

Ginsburg Development Companies

News

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**AVANT BRINGS DRAMATIC NEW CONDOMINIUMS
TO VIBRANT HEART OF CHELSEA'S ART DISTRICT**

Four penthouses with stunning skyline views, unique garden duplex available

VALHALLA, N.Y. (March 20) – One of Manhattan's hottest new condominium buildings is coming to life in the heart of Chelsea.

Character. Personality. Grit. Glamour. They all come together to make AVANT Chelsea one of the most eclectic destinations in Manhattan. Chelsea is a fancy-free, free-lance, freestyle hive of activity that is home to artists, writers and actors who live alongside Wall Street magnates, creating one of the most vibrant and diverse neighborhoods in the city. AVANT is in the middle of it all.

AVANT, at 245 West 19th St., is a sparkling, 12-story glass building with step-back terraces and dramatic city skyline views designed by 1100 Architect. It is steps from shops and restaurants and has the convenience of Seventh and Eight avenues. AVANT is just a short walk from the funky nightlife of the Meatpacking District, sporting fun at Chelsea Piers and Manhattan's beautiful new waterfront park along the Hudson River.

AVANT also is in the center of America's most diverse and thriving artistic community, with literally hundreds of galleries in the surrounding neighborhood. Among the famous galleries a short walk away are the Gagosian Gallery on West 24th, the Matthew Marks Gallery on West 22nd and the Sonnabend Gallery on West 22nd. More galleries are opening constantly as new talent and energy is attracted to Chelsea from the four corners of the world.

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Galleries, clubs, parks, bars, restaurants and gyms, whatever your passion, you'll find it near AVANT.

“Chelsea is one of New York’s most exciting neighborhoods, and AVANT reflects the area’s funky, energetic vibe,” said AVANT’s builder, Martin Ginsburg, founder and principal of Ginsburg Development Companies in Valhalla, N.Y. “AVANT features some of Manhattan’s most unique new condos, with dramatic penthouse homes offering terraces and roof gardens and a rare one-bedroom garden duplex on the first floor.”

AVANT has 14 two-bedroom condos and four spectacular penthouses, some with Empire State Building views. The 12-story building has residences with contemporary, open floor plans, 9-foot ceilings and dramatic floor-to-ceiling windows. All residents have full use of an amenities package featuring an attended lobby, the lobby-level, AVANT-garden with a waterfall, a bar and casual outdoor seating, a sky-lit fitness center and private storage rooms. Prices start at \$1.275 million.

AVANT interiors are enhanced with caramelized bamboo flooring and full-height doors, gourmet island kitchens with elegant European Bulthaup cabinetry, “Lagos Blue” CaesarStone countertops, SubZero refrigerators and Bosch appliances and cooktops.

The sumptuous bathrooms feature Duravit fixtures, CaesarStone countertops, oversized tile showers with rain showerheads and Robern medicine cabinets with integrated light fixtures. Special touches in the bathrooms include Thassos stone-mosaic tile floors and Avalon wall tiles.

AVANT’s homes are spacious and have contemporary, open floor plans. AVANT is designed by 1100 Architect, a firm made famous by its work for celebrities such as Willem Dafoe, Harrison Ford, Jasper Johns and David Byrne.

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“AVANT is in a hip, modern neighborhood and 1100 Architect has designed a building that reflects that inside and out,” said Ginsburg, who is a trained architect. “The lobby is sleek and modern but still inviting, a feeling that continues throughout the building. AVANT is a stunning building that is sure to catch the attention of New York’s architectural community.”

AVANT is being built by GDC Metro, a division of Ginsburg Development Companies dedicated to urban, high-rise construction. GDC was founded more than 40 years ago and has specialized in luxury homebuilding in Westchester, the Hudson Valley and Connecticut. GDC Metro also is marketing Riverwatch, a condominium conversion overlooking the Hudson River in Greystone on Hudson.

More information about AVANT is available at www.avantchelsea.com.

Ginsburg Development Companies (GDC), established in 1964 and based in Valhalla, N.Y., is one of the nation’s premier full-service real estate design, development and management companies. Martin Ginsburg is the president and chief executive officer. GDC has developed more than 10,000 residential units during its 40-year corporate history. GDC’s residential sales Web sites are www.gdc-homes.com and www.gdcmetro.com. Information about GDC’s commercial ventures, corporate activities and charitable foundation is available at www.gdcllc.com.