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New residential tower opens at 435 East 76th Street - Residential

The much coveted Upper East Side has a new residential building located at 435 East 76th St. The Danielle Court Condominium offers residents all that makes the Upper East Side one of the most desirable places to live in Manhattan. The 8-story elevator condominium will have 26 residences ranging in size from one-bedroom to four-bedroom penthouses which will have private terraces, fireplaces, and direct elevator access. There will be two professional units on the lobby level. Residents will also have access to a private landscaped garden. Prices range from \$385,000 to \$2.6 million. Sales will be handled by Corcoran Group Marketing. The building's sales office opened on June 8.

Since opening on June 8, Danielle Court has received a tremendous response from buyers. Of the 26 units, 18 are in contract and 3 more contracts were expected to be signed at the end of the week of Aug. 9. Buyers are recognizing the rare opportunity to own a home in a quality new construction in one of the most preferred neighborhoods in the city.

The residences are exceptionally bright with many featuring floor to ceiling windows, facing either South onto East 76th Street or north and east onto the building's private landscaped garden. The building was designed in an L shape rather than a conventional square in order to allow for greater sunlight into the homes. The developer, Amir Chaluts of S&H Equities, envisioned a picturesque and friendly residential building, close to all conveniences, and nestled in the heart of the city's most sought after location.

Families with children can benefit from having the finest school districts in the immediate vicinity, including the newly relocated Lycee Francais and P.S. 158, which is rated on of the finest districts in the city. Convenient to the building are the lush grounds of Carl Shurz Park, Central Park, and the children's playground at John Jay Park. The building is also within steps of the breathtaking East River Esplanade which offers river watching, baby strolling and is ideal for jogging and bicycling.