

Nestled directly across from Morningside Park in the tree-lined heart of Harlem, 99 Morningside delivers twenty three spacious condominium residences built for modern living. An elegant façade characterizes the building’s design with a series of cascading private terraces offering uninterrupted views. Floor-to-ceiling windows flood every residence with natural light. Every home enjoys the coveted low tax benefit of a 15-year 421-a tax abatement.

Building

12 Stories
23 One- to four-bedroom condominiums
15-Year 421-a tax abatement

Every residence features floor-to-ceiling windows, state-of-the-art Bosch kitchen and laundry appliances, and oak flooring throughout. This is complemented by on-site amenities designed to enhance your experience of the building and neighborhood, including a furnished sun deck, a fitness center, and storage for bicycles.

Team

Developer: Azimuth Development Group
Architects: Aufgang Architects
Interior design: Alchemy Studio (lobby interior)
Exclusive Marketing & Sales:
Brown Harris Stevens Development Marketing

Lobby

Double-height space with custom lighting
White oak wall paneling with black metal trim
Calacatta gold porcelain tile flooring

Building services & amenities

Part-time doorman
Cyber doorman service
Building superintendent
Fitness center
Bike storage
Furnished sun deck

Residence features

Floor-to-ceiling windows
Wire-brushed oak flooring with bespoke graphite finish
Central HVAC
Bosch front load washer/dryer

Kitchen

Italian pale oak cabinets with frosted glass upper cabinets
Polished white quartz countertops
White Macaubas polished quartzite backsplash & island
Custom-paneled Bosch refrigerator & freezer
Bosch 30” gas range
Custom-paneled Bosch 24” dishwasher
Bosch microwave
Moen under-mount sink and faucet

Main bathroom

White Carrara marble floors and walls
Charcoal black glass tile accent wall
Custom white lacquer vanity with solid surface basin
Duravit sink
Moen fixtures & accessories in chrome finish
Duravit bathtubs
Voss medicine cabinet
Duravit toilet

Second bathroom*

Ash Grey porcelain tile floors
Gloss matte white subway tile walls
Custom white lacquer vanity with solid surface basin
Duravit sink
Moen fixtures & accessories in chrome finish
Duravit bathtubs
Voss medicine cabinet
Duravit toilet

Powder room*

Anthracite porcelain tile floors and walls with chevron mosaic accent
Custom vanity with solid surface basin
Duravit sinks
Moen fixtures & accessories in chrome finish

Penthouse kitchen

Ebonized oak cabinets with frosted glass upper cabinets
Anthra Brown leather-finish marble countertops and backsplash
Custom-paneled Miele side-by-side refrigerator & freezer
Miele electric wall oven
Miele 36” gas cooktop and hood
Custom-paneled Miele dishwasher
Miele speed oven
Moen under-mount sink and faucet
Miele 46-bottle, under-counter wine refrigerator

Penthouse main bathroom

Bianco Dolomiti marble floors and walls
Tundra Grey marble accent wall
Custom white lacquer vanity with solid surface basin
Duravit sinks
Moen fixtures & accessories in chrome finish
Freestanding solid surface bathtub
Voss medicine cabinet
Duravit toilet

*in select residences

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