



PORTFOLIO

aka.

**AKA SUTTON PLACE**  
CONDOMINIUM RESIDENCES



# THE RESIDENCES AT AKA SUTTON PLACE

CONDOMINIUM  
OWNERSHIP  
FOR THE AKA  
GLOBAL CITIZEN

# THE RESIDENCES AT AKA SUTTON PLACE

For the first time, AKA intends to introduce a limited release of condominium residences at AKA Sutton Place—a rare opportunity to acquire ownership in the world's most recognized luxury extended-stay brand.

Nestled in one of Manhattan's most coveted enclaves, this gracious pre-war building and its superbly-designed one- and two-bedroom residences have been meticulously renewed with an understated elegance that reflects the timeless spirit of the Sutton Place neighborhood and the contemporary flair of the AKA lifestyle.



# THE RESIDENCES

DESIGNED BY EDWARD ASFOUR,  
ASFOUR-GUZY ARCHITECTS

AKA's fluently modern furnishings collection has been designed by Edward Asfour for comfort, functionality and a timeless aesthetic value. Asfour's approach to architecture and design is notable for nuanced detail, use of refined natural materials, and a distinctive humanism that complements Sutton Place's classical pre-war coffered ceilings, rich mahogany floors, and amply-proportioned, light-filled rooms.





Sleek kitchens feature Sub-Zero refrigerators, Dacor ranges and microwaves, Poggenpohl cabinetry, and granite countertops.



Luxe baths are clad in Calcutta Gold marble flooring with glass-walled showers and Dornbracht shower fixtures.





A limited collection of residences with magnificent solariums and outdoor terraces showcase breathtaking city views around the clock.

“I LIVED AT AKA SUTTON PLACE FOR A MONTH WHILE FILMING IN NEW YORK, AND TRULY APPRECIATED THE SPACE, THE COMFORT, THE PRIVACY, AND THE PROFESSIONALISM OF THE STAFF.” RICHARD GERE





LEGENDARY  
AKA AMENITIES  
AND SERVICES

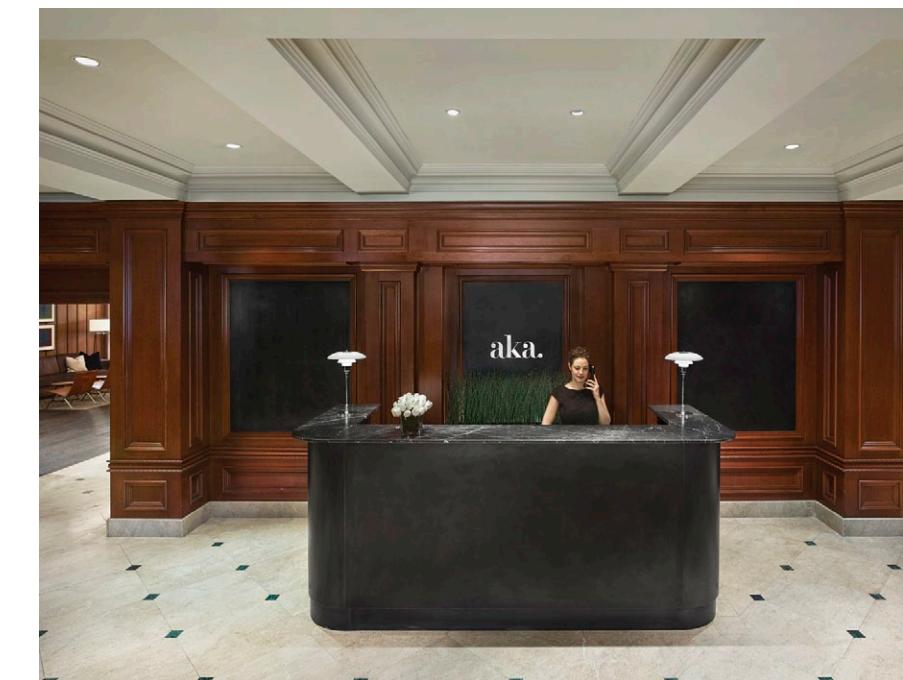


A.LOUNGE  
DESIGNED BY MEYER DAVIS STUDIO



Designed by Will Meyer and Gray Davis of the acclaimed Meyer Davis Studio, a.lounge artfully complements Sutton Place's traditional warmth with cozy seating areas; an open fireplace; a private screening room; and a spectacular marble bar serving morning coffee and curated wine and cocktails in the evening.

Our 24-hour Resident Service Team and dedicated doorman provide helpful suggestions and can assist with restaurant reservations, deliveries and service requests.



A private indoor garden is perfectly suited for a leisurely Sunday afternoon or evening cocktails.



The Business Center's secluded and beautifully designed work area is equipped with Mac workstations and public WiFi.



## FITNESS

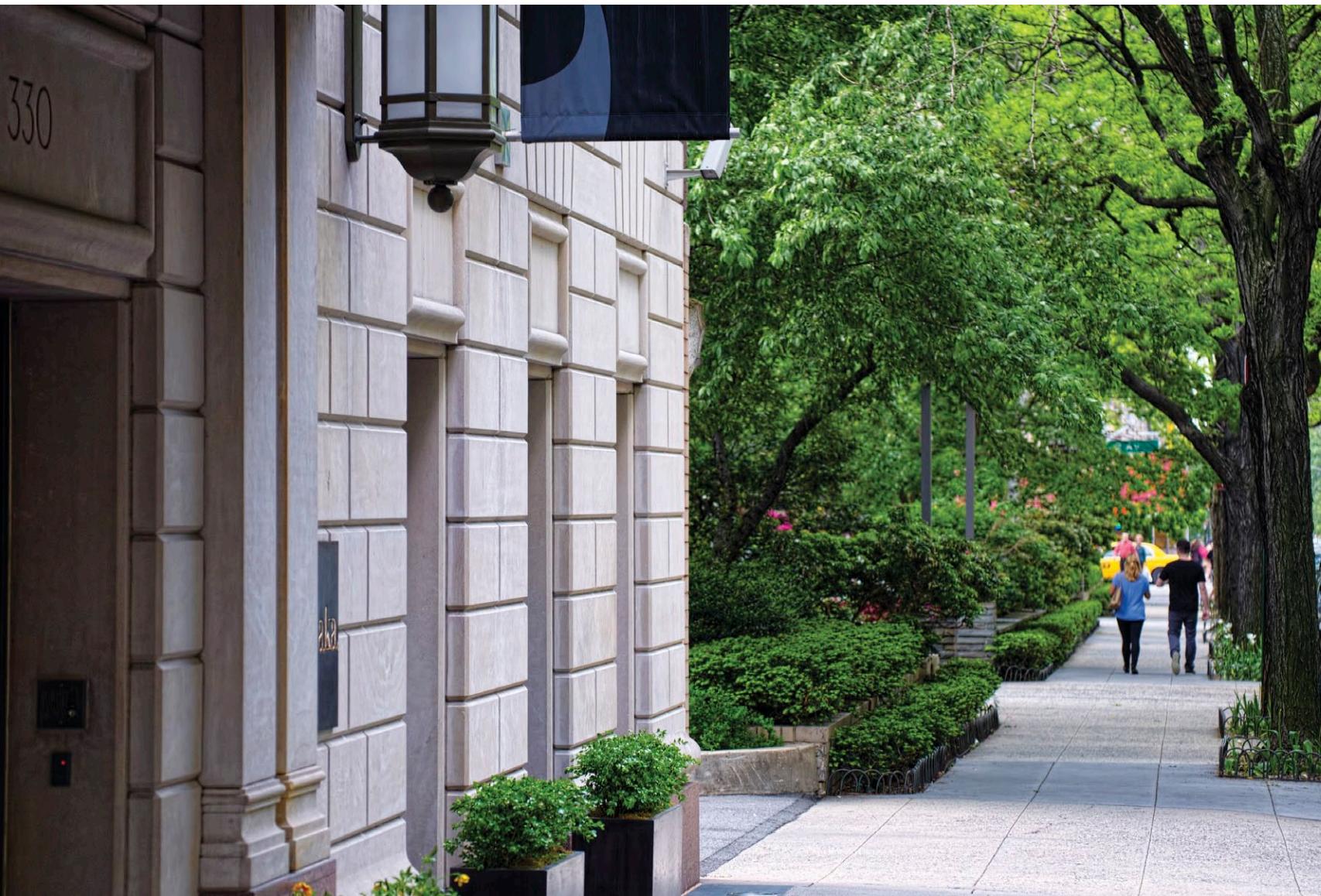
The lower level boasts a large, 55-foot heated swimming pool with contemporary B & B Italia and Bertoia furnishings; 24-hour Technogym-designed fitness center; and private, climate-controlled wine lockers.



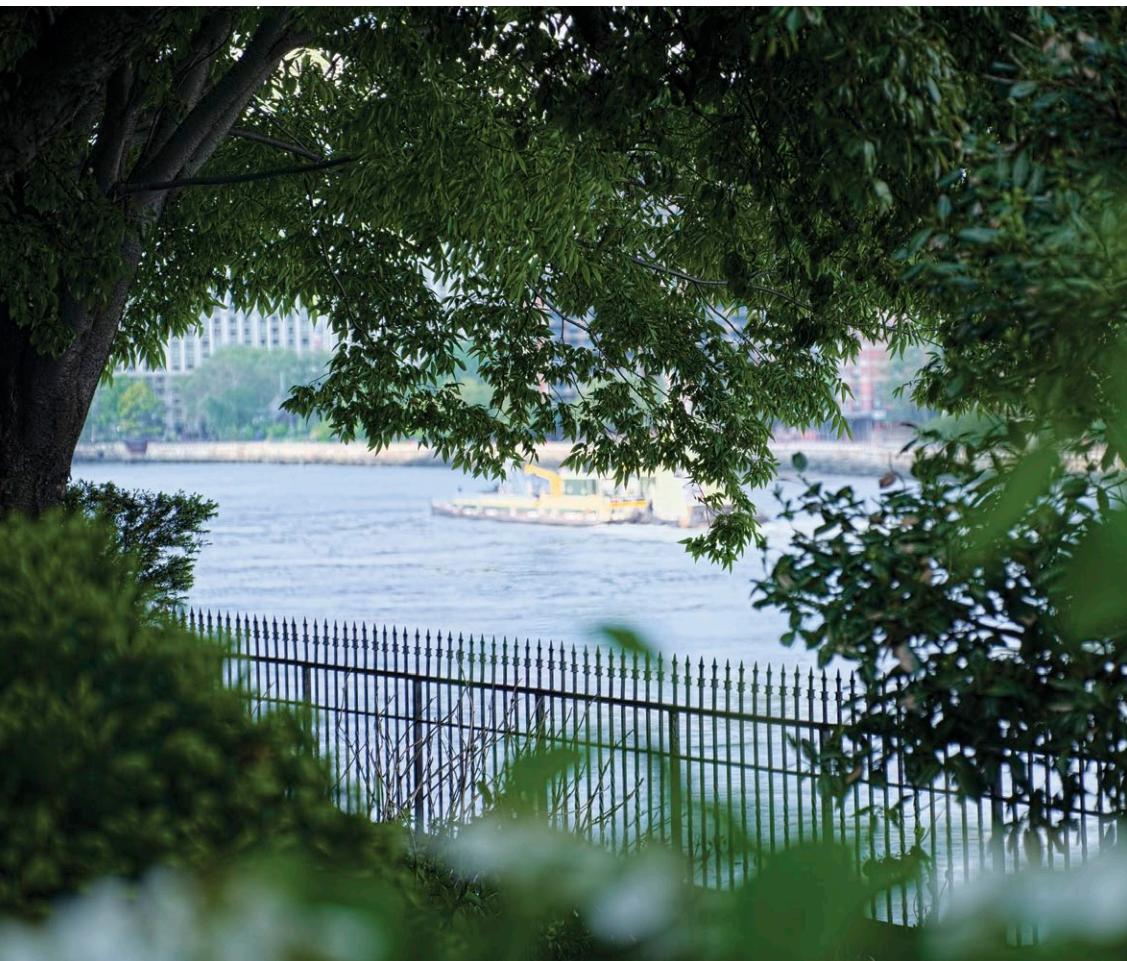
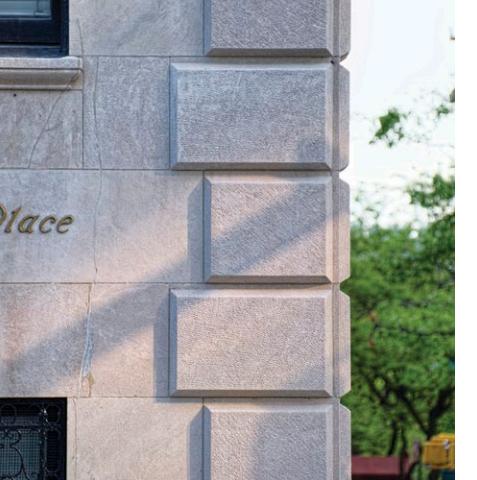


THE ADDRESS

AKA Sutton Place is sequestered in the heart one of New York's most storied neighborhoods. Just steps from the workplaces of midtown Manhattan and the city's best restaurants, shopping, and cultural institutions, life in Sutton Place retains both the bustling vitality of the world's greatest city and the walkable charm of a convivial old world village. Miles of nearby waterfront provide easy access to bike riding, running or evening strolls underneath the stars.



AKA Sutton Place occupies a colorful place in New York history. In the 1930s the Sutton Club Hotel was a nexus of literary activity, where Nathaniel West worked on his expressionist black comedy *Lonelyhearts* and Dashiell Hammett completed *The Thin Man* in the hotel's "Diplomat's Suite." Other writers in residence during this period included West's friends S.J. Perelman, Edmund Wilson, Lillian Hellman and Erskine Caldwell.





# POINTS OF INTEREST

## ● AKA NEW YORK LOCATIONS

- a. Sutton Place: 330 East 56th Street
- CP Central Park: 42 West 58th Street
- TS Times Square: 123 West 44th Street
- UN United Nations: 234 East 46th Street
- Wall Street: 84 William Street

## ● DINING

- 01 Avra Estiatorio: 141 E. 48th Street
- 02 BLT Steak: 106 E. 57th Street
- 03 Crave Fishbar: 945 2nd Avenue
- 04 Daniel: 60 E. 65th Street
- 05 David Burke Townhouse: 133 E. 61st Street
- 06 Felidia: 243 E. 58th Street
- 07 Financier Patisserie: 983 1st Avenue
- 08 Fishtail: 135 E. 62nd Street
- 09 The Four Seasons: 99 E. 52nd Street
- 10 Harlow: 111 E. 56th Street
- 11 Hudson Malone: 218 E. 53rd Street
- 12 Il Mulino: 37 E. 60th Street
- 13 Le Cirque: 151 E. 58th Street
- 14 Mr. Chow: 324 E. 57th Street
- 15 P.J. Clarke's: 915 3rd Avenue
- 16 Philippe: 33 E. 60th Street
- 17 Rosa Mexicano: 1063 1st Avenue
- 18 Scaliniatella: 201 E. 61st Street
- 19 The Sea Fire Grill: 158 E. 48th Street
- 20 Smith & Wollensky: 797 3rd Avenue
- 21 Socarrat Paella Bar: 953 2nd Avenue
- 22 Sofia Wine Bar: 242 E. 50th Street
- 23 Sushi Yasuda: 204 E. 43rd Street
- 24 Wolfgang's Steakhouse: 200 E. 54th Street

AKA Sutton Place is located within walking distance to many of the country's best hospitals and medical facilities including Memorial Sloan Kettering: New York Presbyterian/Weill Cornell; Physicians; and Hospital for Special Surgery.

## ● CULTURE

- 01 The Center for Fiction: 17 E. 47th Street
- 02 Christie's: 20 Rockefeller Center
- 03 Gering + Lopez Gallery: 730 Fifth Avenue
- 04 Howard Greenberg Gallery: 41 E. 57th Street
- 05 Japan Society: 333 E. 47th Street
- 06 Marian Goodman Gallery: 24 W. 57th Street
- 07 Mary Boone Gallery: 745 Fifth Avenue
- 08 Museum of Modern Art (MOMA): 11 W. 53rd Street
- 09 Onassis Cultural Center: 645 Fifth Avenue
- 10 The Pace Gallery: 32 E. 57th Street
- 11 The Paris Theatre: 4 W. 58th Street
- 12 Pop! International Gallery: 153 E. 53rd Street
- 13 Radio City Music Hall: 1260 Avenue of the Americas
- 14 Rockefeller Center: 45 Rockefeller Plaza
- 15 Society of Illustrators: 128 E. 63rd Street
- 16 Tibor De Nagy Gallery: 724 Fifth Avenue

## ● PARKS

- 01 Central Park
- 02 Greenacre Park: 217 E. 51st Street
- 03 Peter Detmold Park: Beekman Place and 51st Street
- 04 Sutton Place Park: E. River between 56th–57th Street

## ● EDUCATION

- 01 Cornell University: 155 E. 55th Street
- 02 Hunter College: 695 Park Avenue
- 03 Rockefeller University: 1230 York Avenue

## ● SPA/GROOMING

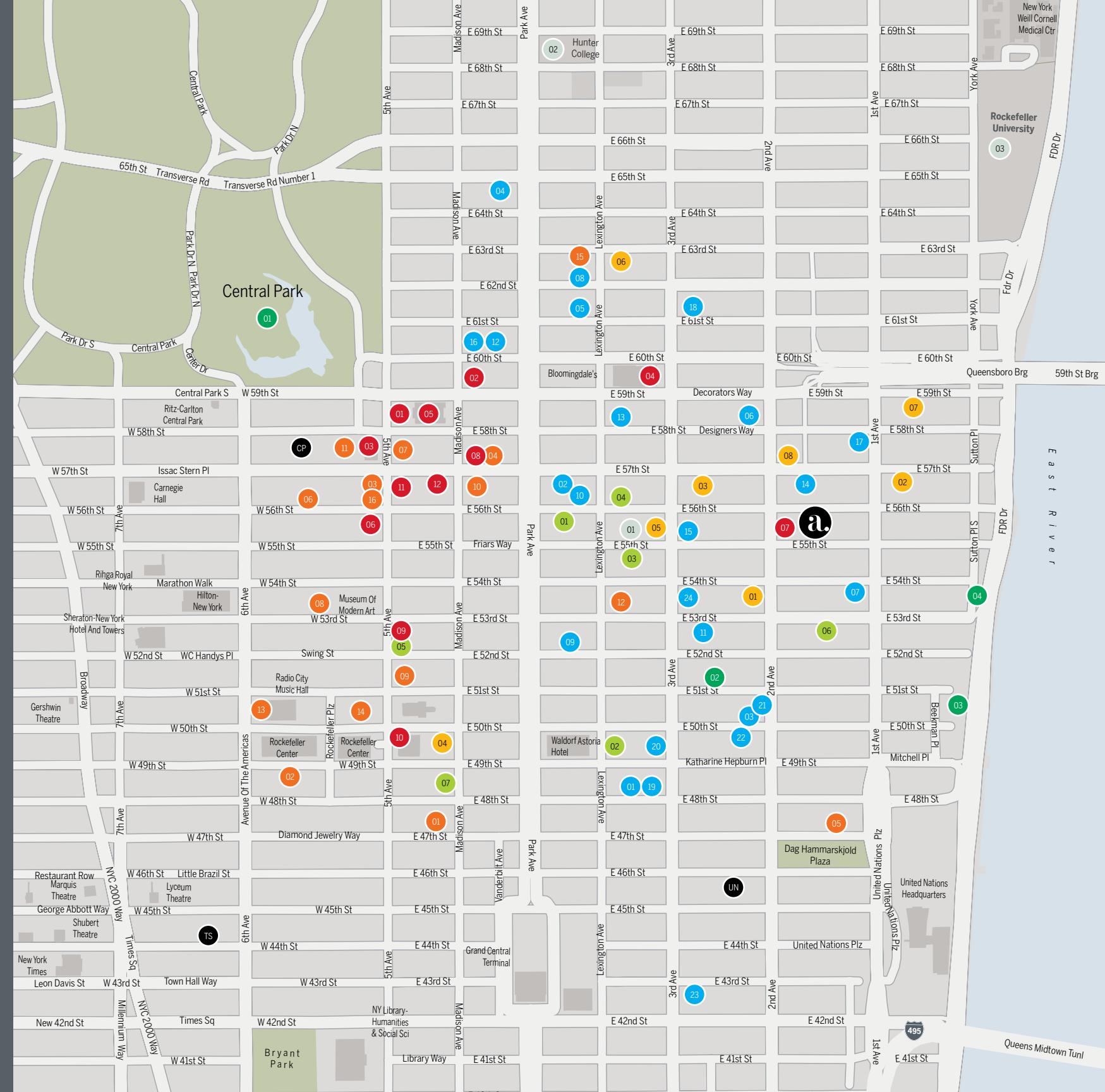
- 01 Asanda Aveda Spa and Lounge: 120 E. 56th Street
- 02 Bliss Spa: 541 Lexington Avenue
- 03 Bumble and Bumble: 146 E. 56th Street
- 04 Dry Bar: 141 E. 56th Street
- 05 Elizabeth Arden Red Door Spa: 663 Fifth Avenue
- 06 Hazuki Hair: 328 E. 53rd Street
- 07 La Vie Zen Spa: 420 Madison Avenue

## ● FITNESS

- 01 Equinox: 250 E. 54th Street
- 02 Foundation Pilates: 1040 1st Avenue
- 03 Halevy Life: 212 E. 57th Street
- 04 New York Health & Racquet Club: 20 E. 50th Street
- 05 Power Pilates: 920 3rd Avenue
- 06 Soul Cycle: 140 E. 63rd Street
- 07 Sutton East Tennis
- 08 Z Club NY: 301 E. 57th Street

## ● SHOPPING

- 01 Apple Store: 767 5th Avenue
- 02 Baccarat: 635 Madison Avenue
- 03 Bergdorf Goodman: 754 5th Avenue
- 04 Bloomingdales: 1000 Third Avenue
- 05 Cartier: 767 5th Avenue
- 06 Henri Bendel: 715 5th Avenue
- 07 Manhattan Art & Antiques Center: 1050 2nd Ave
- 08 Prada: 45 E. 57th Street
- 09 Rolex: 665 5th Avenue
- 10 Saks Fifth Avenue: 611 5th Avenue
- 11 Tiffany & Co: 727 Fifth Avenue
- 12 Tourneau: 12 E. 57th Street





THE AKA CITIZEN—  
OWNERSHIP IS  
MEMBERSHIP.



Purchase of an AKA condominium extends far beyond your Sutton Place address. Ownership confers exclusive access to VIP rates and sophisticated amenities at AKA properties worldwide, including fireside seating and skyline views at our private club and terrace lounges; use of AKA advanced fitness, business and conference facilities; screenings at AKA Beverly Hills' private cinema; preferred seating at Wolfgang Puck's Spago, or AKA Rittenhouse Square's award-winning a.kitchen; and the expert assistance of AKA's Resident Service Teams. AKA's innovative Live It! program encourages residents to expand skills or pursue dreams while traveling.

AKA Beverly Hills

THE BBC HAS  
NAMED AKA THE  
WORLD'S MOST  
RECOGNIZED  
INTERNATIONAL  
LUXURY EXTENDED  
STAY BRAND.

NEW YORK CITY:  
SUTTON PLACE  
CENTRAL PARK  
TIMES SQUARE  
UNITED NATIONS  
WALL STREET

PHILADELPHIA  
WASHINGTON, D.C.  
BEVERLY HILLS  
LONDON



AKA Beverly Hills

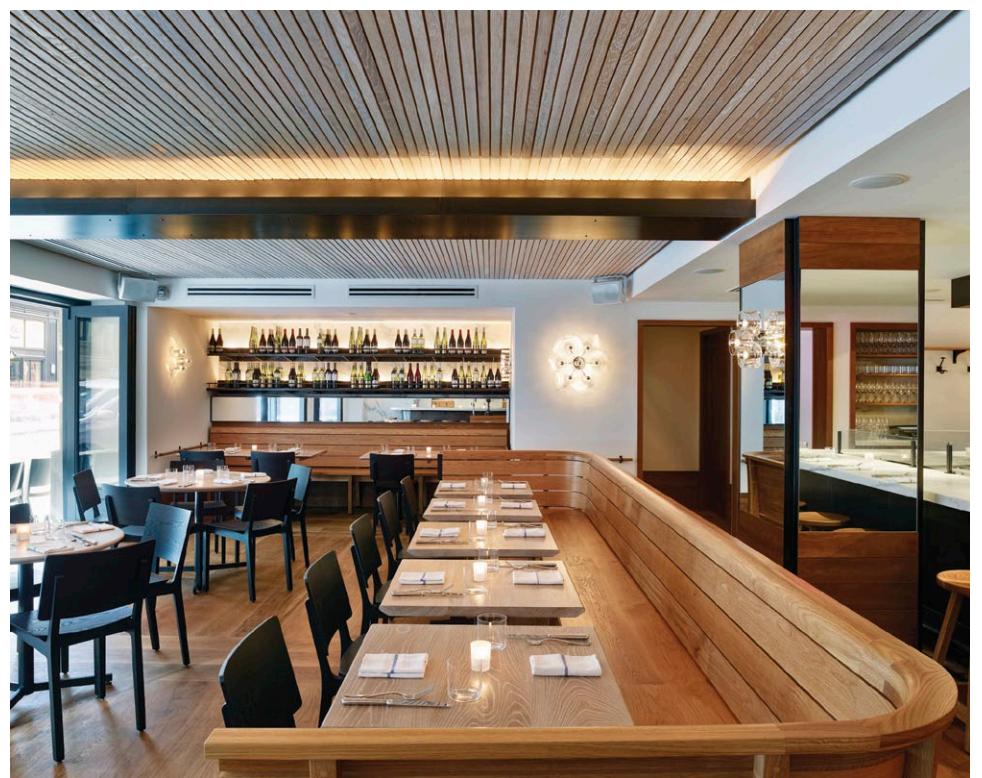


AKA Central Park

The AKA citizen is worldly without being jaded; unimpressed by the whims of fad or formula; and appreciative of the unfawning courtesy and privacy afforded by our expert staff.

AKA Central Park  
AKA Rittenhouse Square

For astute business travelers, entertainment industry insiders and international culture-lovers, AKA represents a reassuring touchstone in the busy flow of contemporary life.



“ I’VE LIVED AT AKA IN NEW YORK, LA AND LONDON, AND WHILE EACH ONE IS UNIQUE, THEY HAVE IN COMMON SUPERB DESIGN, IMPECCABLE PRESENTATION AND INTIMATE ACCESS TO THE CULTURAL LIFE OF THE NEIGHBORHOOD.”

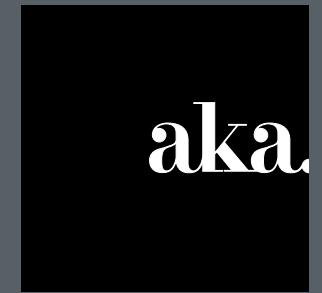
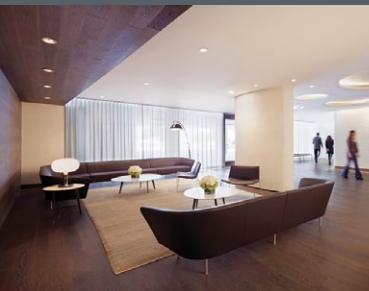


AKA Times Square



AKA White House

AKA Beverly Hills lobby lounge , AKA Times Square rooftop lounge; AKA Beverly Hills conference center and private screening room; AKA Central Park lounge; AKA Central Park fitness center.



## THE AKA DIVIDEND

A compelling aspect of AKA condominium ownership is the opportunity to participate in AKA's best-in-class leasing program and global reservations system. The purchase of an AKA condominium is an investment in prime New York City real estate coupled with a solid leasing platform. AKA condominium ownership provides freedom of choice for global citizens aspiring to a fluid lifestyle in distinctive locations, without restrictions on personal usage.





# PORTFOLIO

## DUBAI, UAE OFFICE

Empire Heights  
Podium Floor, Business Bay  
PO BOX 124854  
Tel +971 4 446 2000 Fax  
+971 4 446 2099

## JEDDAH, KSA OFFICE

Hasid Co. Building  
PO Box 50405  
Jeddah 21533, KSA  
Tel +966 12 2067025  
Fax +966 12 2067725

DLD Registration No. 660  
DED Trade License No 574154

[www.oryxworldportfolio.com](http://www.oryxworldportfolio.com)

The complete offering terms are in an offering plan available from Sponsor. File no. CD14-0362. All rights to content, photographs and graphics reserved to Sponsor: Metropolitan Sutton Associates LLC, 200 West Germantown Pike, Suite 250, Plymouth Meeting, PA 19462. Sponsor makes no representation or warranties except as may be set forth in the Offering Plan. Equal Housing Opportunity. Images marked with a + are artist's renderings.

**AKA SUTTON PLACE**  
CONDOMINIUM RESIDENCES  
330 EAST 56TH STREET  
NEW YORK, NY 10022