

*Siena.*

31-27 CRESCENT STREET  
ASTORIA, QUEENS

# BEAUTIFUL NEW BOUTIQUE CONDOMINIUM IN PRIME ASTORIA

Welcome to 31-27 Crescent Street in sought-after Astoria, Queens! A sleek 7-story, 28-unit luxury condominium conceived by award-winning developer Park Construction, Siena offers impeccably designed one- and two-bedroom apartments, most of which come with prized private outdoor space.

Generous interiors are finely finished throughout, brightened by oversized windows, and complemented by airy open layouts for easy living/entertaining. West-facing units have stunning skyline views, as do the fabulous penthouses perched atop the building.

Making Siena even more appealing are the attractive amenities including a virtual doorman system, wonderful roof deck overlooking vistas of the NYC skyline, onsite parking, an indoor recreation & fitness facility, a package room, and bike storage. Best of all is the location that affords a quick commute to Manhattan, access to a wealth of nearby conveniences, and close proximity to vibrant Long Island City.



# CLASSIC ELEGANCE MEETS CONTEMPORARY STYLE

The exclusive Siena Condominium makes a bold statement with its artful façade blending the charm old New York with the allure of modern architecture. Warm brick, large double-paned casement windows, metal cladding, and perfectly balanced symmetry catch the eye and create incredible curb appeal.





# SERENITY AWAITS IN THE HANDSOME LOBBY WELCOMING YOU HOME

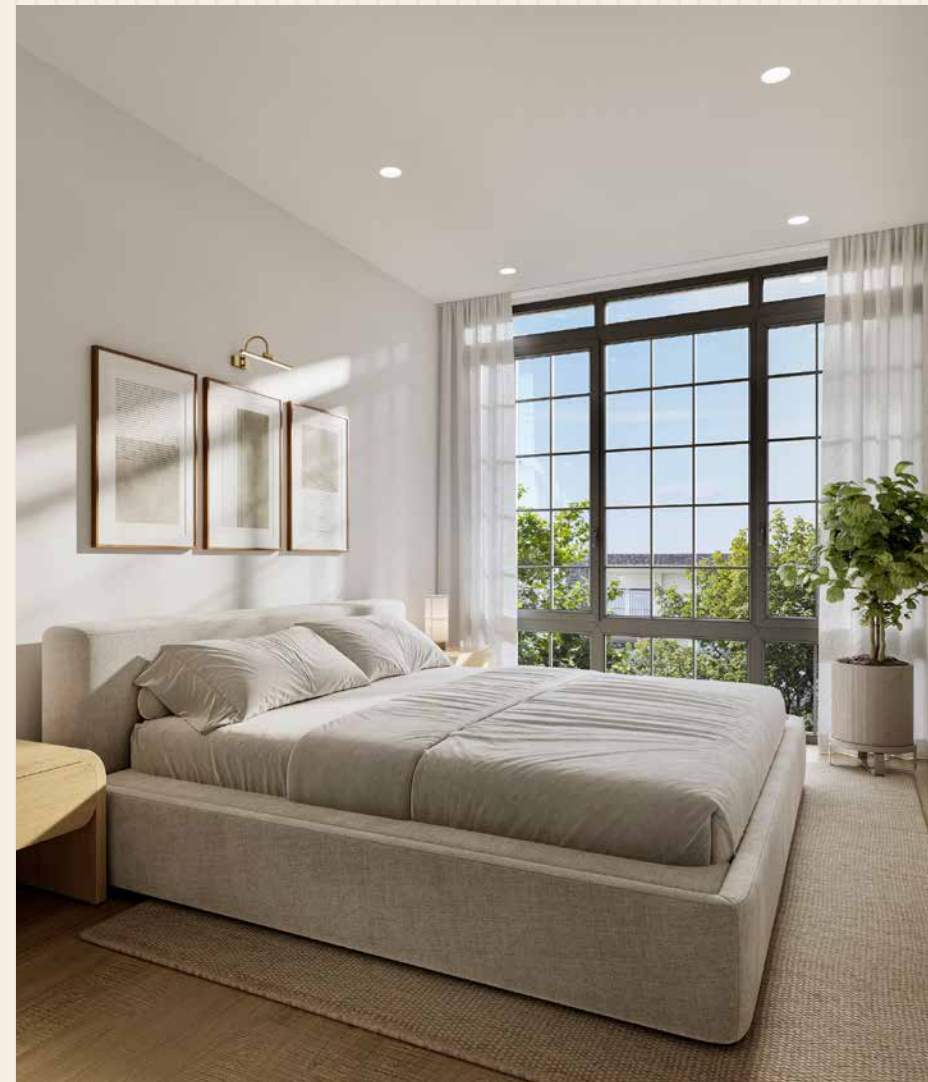
Greeting your arrival to the Siena is a gracious, inviting lobby adorned with terrazzo-like Italian porcelain tilework and wood veneer-paneled walls.





Spacious homes have been thoughtfully laid out to optimize space, flow and function. Each boasts a sun-filled open floorplan, tall ceiling heights, recessed lighting, wide-plank European oak hardwoods, and floor-to-ceiling windows. Further maximizing comfort are plentiful closets, an in-unit washer-dryer, central heating & cooling system, and private outdoor space in most residences.

**TIMELESS INTERIORS  
IMPRESS WITH QUALITY  
CRAFTSMANSHIP & DESIGN**





# WELL-APPOINTED DREAM KITCHENS FOR THE CHEF

Whether you're whipping up a casual meal or a full-course dinner, meticulous cook's quarters will inspire the gourmet in you. All kitchens are equipped with custom European cabinetry, quartz waterfall countertops and backsplashes, Grohe fixtures, premium stainless steel Bosch appliances, a Bertazzoni refrigerator, and outside venting. Some units are outfitted with adjoining open dining areas.



# REFRESH AND RENEW IN UPSCALE SPA-LIKE BATHS



Feel pampered and luxurious in your exquisite bathrooms accented by European porcelain tile, custom vanities, chic lighting, deluxe Grohe fixtures, and a soothing soaking tub with rain shower.

# ELEVATING THE LIFESTYLE ARE A HOST OF DESIRABLE AMENITIES



City living is made complete with a virtual doorman for receiving visitors and deliveries; an onsite parking garage for your car (available for purchase); workouts in the recreation and fitness center illuminated by a wall of windows; a bicycle storage area; and of course, the rooftop oasis where you can relax and gather while taking in the views.



# ENJOY THE OUTDOORS AND SKYLINE VIEWS ON THE AMAZING ROOF DECK

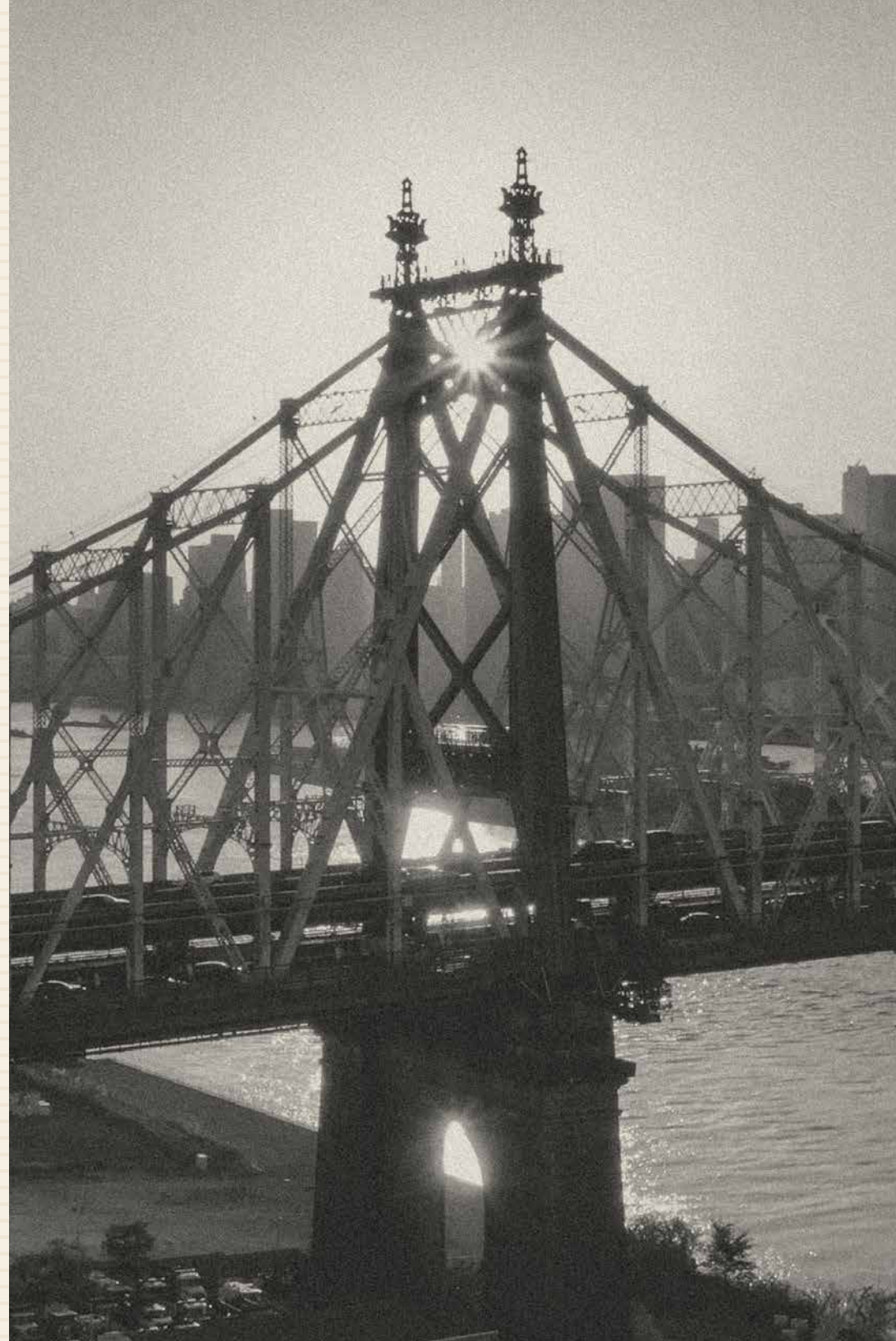


A key amenity of this new construction gem is its outdoor rooftop retreat providing an ideal place to lounge, socialize, dine alfresco and watch the sunset with a backdrop of dramatic views. Enhancing the deck's ambience is high-end Italian porcelain tilework, ample dining and sitting areas, a barbecue grill, and lush landscaping adding a touch of natural beauty.

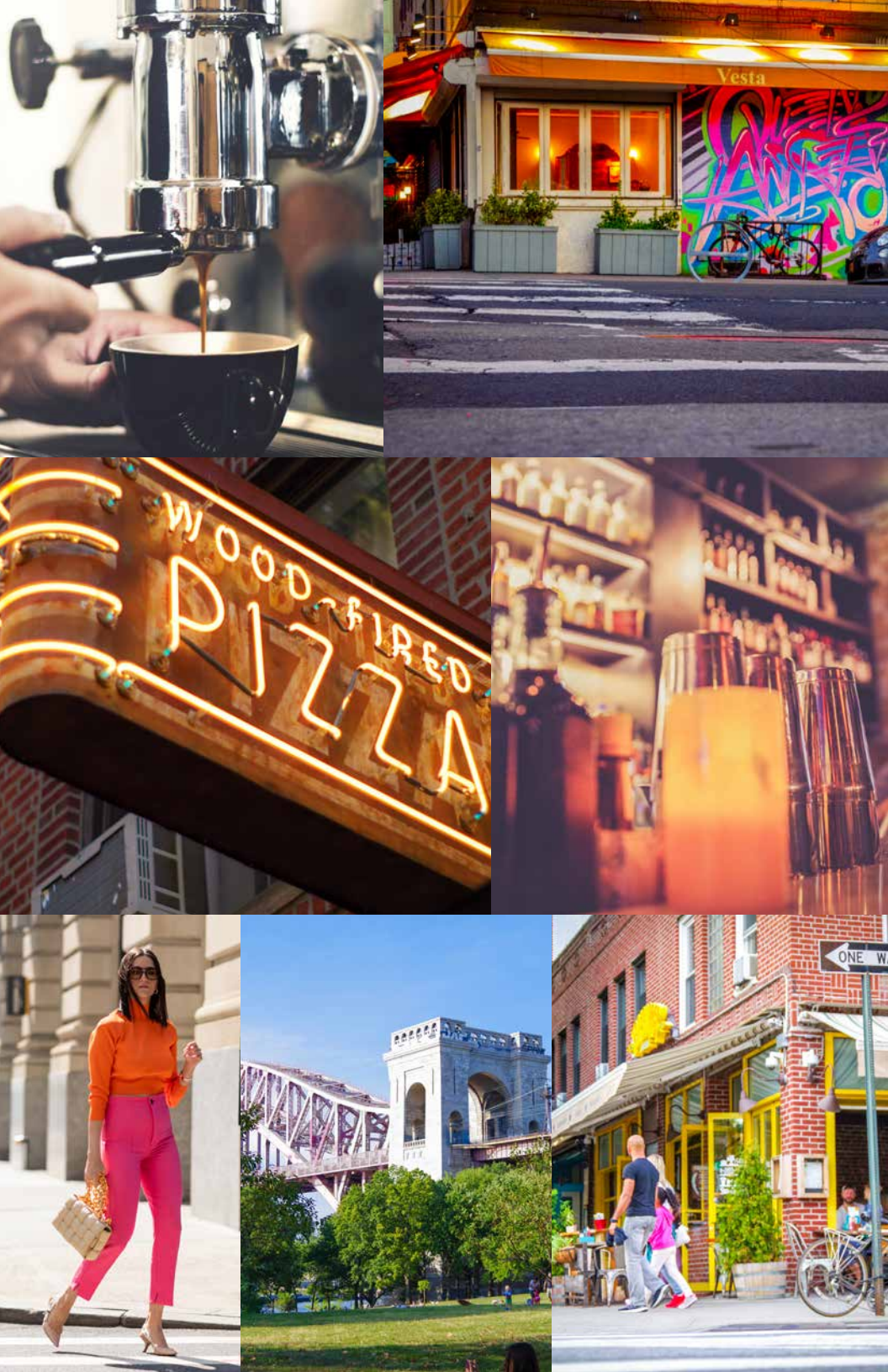
# A COVETED ADDRESS NEAR IT ALL, AND MINUTES TO MANHATTAN

Set in the heart of the close-knit, culturally-rich community of Astoria, Siena boasts an outstanding location in a great neighborhood steps from shops, bars, cafes and restaurants. Taste a variety of foods at favorite local spots like Café Triskell (authentic French with the best crepes!), Bahari Restaurant (Greek), Kondo (Japanese), and Arepas Café. Plus you can check out the Museum of Moving Image, catch a movie at the multiplex Regal UA cinema, and do some rock climbing at Brooklyn Boulders.

Also close by are numerous supermarkets as well as Costco, the N/W subway lines at the Broadway stop for a short ride to Manhattan, the F train at Queensbridge, and several Citibike stations for getting around. With short walking distance to the NYC Ferry too, transporting you across the water to the other boroughs. Outdoor lovers will adore the proximity to Athens Square greenspace, Socrates Park, Rainey Park, and Astoria Park situated along the waterfront.







# THE TEAM

## DEVELOPER

"Quality that lasts a lifetime" Award winning, Park Construction Corp. was established in 1992 and has over 35 years of experience in the residential and commercial construction industry throughout the greater New York metropolitan area.

Park Construction Corp. has been actively developing luxury residences throughout Astoria since the early 2000's and has been recognized for its quality in construction and design.

## SALES TEAM

The Gavrilov Grosso Team of The Corcoran Group is led by Aleksey Gavrilov & Joseph Grosso. They have sold out numerous Condo developments and established themselves as valuable resources to developers. Their role includes Pre-Development Planning, Marketing, Sales & Branding strategies for New Condo Developments.

Founded in 1973, The Corcoran Group is the leading residential real estate brokerage in New York and a powerhouse in the area of marketing new development condominiums. Corcoran boasts a total of 150+ offices and more than 5,500 sales associates – New York City, The Hamptons, Westchester, Hudson Valley, New Jersey, South Florida, Northern California, Southern California, Reno/Tahoe, Central Florida, Chicago, Northwest Florida, Hawaii, Denver, Phoenix/Scottsdale, Charlotte, the British Virgin Islands, St Barth, the Bahamas, Puerto Rico and The Woodlands – who have achieved sales of over \$21 billion in total company sales annually.

## ARCHITECT

Costa Architecture is a full service architectural, engineering and consulting firm providing licensed professional services to building owners, architects, and designers. The firm offers extensive and varied experience from new building development and alterations to loft building conversion with various city agencies.





EXCLUSIVE SALES & MARKETING  
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