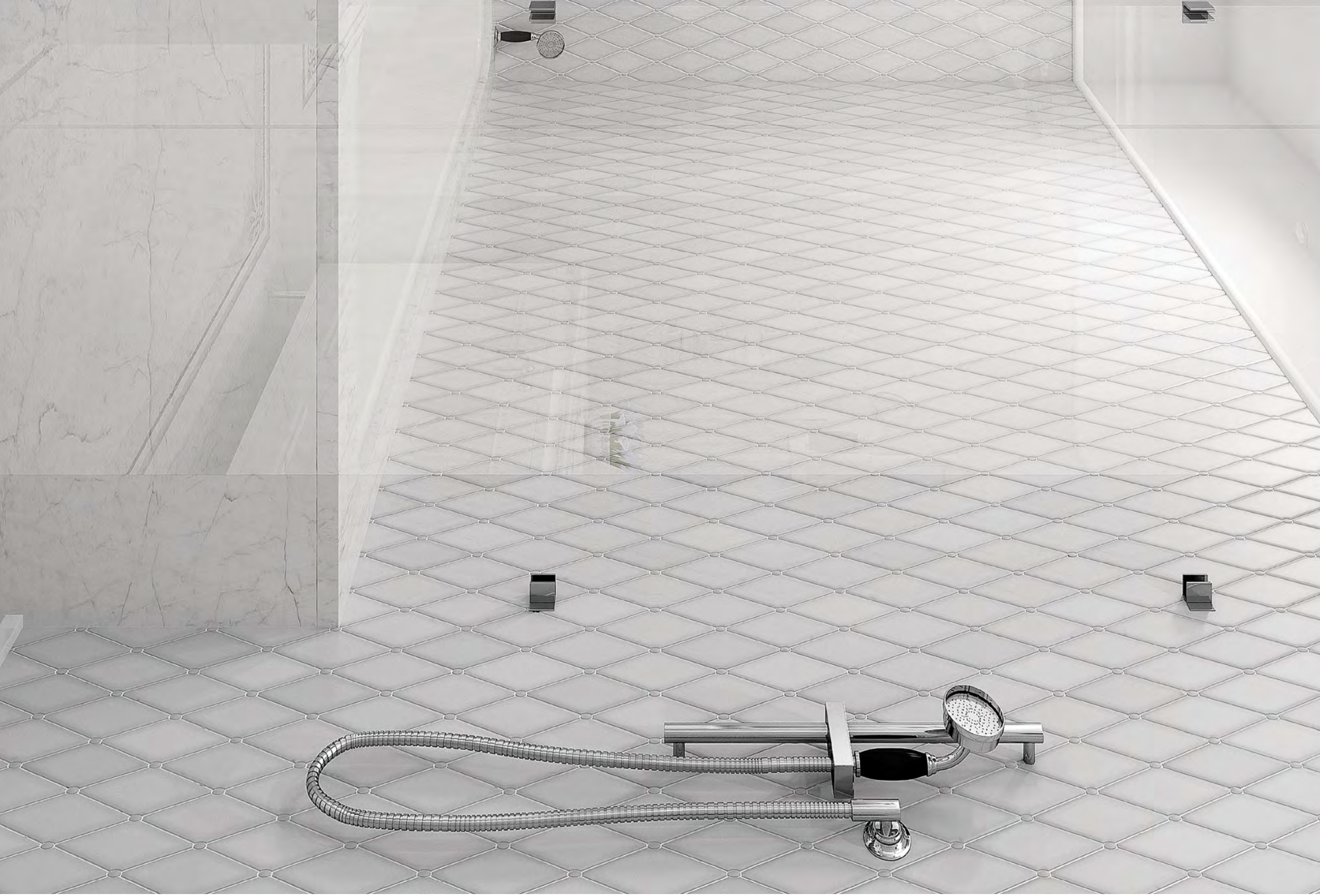
THE MASTER BATHROOM

Beauty and functionality are immediately apparent upon entering the Master Bathroom, which is discreetly situated off the Master Bedroom. The sizable all-white space features walls tiled in a stylish quilted pattern, mosaic tile flooring, double sinks with ample countertop space, a soaking tub, a glass-enclosed shower and a separate Lefroy Brooks water closet.

LB
LEFROY BROOKS

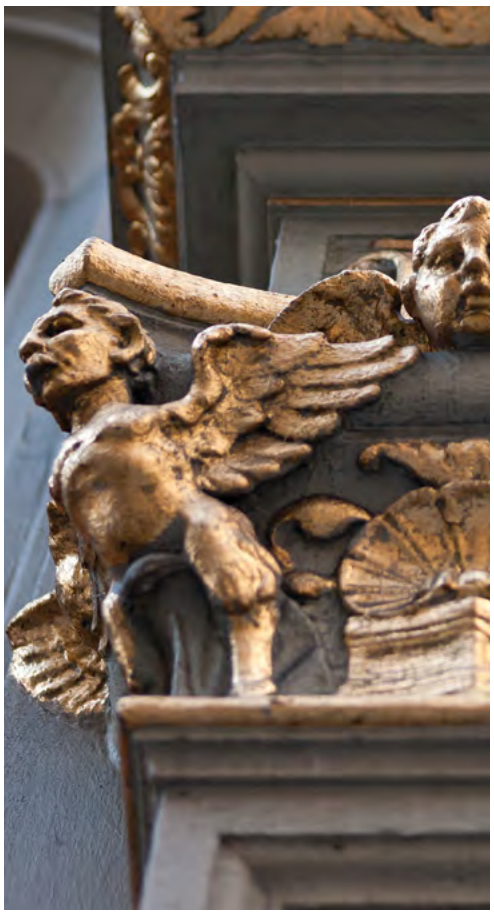
The Master Bathroom Details

- Pre-wired for TV (behind the mirror)
- GNA custom vanity with Carrara marble countertop
- Lefroy Brooks double sinks
- Robern mirrored wall cabinet
- Sicis Italian mosaic tile flooring
- French Carré wall tiling
- Lefroy Brooks water closet
- Signature Catalina soaking tub
- Dyptique candles
- Towels and Master Bedroom bedding (pg. 22 and 25) by D. Porthault
- Radiant floor heating



CENTRAL PARK SOUTH

The residences and penthouse at 22 Central Park South directly overlook one of the world's great public spaces—the unparalleled Central Park. But the legendary urban greenspace is only one of many signature attractions to be found in this historically significant neighborhood. Within walking distance are major New York destinations such as Carnegie Hall, Lincoln Center, Bergdorf Goodman, the Shops at Columbus Circle, The Plaza, Tiffany & Co., and the Museum of Modern Art, as well as La Grenouille and Per Se, two of New York's premiere restaurants.



The Neighborhood Details

- Walking distance to major New York City destinations, including the Central Park Zoo, Rockefeller Center and The Frick Collection
- Near internationally-renowned Fifth Avenue shops and boutiques
- Neighboring world-class institutions include The Museum of Natural History, Hayden Planetarium and The Metropolitan Museum of Art

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Cartier

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MIKIMOTO

HARRY WINSTON INC.
Rare Jewels
of the World

Mostly Mozart

BERGDORF GOODMAN

Salvatore Ferragamo

TIFFANY & CO.

THE DUPLEX PENTHOUSE

The two-floor Penthouse represents the pinnacle of 22 Central Park South living. It is a one-of-a-kind, 2,943 square foot home of incomparable luxury and glamour, with three bedrooms and three landscaped terraces that total 900 square feet. The largest terrace overlooks Central Park, while another terrace adjoining the Library includes a Kallista Monte Carlo wetbar and a U-Line 24” under-counter refrigerator, creating a private oasis for entertaining or quiet contemplation.

ELADGROUP

With several billion dollars in assets, Elad Group is one of the nation's leading real estate companies responsible for the acquisition, development and conversion of architecturally significant residential and commercial properties in key markets throughout North America.

Recent projects in Manhattan include 22 Central Park South, 5 Franklin Place and 250 West Street, which was identified as one of NYC's best-selling new residential developments in the first half of 2013. On the West Coast, Elad Group has developed and is currently marketing The Carlyle Residences on the Wilshire Corridor, in Los Angeles. Elad is also known for its history-making acquisition and successful restoration of the famed Plaza Hotel.

Upcoming projects include 346 Broadway, a landmarked property in TriBeCa being developed in partnership with The Peebles Corporation, and 1 West End Avenue, a mixed-use luxury project being developed in collaboration with Silverstein Properties.

Since its inception, Elad has focused most closely on building its portfolio in two key areas: acquiring landmark properties with potential for restoration and conversion as ultra-luxury residential buildings, and developing distinctive new ground-up residential properties that offer premier design elements and exclusive amenities. Throughout Elad's history, the firm has adhered to exacting standards with regard to the preservation of historic exterior and interior features. For more information, visit www.eladgroup.com.

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On-Site Sales Gallery 212 369 0022 info@22CentralParkSouth.com

The artist and computer renderings and interior decorations, finishes, fixtures, appliances and furnishings are provided for illustrative purposes only. Sponsor makes no representation or warranties except as may be set forth in the Offering Plan. All square footages and dimensions are approximate and subject to normal construction variances and tolerances. Square footage exceeds the usable floor area. Sponsor reserves the right to make changes in accordance with the terms of the Offering Plan. Sponsor reserves the right to make substitutions of material, equipment, fixtures, finishes and appliances in accordance with the terms of the Offering Plan.

The complete offering terms are in an offering plan available from the Sponsor File # CD13-0111. Property Address: 22 Central Park South, New York, NY 10019. Sponsor Name: 22 CPS Owner LLC. Sponsor Address: 575 Madison Avenue, 22nd Floor, New York, NY 10022. Equal Housing Opportunity.

The apartment as pictured throughout the brochure is a model residence; apartments do not come furnished or with any accessories from Bergdorf Goodman.

Bergdorf Goodman is a registered trademark of the NM Nevada Trust.

Photography by Evan Joseph.

Vintage books in the photos are provided by The Cary Collection.