

Chelsea Enclave overlooks the beautiful Close, an outdoor sanctuary associated with the historic General Theological Seminary.

Peace and Quiet

Chelsea Enclave is a welcome refuge in a busy city

In the heart of Chelsea where an influx of new developments have recently been built, few so expertly blend sophisticated luxury and simple serenity as Chelsea Enclave. Set on the grounds of the General Theological Seminary of New York—one of the city's most revered historic landmarks—Chelsea Enclave perfectly encompasses the old and the new, the urban and the pastoral. Perhaps the most striking attribute of this low-rise glass and red brick building, located at 177 Ninth Avenue and designed by Polshek Partnership Architects, is its impeccable use of outdoor space.

"There's an association with nature at Chelsea Enclave that is considerably more meaningful and intense than at any other development I know," says James Lansill, Senior Managing Director of Corcoran Sunshine Marketing Group. "Chelsea Enclave has an oasis-like qual-

ity due in large part to its setting on the Close," he adds, referring to the avenue block-long central garden surrounded by the Seminary and by Chelsea Enclave. Reminiscent of European gardens, the Close is landscaped with massive, century-old trees, abundant, colorful flower beds, meandering flagstone pathways and wrought iron benches. Residents of Chelsea Enclave will have direct access to this inviting sanctuary through the lobby.

Andrew Moore, a partner with Quennell Rothschild & Partners, the landscape architects for Chelsea Enclave, explains that his firm has been working with the General Theological Seminary for a number of years and has consulted on restorations to the Close. "The Close is one of those New York City 'secret places,' a beautiful landscape that is largely hidden away and that few people know about and fewer visit," he says. He describes the

space as peaceful and contemplative. "We know it's critical to maintain that feeling as Chelsea Enclave is constructed at the east end of the Close. Materials consistent with the Close landscape—blue-stone paving, steel picket fencing and brownstone walls—integrate the new with the old," he adds.

Daniel Brodsky, head of The Brodsky Organization, explains that in order to emphasize the Close in developing Chelsea Enclave, "we're planting the entire roof so residents can go up there and enjoy the view." Indeed, two generous rooftop terraces offer residents a varied and inspiring al fresco retreat. Quennell Rothschild & Partners designed this lushly landscaped amenity area that features a sun deck, dining area with grill and entertaining space with fireplace, thoughtfully maximizing the utility of the outdoor spaces at Chelsea Enclave. "The building is only seven stories tall, so



The south rooftop dining terrace offers magnificent views of historic Chelsea.

residents will experience dwelling amidst the trees—with a continuous view of the Close from one avenue to the next,” Brodsky notes.

In addition to the generous outdoor space provided by both the Close and the roof access, the interiors of Chelsea Enclave exude a harmonizing natural presence. Designed by Alan Wanzenberg, residences feature natural materials like European wide-plank “fumed” white oak flooring and custom-crafted kitchens with white oak cabinetry and water-brushed granite countertops, as well as master bathrooms

residential experience that cannot be found in other new buildings,” Lansill concludes. “The interiors complement the setting.”

The 53 spacious residences at Chelsea Enclave consist of one- to four-bedroom homes, ranging from 882 to 3,452 square feet. All feature a premium array of state-of-luxury appliances, including Bosch dishwashers, Wolf stainless steel gas stoves with fully-vented hoods, Sub-Zero refrigerators and wine coolers with dual temperature controls. Tranquil master bathrooms are adorned with timer-controlled heated floors, Kohler Tea-for-Two soaking tubs and thermostatic controlled showers. Units are equipped with zoned central air-conditioning and telecommunications-FIOS, and are pre-wired for cable. Building amenities include 24-hour concierge, a fitness center, a children’s playroom designed by apple seeds, a live-in superintendent, available private storage, bicycle storage and available on-site parking.

Beyond Chelsea Enclave’s spectacular grounds stretches a historic district, with its many excellent art galleries, trendy boutiques, fine restaurants, quaint cafés and coffee shops, all within walking distance to the Hudson River. Nearby Chelsea Piers offers an array of sporting and athletic activities and further green spaces, including the Hudson River Park, Chelsea Park and the highly-anticipated High Line.

Brodsky notes that when choosing projects, his family-run, third generation company primarily looks for locations where they can envision a certain lifestyle evolving. Nothing is more indicative of this approach than Chelsea Enclave. “I imagine people living in their apartments, overlooking this beautiful greenery, benefiting from direct access,” Brodsky muses. “I can see them waking up in the morning, grabbing a newspaper and slowly savoring a cup of coffee, enjoying the solitude in this peaceful environment.” ♦



One of nine spacious penthouses adds a modern aesthetic with floor-to-ceiling wraparound walls of windows.

with Botticino Fiorito polished and honed stone slab surfaces and custom Anigre wood linen storage cabinets.

“Chelsea Enclave was very much designed from the inside-out,” Lansill says. “It’s exceptionally pretty; with a rational relationship between interior and exterior. Views are framed through carefully placed windows, creating a corresponding experience between the grounds and the residences.” Indeed, windows benefit from high ceilings, providing expansive views and making the most of the beautiful grounds. “There’s a fairly profound design philosophy at work here that delivers a



The north rooftop sun deck features lush greenery for a beach-like ambience.