

GOTHAM

URBAN COCOON

In his first residential building in New York, superstar architect Tadao Ando crafts a sculptural sanctuary in a bustling downtown neighborhood.

BY JEAN NAYAR | LATE FALL 2017



Clockwise from left: A sidewalk view of the urban sanctuary 152 Elizabeth; the clean, streamlined dining area and kitchen; the master bedroom features a swanky lounge area.

The first New York residential building designed by Pritzker Prize-winning Japanese architect Tadao Ando may be nestled in the pulsing heart of Nolita, but the seven extraordinary homes within it reflect little of the gritty hustle and bustle around it. Known as 152 Elizabeth (152elizabethst.com), the ultraluxurious new development's half- and full-floor dwellings, as well as its stunning duplex penthouse—designed in collaboration with New York-based architect and designer Michael Gabellini—were

conceived as highly crafted “urban sanctuaries” unlike any other residential spaces in Manhattan. And with the recent unveiling of a \$6.2 million fully furnished model unit designed by Gabellini's firm, Gabellini Sheppard Associates, prospective owners can get a taste of the elevated lifestyle they'll experience when the project is completed later this year.

“A home has to be a place where you can reflect on your life. I have to make something that touches human hearts and leaves a feeling inside of them,” says Ando of his approach to the design, adding that the residential





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spaces “should give a quiet feeling.” Here he achieved these objectives with “20th-century materials”—notably, thick poured-in-place concrete walls (a signature component of his designs), along with glass and steel, which he’s combined to create a poetic structure that aligns with its urban context yet stands apart by artfully addressing four essential elements: light, air, water and sound.

For his part, Gabellini crafted interiors that he likens to “made-to-measure suits.” Designed according to the principles of “simplicity, utility and comfort” and featuring subtly luxurious materials, as in the honed Fango marble countertops, eucalyptus kitchen cabinets, and wide-plank Danish oak floors (laid with Japanese-inspired joinery), the elegantly arranged open spaces are enhanced with impeccable detailing, including recessed reveals, floating ceilings, and seamless pocket doors, as well as integrated engineered features, such as sound-absorbing surfaces, subliminally controlled lighting, radiant heat beneath bathroom floors, state-of-the-art humidification, oxygenated air filtration, and flawless water pressure—all of which anticipate the next generation of luxury living. With their unrivaled



customization, Gabellini compares each home to a Ferrari: “Yes, it’s beautiful, but when you open the hood and see the engine beneath it, you understand it’s also about performance.”

“This is our little jewel,” adds Amit Khurana, a partner in Sumaida + Khurana, the project’s developer, who points to the waterfall sculpture in the lobby as a compelling public component of the building. Indeed, the artfully nuanced design even takes passersby into consideration, via an exterior green wall on the south side that offers a taste of the thoughtful vision expressed within. “Every single thing has to be in harmony,” says Ando—a rare feat accomplished in a busy nexus of a cacophonous city.



Clockwise from left: The master bedroom, designed on the principles of “simplicity, utility and comfort”; open spaces and pocket doors provide a view into the master bathroom; a seamless tub in the master bathroom rests on a heated floor; eucalyptus kitchen cabinets and Fango marble countertops give the kitchen its earthy, organic feel.