



**Maven**

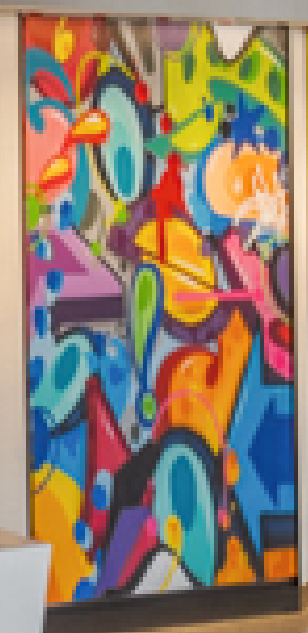
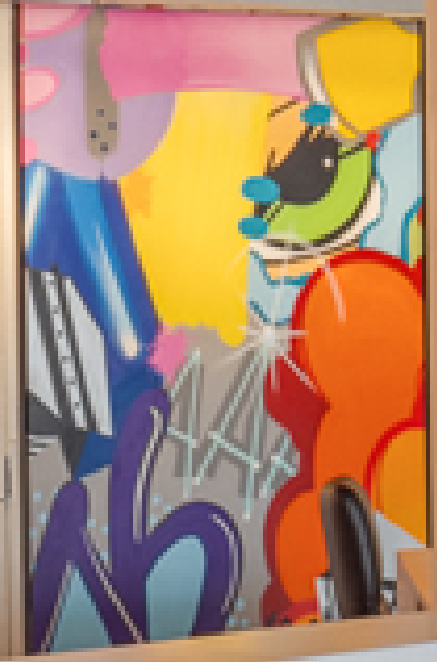
**MOTT HAVEN**



LIGHT. ART.  
INVENTIVE  
DESIGN.  
IT'S ALL HERE.

## BUILDING

Maven combines the inspirational art, music and culture of Mott Haven, with forward-facing architecture and design to deliver a uniquely superior living experience.



Life is beautiful





# A MODERN PERSPECTIVE

Rising from one of the most storied neighborhoods in New York, Maven stands as a monument to modernity, authenticity and creativity. Designed by award-winning CetraRuddy Architects, the building's advanced design seamlessly incorporates the outdoors with the indoors, while its canted façades ensure that every residence enjoys the most natural light and best views possible.



# PLACES AND SPACES FOR EVERYONE AND EVERYTHING

## AMENITIES

From the art-filled lobby that runs the length of the building, to the lushly landscaped rooftop with sweeping cityscape vistas, the sheer size and number of amenities at Maven provide residents with a variety of elegant spaces where residents can socialize, exercise, entertain or relax in style.



# AN OPEN DESIGN FOR OPEN MINDS

The amenities at Maven are interconnected and flow into one another. Designed to increase interaction and foster community, the built-in flexibility means the same space can be used for variety of purposes—working, meeting with friends or just hanging out.





# A NATURAL HAVEN

Maven promotes health and wellness with built-in access to nature. The building features four green spaces: An entrance garden that leads to the lobby, a walled courtyard garden with direct access the lobby, a meditative green space on the third-floor terrace, and a fully furnished and landscaped rooftop. Additionally, green walls, mailbox planters and indoor foliage deliver beauty and calm while improving air quality and reducing noise pollution.





## SERIOUS FUN AND GAMES

From the Resident Lounge and Game Room to the Co-Working space and Media Room, the décor, furnishings and finishes are sophisticated, sensual and comfortable.





## FITNESS WITH A VIEW

The Fitness Center is a next generation version of an old school gym, featuring a heavy bag and free weights. The shock-absorbent floor is composed of recycled material, and the wood slat ceiling brings a touch of nature to the space. The Yoga Mindfulness Meditation Room features hot pink glass panels—studies have shown that pink is a calming color.





# AMENITIES AT A GLANCE

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OPEN CONCEPT LOBBY WITH BUILDING-LENGTH ART EXHIBITION WALL

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LANDSCAPED ROOF DECK WITH LOUNGE SEATING, DINING AREA, GRILLING STATIONS AND 360-DEGREE VIEWS OF THE BRONX, MANHATTAN AND QUEENS

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24-HOUR RECEPTION WITH FULL-TIME CONCIERGE AND PACKAGE STORAGE

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LOBBY-LEVEL GARDEN COURTYARD WITH INDOOR AND OUTDOOR SEATING AREAS

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SOPHISTICATED LOUNGE WITH CHEF'S KITCHEN, BANQUET TABLES AND SEATING FOR EVENTS

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MEDIA ROOM WITH PROJECTION WALL AND COMFORTABLE SEATING

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STATE-OF-THE-ART FITNESS CENTER AND YOGA ROOM

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FULLY EQUIPPED CO-WORKING SPACE WITH PRIVATE, SOUND-ATTENUATED WORKSTATIONS

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PORTE COCHÈRE AND SECURE GARAGE WITH VALET PARKING AND ELECTRIC CHARGING STATIONS

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GAME ROOM WITH POOL TABLE AND OVERSIZE MONITORS

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EASY-TO-USE RXO HOME APP FOR 24/7 ON-SITE AND REMOTE USE

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SECURE, PRIVATE MAIL AREA JUST OFF THE LOBBY

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PET SPA

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LOCALLY-OWNED RETAIL ADJACENT TO LOBBY

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INTERIOR AND AMENITY DESIGN BY CETRARUDDY ARCHITECTS



# CREATIVE SPACES FOR CREATIVE PEOPLE

## RESIDENCES

Smartly designed and effortlessly livable, each home offers its resident a modern canvas where they can create their own personal style.



# LIVE IN NATURAL LIGHT

Open and airy, the flexible layouts are designed to accommodate every aspect of daily life, from private moments to entertaining. The easy flow between spaces, the abundance of natural light, along with contemporary fixtures and finishes, lends the residences an ambiance that is at once restorative and revitalizing.

## WINING AND DINING

Designed for ease-of-use, the kitchens include ample space for dining, entertaining or working. Special touches like open cubby shelves for books or objets d'arte, allow the kitchens to reflect the personality of their occupants.

## ART AND CRAFT

Featuring graphic-patterned porcelain tile accent walls, a Klein blue vanity and stacked-dot sconces, the bathrooms embody an op-to-pop art sensibility. A full medicine cabinet, ample storage, a shower niche and matte black hardware complete the offering.









## VIEWS AND CONNECTIVITY

The canted sections of the building ensure that every window is positioned for the best light and view possible. The all-glass walls connect residents to the outside world with expansive horizon-stretching vistas of Manhattan, Harlem and the Bronx.





# RESIDENCE FEATURES

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EXPANSIVE VIEWS OF MANHATTAN, THE BRONX AND HARLEM RIVER

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OPERABLE FLOOR-TO-CEILING WINDOWS

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STAINLESS STEEL APPLIANCES BY BOSCH, HAIER AND GE

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IN-UNIT BOSCH WASHER DRYERS

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QUARTZ COUNTERTOP AND BACKSPLASH

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FULL GLASS SHOWER ENCLOSURE

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MATTE BLACK PLUMBING FIXTURES

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CUSTOM INSET CABINETS

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SMART LOCKS WITH APP FUNCTIONALITY

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SMART THERMOSTAT WITH APP FUNCTIONALITY

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SMART LIGHTING WITH APP FUNCTIONALITY

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BUILT-IN CLOSETS



# A HAVEN FOR MAVENS

## NEIGHBORHOOD

With a rich history and an eye on the future, Mott Haven is a little neighborhood with an oversized reputation.



## A HOME TO LEGENDS

The creative legacy of Mott Haven, Harlem and the South Bronx includes musicians Duke Ellington, Cab Calloway, Paul Robeson, Billy Strayhorn and Count Basie, as well as literary greats Langston Hughes and Ralph Ellison. Civil rights activists W. E. B. Du Bois, Walter White, Roy Wilkins, Rev. Adam Clayton Powell, Sr. and jurist Thurgood Marshall have all lived and worked in Harlem and Mott Haven.





# A FOOD HAVEN

The historically diverse population of Mott Haven offers in a wide array of cuisines. In addition to old-school diners and modern coffee bars, local restaurants include West African, Chinese-American, Puerto Rican, Italian, Mexican, African-American and Honduran dishes.







**PLAYA  
GELATO**



**787 COFFEE**

# CHOCOBAR



**MADE IN  
PUERTO RICO**



**BEATSTRO**

# MOTTLEY KITCHEN



**BAR AT  
BRUCKNER**





# THE REAL DEALS

Besides the usual suspects, Target, TJ Maxx, et al, the neighborhood is a haven for savvy shoppers. From Native Bronx, Harlem Sneaker Train and Unique Boutique to the Malcolm Shabazz Harlem Market and The Lit. Bar bookstore, the array of shops is as authentic and inventive as the neighborhood itself.





# BRONX NATIVE



VERDE



UP NYC



FAMOUS  
NOBODY'S



# PARKS AND RECREATION

The Bronx not only has the greatest number of parks in all the five boroughs but is also home to two of the city's largest parks—Pelham Bay, which measures 2,772 acres (Central Park is a mere 843), and Van Cortlandt Park with 1,146 acres.

Pulaski Park is only a few blocks from Mott Haven, and just across the Third Avenue Bridge is Marcus Garvey Park and Randall's Island Park, which host rock concerts, art fairs and sporting events.



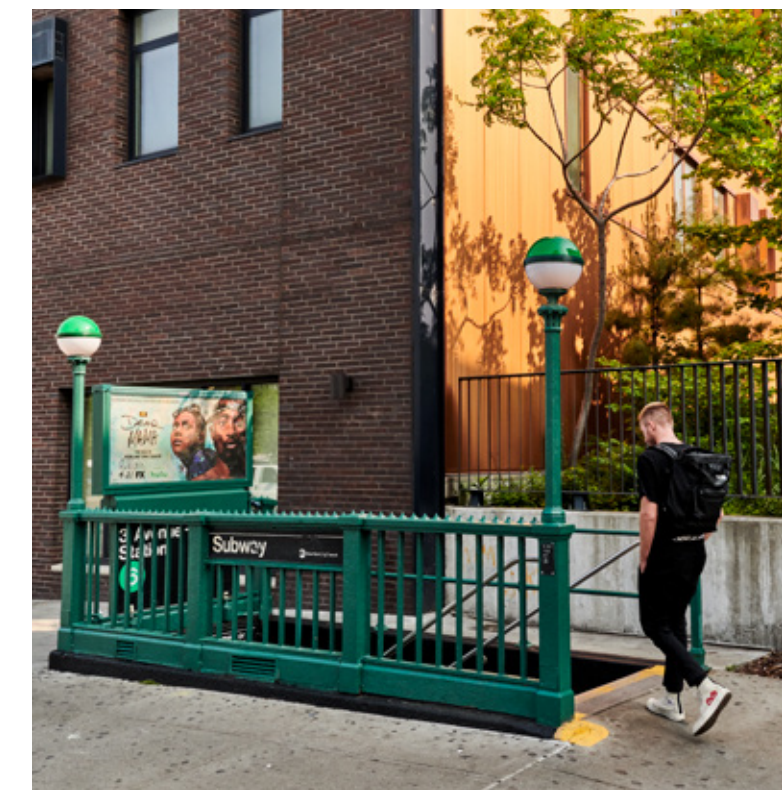
FRANKZ SIGEL PARK



HARLEM RIVER PARK

## EASY ACCESS TO TRANSIT

Mott Haven was the city's first suburb and was treated as such when the subways were laid out in the early-20th century. As a result, it enjoys some of the best subway service in the city, with the 4, 5, 6 and 2 trains running all or part of the time. Taking the 6 train from Third Avenue-138th Street, then transferring to either the 4 or 5 express train at 125th Street, gets passengers to Midtown in 20-minutes.





## WELCOME TO MOTT HAVEN

Just across from the Harlem River and walkable to Manhattan via the Third Avenue Bridge, Maven enjoys close proximity to restaurants, shopping, parks and transportation.

### DINING

1. Charlie's Bar and Kitchen
2. Beatstro
3. Hudson Smokehouse
4. Ceetay
5. Mottley Kitchen
6. Made in Puerto Rico Bar & Lounge
7. Red Rooster
8. Chocobar Cortés
9. 787 Coffee

### PARKS AND REC

10. Pulaski Park
11. Graham Triangle
12. La Finca Del Sur Community Garden
13. Mott Haven Historic District
14. Harlem River Park

### SHOPPING

15. The Lit. Bar Bookstore
16. Bronx Native Clothing Store
17. Famous Nobody's
18. Up NYC

### TRANSPORTATION

- 3 Ave. / 138 St. Station
- 138 St. Grand Concourse
- 125 St. Station
- 25th St. / Lenox Ave. Station
- Central Park North Station
- 149 St. Grand Concourse
- 3 Ave. / 149 St. Station
- Cypress Ave. Station
- Citi Bike: Alexander Ave. & E. 134 St.
- Citi Bike: Lincoln Ave. & E. 134 St.





# Maven

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