

ORIANA

LIMITLESS LIVING

Welcome to the dawn of a new era at Oriana. Towering 39 stories in the exclusive Sutton Place neighborhood, the variety of newly renovated homes reward residents with awe-inspiring views of the East River and City skyline. With meticulous design from award winning Gachot Studio and a full suite of modern amenities, Oriana is the rare opportunity to live a lifestyle without limits.

AMENITIES

Curated amenities are designed to seamlessly integrate convenience, entertainment and wellness into your everyday. Adults can savor a quiet evening in Oriana's crown tier rooftop lounge while children play in the sprawling activity center filled with games, books and a miniature rock-climbing wall. Every resident space offers a multitude of options and a new level of luxury and living.

- *New Dawn Lobby & Porte-cochère* • *Rise Penthouse Lounge* • *Horizon Rooftop and Outdoor Kitchen* • *First Light Fitness*
- *The Rooster Pens Playhouse* • *24 Hour White Glove Doorman and Concierge* • *Professionally Managed On-site parking*
- *Building Link Tenant Communication* • *Additional Laundry Facility on Lower Level* • *Laundry Valet*
- *Private Resident Storage* • *Bike Storage* • *Pet Spa*

RESIDENCES

The building's sun-filled residences and flowing layouts produce a natural environment for effortlessly relaxing and entertaining. Solid white oak flooring, a coveted finish package, and widespread windows set the perfect scene for any occasion, all among a quiet neighborhood landscape.

HOMES

- *Bosch Washer and Dryer* • *5" white oak wood plank floors*
- *Strategically installed convenience lighting* • *Custom closets designed by Organized Living*

KITCHENS

- *Soft close Italian Oak and satin mirrored* • *Cabinetry with etched bronze hardware* • *Bosch stainless steel appliance package* • *Under-cabinet LED lighting* • *Honed Calcutta Novus counter-tops* • *Under mount, over-sized sink*
- *Polished chrome faucet* • *Built out pantry, utensil and trash drawers*

BATHROOMS

- *Two unique bathroom designs* • *Honed Bianco Dolomite wall tile* • *Textured white ceramic subway wall tile*
- *Slate honed hex floor tiles throughout* • *Custom Italian Oak vanity with oil rubbed bronze hardware*
- *Frost white countertops* • *Kohler sink and deep soaking tub* • *Moen Polished chrome plumbing fixtures* • *Duravit toilets*

TRANSPORTATION & SCHOOLS

- *E,M,6 at Lexington Ave 53rd Street* • *N,Q,R,4,5,6 at Lexington Ave 59th Street* • *F at Lexington Ave 63rd Street*
- *S,4,5,6,7 at 42nd Street Grand Street* • *P.S. 059 Beekman Hill International* • *J.H.S 104 Simon Baruch*



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420 East 54th Street
New York, NY 10022
leasing@oriananyc.com
oriananyc.com
646.357.1560