

*Sophie*

# ELEGANT NEW BOUTIQUE CONDOMINIUM IN PRIME ASTORIA

Welcome to Sophie Condominium, a beacon of modern luxury at 20-08 Steinway Street, nestled in the heart of vibrant Astoria, Queens. This newly constructed development stands as a testament to refined living, with 24 meticulously crafted studio, one, and two-bedroom condominium residences, most offering private outdoor space.

Step inside, and you'll be greeted by generously sized rooms where oversized windows fill the spaces with natural light, creating a bright and airy atmosphere.

The open floor plans are thoughtfully designed, offering the perfect backdrop for both serene daily living and lively entertaining.

The west-facing units offer peaceful views of lush gardens and the cityscape beyond. Each home at Sophie Condominium blends style with comfort, ensuring that every day feels like a retreat.

The building's amenities enhance the living experience even further. A virtual front door service ensures security and convenience, while the rooftop deck invites you to unwind with breathtaking views of the NYC skyline. Residents also enjoy the benefits of onsite parking, a rear yard with manicured plantings and benches, a fitness center, a dedicated package area, and bike storage.

Located in the dynamic Astoria neighborhood, Sophie Condominium offers an enviable lifestyle. With a quick commute to Manhattan, easy access to the Grand Central Parkway, and proximity to airports, you're well-connected to the city's pulse. The surrounding area brims with conveniences and the lively charm of Long Island City, ensuring that everything you need is just moments away.

Sophie Condominium offers an opportunity to embrace a new standard of sophisticated urban living.



# GRACEFUL BLEND OF CLASSIC AND MODERN



The Sophie Condominium stands as a striking fusion of old-world charm and modern sophistication. Its artful façade seamlessly melds the timeless allure of classic New York with contemporary architectural flair. Featuring warm brick, expansive double-paned casement windows, and a meticulously balanced symmetry, the building impresses and delivers a stunning curb appeal.



## EXPERIENCE PANORAMIC CITYSCAPES AND OUTDOOR COMFORT ON THE SPECTACULAR ROOFTOP DECK

A standout feature of this new construction gem is its outdoor rooftop retreat, an ideal space for lounging, socializing, dining al fresco, and enjoying sunsets against a backdrop of breathtaking views. The deck's ambiance is elevated by large format pavers, generous dining and seating areas, a barbecue grill, and lush landscaping that brings a touch of natural beauty.

# TIMELESS INTERIORS SHOWCASE EXCEPTIONAL CRAFTSMANSHIP AND DESIGN



These expansive homes are meticulously designed to enhance space, flow, and functionality. Each residence features an open floor plan brimming with natural light, high ceilings, recessed lighting, wide-plank oak hardwood floors, and floor-to-ceiling windows. Comfort is further elevated with ample closets, an in-unit washer-dryer, a central heating and cooling system, and private outdoor space in most units.

# GOURMET KITCHENS DESIGNED FOR THE CHEF

Whether you're preparing a simple meal or an elaborate feast, these meticulously designed kitchens will inspire your inner chef. Each kitchen features custom European cabinetry, quartz waterfall countertops and backsplashes, Grohe fixtures, and premium stainless-steel Bosch appliances, including a Blomberg refrigerator and outside venting. Some units also include adjacent open dining areas for added convenience.



## REJUVENATE IN EXQUISITE SPA-LIKE BATHROOMS

Immerse yourself in luxury with these upscale bathrooms designed for ultimate relaxation. Adorned with sophisticated European porcelain tile, custom vanities, chic lighting, and premium Grohe fixtures, each bathroom offers a serene escape. Unwind in the deep soaking tub or refresh under the rain shower for a truly revitalizing experience. Additionally, two-bedroom residences feature a convenient shower stall in the primary bedroom.



# SERENITY AWAITS IN THE ELEGANT LOBBY

As you arrive at Sophie Condominium, you are welcomed by a refined and inviting lobby. This stylish space features luxurious Italian porcelain tilework, setting a gracious tone for your homecoming.

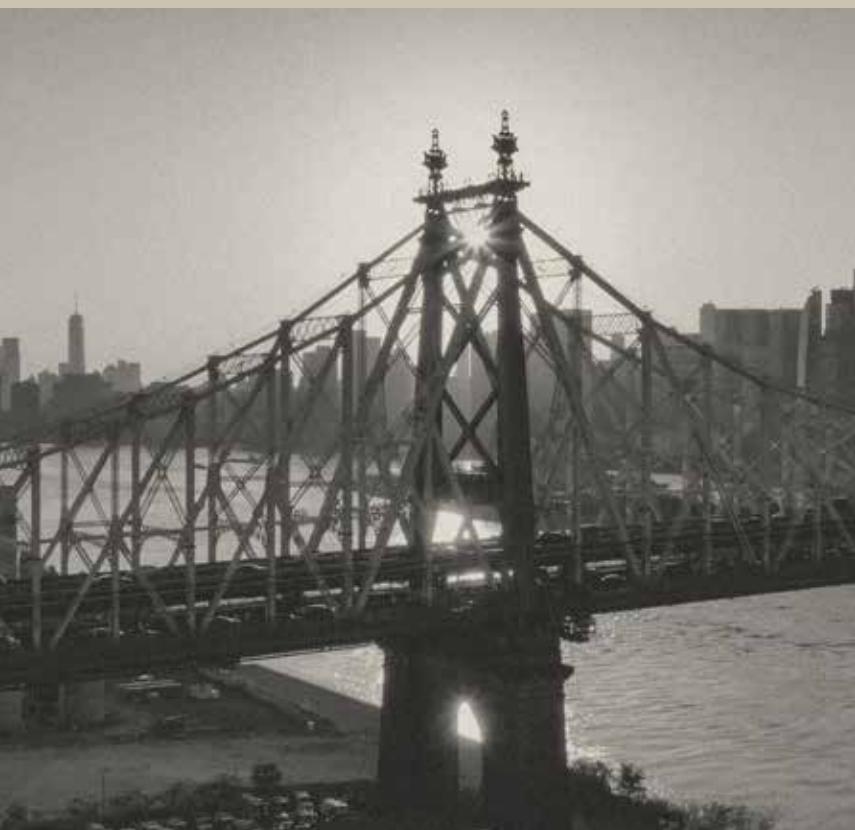


# ENHANCING YOUR LIFESTYLE WITH A WEALTH OF DESIRABLE AMENITIES



City living is elevated with a range of sought-after amenities at Sophie Condominium. Enjoy the convenience of a virtual front door service for managing visitors and deliveries, an onsite parking garage with parking available for purchase, and a recreation and fitness center bathed in natural light from its wall of windows. Additional features include a dedicated bicycle storage area, a rear yard with manicured plantings and benches, and a rooftop oasis, perfect for relaxation and hosting guests while you take in the stunning views.

# A COVETED ADDRESS WITH PRIME AMENITIES, DINING, AND QUICK MANHATTAN ACCESS



Nestled in the heart of Astoria's lively Ditmars area, Sophie Condominium boasts an outstanding location surrounded by an abundance of amenities. This desirable neighborhood is just steps from a vibrant array of shops, bars, cafes, and restaurants.

Savor diverse culinary experiences at local favorites such as Ditmars Thai, Taverna Kyklades for authentic Greek dishes, Christos Steak House, and Tufino Pizzeria, known for its Neapolitan pies baked in a wood-fired oven.



# THE TEAM



## 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.

Corcoran New Development is the new development consulting and marketing division of The Corcoran Group, one of the world's leading real estate brokerages. Utilizing The Corcoran Group's extensive marketplace presence, industry-leading research, and award-winning branding and marketing resources, the division serves a diverse range of high-profile projects, from boutique luxury condominiums to large-scale multi-family rental developments. With a robust marketing portfolio spanning all five boroughs, Westchester County, and New Jersey, Corcoran New Development consistently ranks among the most prominent New Development Marketing Firms in the Metropolitan Area.



# Sophie

EXCLUSIVE SALES & MARKETING

By The Gavrilov Grosso Team & Corcoran New Development.

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