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*As demand for ultraluxury real estate continues to escalate on the East Coast, a few high-profile new properties are poised to make their mark.*

### 50 United Nations Plaza

The first residential tower in the United States designed by Foster + Partners, 50 United Nations Plaza is located adjacent to Dag Hammarskjöld Plaza at First Avenue and 46th Street. The high-rise condominium tower will feature 88 residences with expansive interior layouts, and views of the United Nations Secretariat building, the East River, the Chrysler Building and the New York skyline.

Developed by Zeckendorf Development with Global Holdings, the 43-story building will open this spring, with the majority of residences comprising three bedrooms and above. With deep oversized bay windows and a curtain wall designed to maximize interior light, the building's exterior is unlike any other in Manhattan. Said Jill Mangone, director for sales and marketing, "50 United Nations Plaza will be one of the most memorable residential buildings in the world."

Another dramatic design feature is the gated, 10,000-square-foot motor court entry. A seven-foot hedge wall surrounds the building, offering

privacy and a sense of nature. "It is almost like coming into a private estate in the Hamptons," added Mangone. "It is secure and welcoming at the same time."

The double-height lobby, finished in claret-colored marble, leads to a 30-foot-wide water wall, and then to an open fireplace. A luxury spa within the building incorporates a large 75-foot exercise pool, managed by The Wright Fit. Exclusive indoor parking brings an additional level of security.

Residences range from one-bedroom apartments, at 1,147 square feet, to full-floor penthouses with five bedrooms and two staff rooms. One of the seven penthouses features its own infinity-edge pool.

*To schedule a private showing or for more information, call 212-906-0550 or visit 50UNP.com.*

### Carlton House

Surrounded by some of the world's most exclusive shopping, dining and cultural destinations, The Carlton House, at Madison Avenue

and East 61st Street, is already more than 85 percent sold — and is expected to be sold out by June, when its renovation will be complete.

The 18-story building's Art Moderne style, with a bit of mid-century modern mixed in, projects restrained elegance, explained Elida Jacobsen Justo, The Carlton House's director of sales. "The location just off Central Park, and so close to midtown on the Upper East Side, is the main reason for our sales record, but our success is also due to the style of the renovation," she said. "The interior designer, Katherine Newman, is known for the detail she puts into her designs."

Because of the redesign, 19 of the 68 residences now come with outdoor space. The 10,000-square-foot, six-level townhouse, on the market for \$65 million, comes with 5,000 square feet of outdoor space on three levels, including

a roof deck with Central Park views. Besides a private elevator and its own private entrance, the 9,742-square-foot, 35-foot-wide townhouse also has a separate entrance from the lobby.



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Developed by Extell Development Company, the amenities include a 65-foot heated saltwater swimming pool and steam room, fitness center, game room and both bike and private storage. Residents also benefit from an exclusive collaboration with Barneys New York, located next door, allowing them lunch and dinner delivery from Fred's, Barneys renowned restaurant, as well as access to personal stylists, in-home services and the Barneys penthouse suite for private shopping and special events.

**TOP: 50 United Nations Plaza's Drive Court.**  
 Rendering: Hayes Davidson | James Ewing

**BOTTOM: A Carlton House living room.**  
 Photo: Marco Ricca

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Prices for remaining residences start at \$8.6 million for a 2,441-square-foot apartment. A limited selection of three- to six-bedroom residences remains for sale. For more information, call 212-680-0166 or visit [TheCarltonHouse.com](http://TheCarltonHouse.com).

### One West End Avenue

Co-developed by Elad Group and Silverstein Properties, One West End Avenue is a 42-story, 246-residence tower under construction that will stand as the gateway to Christian de Portzamparc's Riverside Center on Manhattan's Upper West Side.

With architecture by Pelli Clarke Pelli Architects, One West End Avenue, on the north-west corner of 59th Street and West End Avenue, will be the tallest condominium project to come to market as part of the five-building Riverside Center. Comprising three- to four-bedroom apartments, it will also feature several duplexes and penthouses, a large fitness center with a 75-foot glass-enclosed swimming pool, 12,000 square feet of landscaped outdoor space and several cabanas.

In addition to the media room, billiards room and children's playroom, a chef's kitchen and a

dining area will be available for the use of residents and their guests. "The objective is to create Manhattan's ultimate resort-inspired residential destination," said Samantha Sax, executive vice president of sales and marketing for Elad Group, "and the building will soon be known for its year-round indoor and outdoor entertaining."

The Scavolini kitchens, designed by Jeffrey Beers, have received special attention, as has the soon-to-be-announced food destination at the base of the building. When Riverside Center is completed, it will contain its own private three-acre park, a new public school, and more than 100,000 square feet of retail space, including the new culinary destination.

*The full-service building will also feature on-site parking. Sales will launch this spring, with closings expected in late 2016. Prices range from \$1.3 million to more than \$20 million. For more information, contact the Corcoran Sunshine Marketing Group, the exclusive sales and marketing agent for the building, at 212-757-0059, or visit [1WestEnd.com](http://1WestEnd.com).*

### 443 Greenwich Street

New York-based architectural firm CetraRuddy is transforming 443 Greenwich Street — a magnificent 260,000-square-foot landmarked building in the heart of TriBeCa's Gold Coast — into 45 lofts and eight penthouses, with a 4,000-square-foot interior garden courtyard.

The large three- to five-bedroom residences average 3,800 square feet per unit, with ceiling heights from 11 to 20 feet. Private eleva-



**LEFT: A One West End Avenue living room.**  
 Rendering: Dbox



**RIGHT: A rendering of a 443 Greenwich Street penthouse terrace.**

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tor landings open directly into each unit, maximizing privacy. In addition to a 5,000-square-foot common roof deck, each of the penthouses has its own private landscaped rooftop space.

In line for LEED certification, the building will offer a full complement of amenities, including an underground parking garage with electric charging stations, a 71-foot lap pool, a Turkish steam bath, a fitness center run by The Wright Fit, temperature controlled storage, wine cellar, children's playroom and individual storage rooms. The building also features a 24-hour doorman, concierge service and a parking valet.

The renovation, which includes massive Christopher Peacock kitchens, involves replacing the original wood joists with sound-proof concrete floors while leaving the original wood columns and beams in place. "We went to great lengths to preserve the character of a massive 19th century brick-and-timber warehouse, with its large windows," explained Richard Cantor, principal of Cantor-Pecorella, Inc., 443 Greenwich's exclusive sales and marketing agent. "The building sets a new standard for historic buildings in what amounts to TriBeCa's last great renovation."

*The building is already approximately 40 percent sold. The 8,000-square-foot sales office displays bathrooms, kitchens, finishes and renderings, with occupancy expected by the end of the year. For more information, call 212-877-4433 or visit 443greenwich.com.*

## 12 East 13th Street

Developed by DHA Capital and Continental Properties, 12 East 13th Street, between University and Fifth Avenue near Union Square, is a former seven-story parking garage being transformed into a 12-story loft-style residence. The newly constructed homes include four 4,816-square-foot residences, each with four bedrooms; two floor-through four-bedroom duplexes with private terraces; and one extraordinary 5,700-square-foot triplex penthouse with views and an additional 906-square-feet of private outdoor space. The building also includes one half-floor, three-bedroom residence.

The gracious layout of each home includes a 67-foot-wide living space, and all eight come with a private parking space, serviced robotically, and a large individual storage room. The building will also have a 24-hour doorman, a fully equipped fitness center and individual bike storage.

Said Richard Cantor, principal of Cantor-Pecorella, the exclusive sales and marketing agent for 12 East 13th, "This is a truly unique living situation that combines the privacy and location of a central Village townhouse with the expansive space of a large downtown loft in a building with complete full services — and your own parking space, which is very rare in Greenwich Village."

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Move-ins are scheduled for this summer. For more information, call 212-243-1213 or visit 12e13.com.



### Iris on the Bay

The Spear Group's latest development is a collection of 43 competitively priced townhomes in a gated community on Normandy Isles in Miami Beach. Completion of the townhouse development is expected this spring, with prices starting at \$786,000 for a 2,152-square-foot unit.

A breezy sea walk and swimming pool run the length of the property, which includes 15 boat slips. The four-story fee-simple townhomes,

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noted for spacious layouts and views of the nearby golf course and the water, range from 2,152 to 2,513 square feet. The units are being delivered finished, with a choice of flooring and features, and come with private elevators, rooftop terraces and a two- to four-car (with lifts) garage. Summer kitchens are also an option.

"Normandy Isles creates a perfect setting for Iris," said Jeff Spear, president of The Spear Group, developer for Iris on the Bay. Ann Nortmann, senior project manager with Douglas Elliman Real Estate, added, "Iris on the Bay is the only new-construction townhome project available in Miami Beach. This is a very compelling project at a great price from a highly respected south Florida builder."

The finished product fits the needs of Miami Beach buyers who prefer a low-rise townhome without the maintenance headaches. "A large part of our buyer pool is looking for a second home, and they don't want the stress of maintaining a single-family house," concluded Nortmann. "Here, they can choose from three expansive layouts: three bedroom, three bedroom plus den and a four bedroom. When you include the garage, balconies and rooftop terrace, we are well over 3,000 square feet of space. It is a different way of living comfortably in Miami Beach."

For more information, visit [irisonthebay.com](http://irisonthebay.com) or call 786-693-9669.

### The New Shore Club

New York-based HFZ Capital Group has joined forces with Brazilian architect and designer Isay Weinfeld to oversee the transformation of the Shore Club — the firm's three-acre oceanside property at 1901 Collins Avenue, on the north end of South Beach — into a luxury condominium.



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ium and hotel complex with 75 condominium residences (many with oceanfront views) and 100 hotel rooms.

Sales of the reimagined one- to four-bedroom condominiums, starting at \$2 million, were launched during Art Basel Miami Beach in December. Reservations were secured for 20 percent of the residences during the first week of sales, and the property is nearly sold out.

"This is a complete, 100 percent reimagining of the Shore Club, down to the studs," said Horacio LeDon, president of Douglas Elliman Development Marketing. "The building is completely re-skinned, and we are adding 10- to 12-foot terraces. We are also expanding living areas, and redesigning every aspect of the common areas under the direction of Enzo Enea, our landscape architect, who is completely redesigning the pool. In the end, [buyers] will find a completely different property, managed by an



ultra-luxury brand, in the most desirable section of sunny South Beach."

*The condominium residences will range from one to three bedrooms. Douglas Elliman Development Marketing is the exclusive marketing and sales agent. For more information, call 305-714-3117 or visit [TheNewShoreClub.com](http://TheNewShoreClub.com).*

## 1 Hotel & Homes South Beach

This spring will see the highly anticipated opening of 1 Hotel & Homes South Beach, located on seven acres at 2399 Collins Avenue in Miami Beach. The property will include 426 hotel rooms; four ocean-view swimming pools; and 151 one- to four-bedroom residences, ranging up to 4,277 square feet, designed by the Brazilian interior design firm Debora Aguiar Arquitetos. The rooftop pool and restaurant bar will offer panoramic views of the ocean to the east, and the Miami skyline to the west.

The hotel will be one of the first of three opening under the new 1 Hotel brand, the creation of Barry Sternlicht, chairman of Starwood Capital Group and the creative force behind the W Hotels. Its farm-to-table hotel restaurant, Beachcraft, will be operated by master chef Tom Colicchio.

The property's long list of amenities for residents includes a 14,000-square-foot fitness center and spa, 24-hour concierge, personal shopping services and pre-arrival kitchen and pantry stocking with local organic options.

**OPPOSITE, LEFT:** A model apartment at 12 East 13th St.

**OPPOSITE, RIGHT:** A rendering of Iris on the Bay in Miami Beach.

**ABOVE:** A view from HFZ Capitol Group's The Shore Club.



"This is a new approach to luxury living in South Beach, with a nature-inspired aesthetic, 600 feet of beachfront and all the amenities of a game-changing hotel concept," said Camille Douglas, managing director of LeFrak, co-developer, with Starwood Capital Group, of 1 Hotel & Homes South Beach. "The residents will enjoy the services and amenities of the 1 Hotel, including not just

24-hour room service, concierge and valet parking, but also the pools, gym and spa. The property offers every cultural advantage, including access to art and great restaurants and a diverse international population, while at the same time offering a relaxing beachfront lifestyle."

*Pricing for all the residences ranges from \$1.5 to more than \$20 million, with penthouses starting at \$4.2 million. For additional information, call 786-245-6181 or visit [1hotels.com/homes](http://1hotels.com/homes).*

## Ritz-Carlton Residences, Sunny Isles Beach

Stated for completion in 2018, The Ritz-Carlton Sunny Isles Beach will be a 52-story, 649-foot-high tower located on 2.2 acres with 250 feet of prime beachfront between Bal Harbour Shops and the Aventura Mall.

"It is significant that Ritz-Carlton recognized the value and immense appeal of Sunny Isles," said Edgardo Defortuna, founder of Fortune International, co-developer, with the Chateau Group, of Ritz-Carlton's first residence project in



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Sunny Isles. "They are very selective about where they expand, and the decision to come here is confirmation of the area's desirability."

The 212 residences, all with oceanfront views, range from 1,605 to 3,640 square feet, and will each have at least 10-foot ceilings and private elevator access. The six penthouses, each up to 6,320 square feet, come with their own private swimming pool, huge terraces, city and ocean views, and ceilings up to 17 feet. Parking is below grade, assuring seamless connectivity between the lobby, beach, pool, restaurant and ocean. Said Defortuna, "It really feels like a resort."

Amenities include 24/7 valet parking and concierge, housekeeping and dog walking services, personal chef and fitness training, cabana, pool and beach service, kids club and an oceanfront fitness and wellness center. "In addition to our full-service amenities and the spectacular design by Arquitectonica," said Defortuna, "the most special thing to buyers is the Ritz-Carlton brand."

*Sales began in January, and reached \$280 million after one month. Residences start at \$2.3 million, and go up to \$25 million. For more information, call 305-503-5811 or visit [theresidencessunnyislesbeach.com](http://theresidencessunnyislesbeach.com).*

**LEFT: A rendering of a residence living room at I Hotel & Homes South Beach.**

**BELOW: Ritz-Carlton Residences, Sunny Isles Beach. Rendering: Sunny Isles Property Ventures LLC**

**BOTTOM: Quail Ridge Equestrian Estate. Photo: Adam B. Wayland**



### Quail Ridge in Charlottesville

Quail Ridge is the name of the 98-acre custom brick manor home at 2575 Ridge Road, 10 minutes west of Charlottesville, Va., with panoramic views of the Blue Ridge Mountains.

Built in 1994, this equestrian home borders a mountain river, and includes a horse stable, paddocks, run-in sheds, riding trails and both indoor and outdoor riding rings. There is also a pool with a pool house, a tennis court and a 1,200-square-foot caretaker's residence/guest cottage.

The 11,014-square-foot, five-bedroom, three-story home is on the market for \$7.95 million. Said Frank Hardy, president of Frank Hardy, Inc., "The buyer will most likely be a family that appreciates the outdoors and abundant wildlife this property offers, and who wants a truly beautiful traditional home in turn-key condition with substantial acreage."

*For more information, please call 434-296-0134 or visit them at [frankhardy.com](http://frankhardy.com).*

