



**UPPER EAST SIDE
APARTMENT COMBINATION**

1,700 sq. ft.

New York, New York, United States

SLAVICA NOVAK NIKOLIC / SNNA
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Design team: Slavica Novak Nikolic

www.urbanbondcreative.com

- > COMBINE TWO NEIGHBORING APARTMENTS
- > RECONFIGURE ENTRY HALL
- > CREATE A SPACIOUS LIVING AREA THAT REFLECTS THE SPIRIT OF THE BUILDING

THE DESIGN, WHICH COMBINES TWO ADJACENT APARTMENTS INTO ONE, LIVES UP TO THE HIGH STANDARDS OF THE BUILDING THEY BELONG TO.

“The project combines two neighboring apartments on the twenty-third floor of a recently built Michael Graves luxury condo building on the Upper East Side. The client wished to create a comparable lavish space in the spirit of the building. The entry lobby was redesigned with decorative niches and flooring detail to give a formal and elegant feeling to the apartment.

“The main area is elegant and sophisticated, with lighting as one of the most important design elements. Lighting, both natural and artificial, works on two levels: it brightens up the entire place as a primary goal and second, it accentuates specific areas and architectural features. Juxtaposed to the lighting opulence, is an almost frugal color palette—whites and natural wood—, which allows for a rich play of shadows. Lighting is also an integral part of the design of key elements such as the kitchen island, enhancing form and materiality. Overall, materials are simple, yet effective choices. They contribute to the creation of the desired elegant décor and relaxed atmosphere.”





- A. Entry
- B. Bathroom
- C. Bedroom
- D. Dining area
- E. Kitchen
- F. Master bathroom
- G. Master bedroom
- H. Walk-in closet
- I. Living area

New floor plan with adjoining foyer



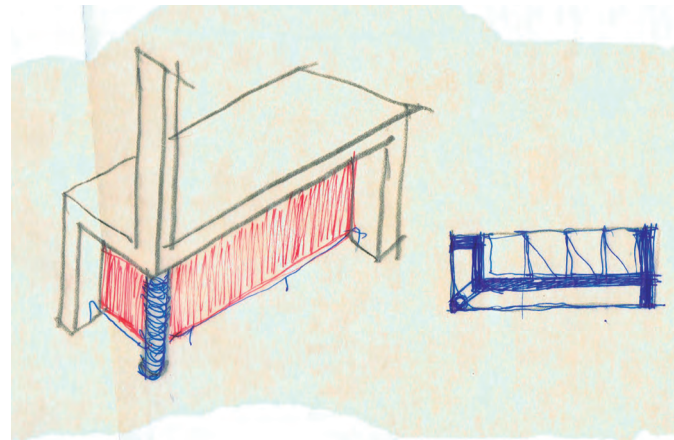
- A. Entry
- B. Bathroom
- C. Bedroom
- D. Living/dining room
- E. Kitchen
- F. Master bathroom
- G. Master bedroom

Existing floor plan

The original layouts of the apartments consisted of small enclosed kitchens and tight living-dining areas. This constraining feeling was minimized with a new layout that combines three bays into one large living and dining area with windows on two sides.



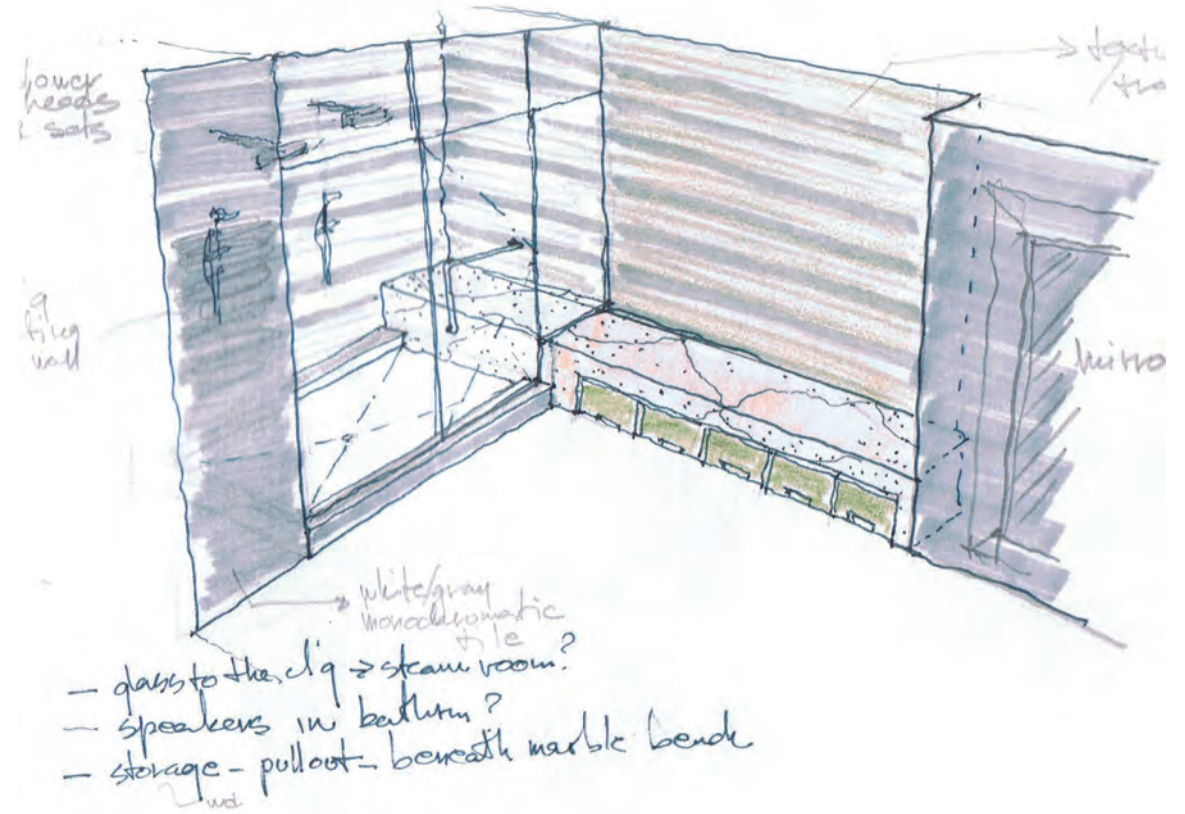
A grand entry hall is devised to reflect the character of the building and give a taste of the spaciousness. The newly created foyer with decorative niche and flooring detail, gives a formal luxurious feeling to the apartment.



Sketches of kitchen island

The kitchen consists of two areas: a functional wall lined with maple wood cabinets and stainless steel appliances and a sculptural island, which constitutes the social part of the kitchen, more integrated into the living and dining area.

Dropped ceilings, punctuated with different types of lights, help differentiate the spaces. Lighting is an integral part of the island design, reinforcing its form and turning it into a focal point in the open area.



Sketch of master bathroom

The bathroom is simple, clean, and elegant. The statuary white marble and dark-stained cherry vanity on one side and a storage bench of the same materials accentuate the horizontality of the room. This is further emphasized by the storage bench turning into a shower seat opposite the glass.

Credits

Architect: Slavica Novak Nikolic
 Architect / SNNA
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Appliances and Materials

Appliances: Miele, Sub-Zero, and Viking
 Bathroom fixtures: Kohler, Toto, Hansgrohe
 Cabinets: Neimar and SNNA
 Floors: Oak floor with custom made medallion
 Kitchen backsplash: "Baton pavarotti Pearl", mix of gloss and satin stilito mosaic, Opera Glass Collection, by Artistic Tile

Kitchen cabinetry: Maple cabinets by Kraftmade
 Kitchen countertops: "Yucan Blanco" by Silestone on countertop, island, and stone cladding
 Lighting: Artemide and Flos
 Walls: Paint and Venetian stucco in foyer