

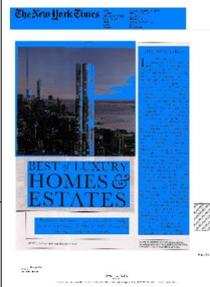
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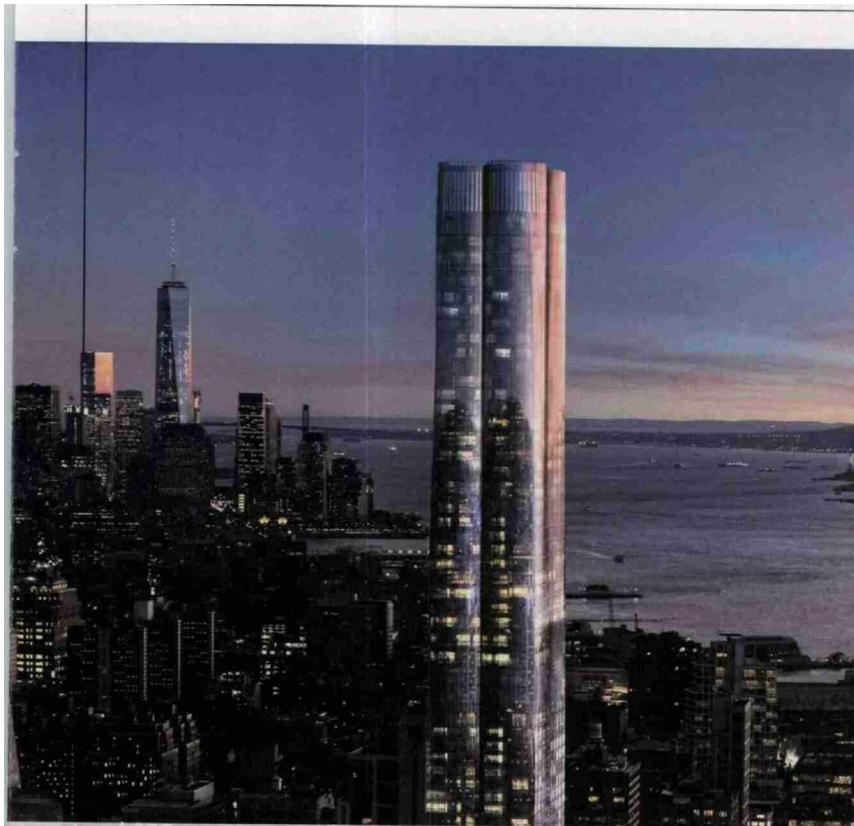
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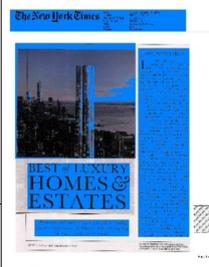
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BEST *of* LUXURY HOMES & ESTATES



Manhattan and Miami are two of the nation's leading epicenters of new luxury development, each with compelling new towers on the market this fall.

15 HUDSON YARDS

Last month, Related Companies announced that sales had begun at Hudson Yards, the largest private real estate development in the nation's history. Spanning 28 acres in Midtown West, the new neighborhood will feature more than 100 shops and restaurants, including New York City's first Neiman Marcus and signature eateries by chefs Thomas Keller, José Andrés and Costas Spiliadis; 14 acres of public open space; world-class corporate headquarters; a new 750-seat public school; and an Equinox-branded luxury hotel, flagship Equinox and a new SoulCycle location.

At more than 900 feet in height, 15 Hudson Yards will be the first in the complex to reshape the West Side skyline, with an orthogonal city grid at its base gradually transforming into a cloverleaf shape at the top. The 285 one- to four-bedroom homes overlooking the Hudson River are separated into five residence types. The Plaza Residences range from one- to three-bedroom units, with floor-to-ceiling windows framing views of the High Line, while the two-bedroom Loft Residences offer 10-foot, 10-inch ceilings, expansive living spaces and massive master suites. The Panorama Residences range from one- to four-bedroom units, offering commanding views of the Hudson River from the Statue of Liberty to the World Trade Center and beyond. The three- and four-bedroom penthouses, with only four residences per floor; and the duplex upper Penthouses on the 88th floor, each occupy one of the tower's four lobes with more than 5,000 square feet of living space, curving floor-to-ceiling windows yielding 270-degree river and city views, and living rooms with double-height ceilings of up to 26 feet.

Diller Scofidio + Renfro (DS+R), Rockwell Group and Thomas Woltz of Nelson Byrd Woltz Landscape Architects are handling the architecture and design, which includes Public Square and Gardens at Hudson Yards, and a monumental design piece by Thomas Heatherwick.

Designed to achieve LEED Gold Certification, 15 Hudson Yards will incorporate environmentally conscious design features that include ducted fresh air with four points of

filtration per apartment, Lutron home automation and a grey water recycling system that uses storm water runoff to support cooling and irrigation. DS+R and Rockwell Group are also designing a center for artistic invention called The Shed, a flexible six-level performance space adjacent to 15 Hudson Yards that will open and close with the help of a telescoping shell on rails, as well as 40,000 square feet of amenity space on the 50th and 51st floors.

"15 Hudson Yards has the unique distinction of a park-front location, remarkable views, grand residences and spectacular amenities that together create a one-of-a-kind living experience," said Sherry Tobak, senior vice president of Related Sales LLC. "A true triumph of 15 Hudson Yards is how DS+R and Rockwell Group's design creates such a diverse array of residences and floor plans. For example, our two-bedroom residences have layouts ranging from 1,400 to 2,400 square feet."

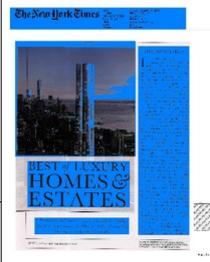
Related Sales LLC and Corcoran Sunshine Marketing Group are the exclusive sales and marketing agents for 15 Hudson Yards, with first occupancy scheduled for 2018. The first commercial building, 10 Hudson Yards, is anchored by Coach and L'Oréal USA, and officially opened earlier this year. Available residences at 15 Hudson Yards are priced from approximately \$2 million to \$30 million. For more information, visit LiveHudsonYards.com or contact the sales gallery, located in 10 Hudson Yards, at 212-385-1515.

ONE WEST END

One West End is the first and tallest of the five residential buildings in Riverside Center, the new master plan community by Atelier Christian de Portzamparc taking shape near the Hudson River on the Upper West Side. The 42-story building is the largest new-construction condominium to launch sales in Manhattan last year, and is currently more than 60 percent sold. Riverside Center will serve as the gateway to a new neighborhood with its own 3.2-acre park, more than 100,000 square feet of retail, a new K-8 public school and Collegiate School, which is relocating to the newly rezoned area. The building will be the site of a major soon-to-

be-announced culinary destination.

Co-developers Elad Group and Silver-



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ABOVE: One West End. Rendering: DBox

stein Properties, Inc. have assembled a team of top design talent led by Pelli Clarke Pelli Architects, with interiors and amenities by hospitality designer Jeffrey Beers International and with landscape architecture by Mathews Nielsen Landscape Architects. Beers, who specializes in luxury hotels and restaurants as well as private homes, designed custom Scavolini kitchens for the 246 one- to four-bedroom residences, each of which features high-end finish packages in either dark-stained walnut with champagne glass or light-stained walnut with soft white matte glass. Elements like marble slab countertops and backsplashes are standard, as are fully integrated refrigerators and freezers by Sub-Zero, wine refrigerators by either Sub-Zero or Gaggenau, fully integrated ovens and cooktops by Wolf and dishwashers and built-in coffee systems by Miele. "The kitchens are thoughtfully designed, and are a big part of why our sales have been so phenomenal," said Samantha Sax, executive vice president of sales and marketing for Etad Group. "Culinary pursuits are a major part of this project, and besides our amenity package, the kitchens and finishes throughout the units are a huge draw for buyers."

Resort-style amenities include an expansive fitness center with studio space for yoga, Pilates and personal training; a 75-foot swimming pool with spa treatment rooms; media room; billiards room; children's playroom; game room; living room with fireplace; and a dining room with a chef's kitchen. A 12,000-square-foot rooftop terrace will feature cabanas and areas for grilling and outdoor entertaining.

Priced at \$21 million, one of the two penthouses offers 5,990 square feet of interior and nearly 800 square feet of outdoor space, including a glass-wrapped room with a two-sided gas fireplace. One of the duplexes will feature more than 3,700 square feet of outdoor space on its private terrace.

"We are creating more than just a residential destination," concluded Sax. "Riverside Center as a whole is creating a new neighborhood that will be a destination for people from all over the metropolitan area, bringing new retail and schools to this area for the first time. This whole area is being transformed into something amazing."

Construction is expected to be complete early next year, with prices for the remaining residences ranging from \$2.4 million to more than \$20 million. Corcoran Sunshine Marketing Group is the exclusive sales and marketing agent for the property, which offers a 20-year tax abatement to buyers. For more information, visit 1WestEnd.com or call 212-757-0059.

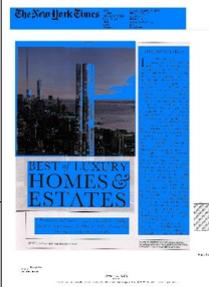
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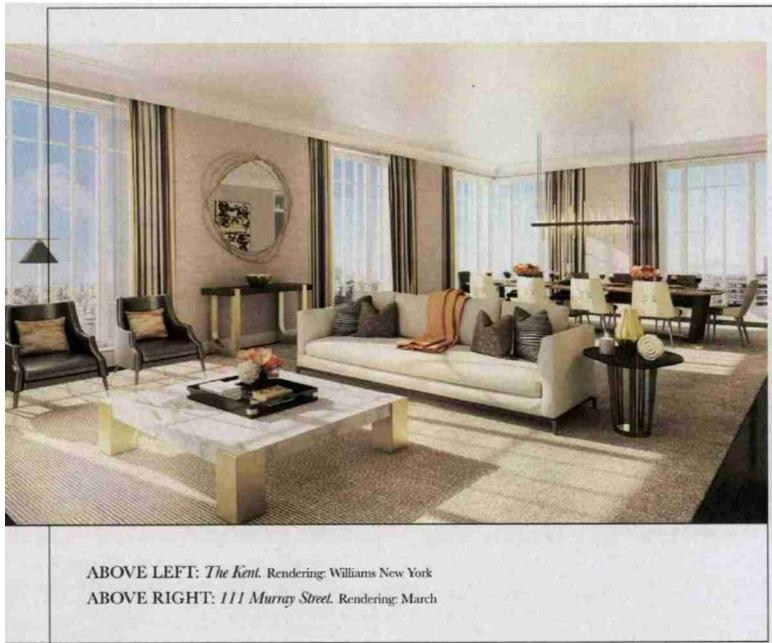


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ABOVE LEFT: *The Kent*. Rendering: Williams New York
ABOVE RIGHT: *111 Murray Street*. Rendering: March

THE KENT

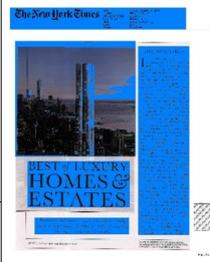
Extell Development Company recently launched sales for The Kent, a 30-story building with 83 residences located at the confluence of Carnegie Hill and Yorkville in Manhattan's Upper East Side at the corner of 95th Street and Third Avenue. Designed by Beyer Blinder Belle, the building pays homage to some of New York City's famous Art Deco structures from the 1920s along Park and Fifth Avenues.

Interior design firm Champalimaud, known for its designs in The Hotel Bel Air and The Waldorf Astoria, have crafted interiors that feature grand living and entertaining spaces, complete with luxe finishes and materials. The two- to five-bedroom homes, including three penthouses and homes on the seventh and eighth floors with large terraces, range in size from 1,285 to more than 5,000 square feet, each with ceilings ranging from 10 to 15 feet and multiple-exposure views of Midtown, Central Park and the East River.

"The Kent is designed from the inside-out for families looking for larger homes without sacrificing luxury," says J.P. Forbes, the Kent's director of sales. "Architecturally, it is a limestone base with a brick facade, with large apartments on a scale associated with Park Avenue — and with a Park Avenue level of service. Our layouts feature large kitchens that open up into gracious living spaces, high ceilings and oversized windows. We think of The Kent as bringing Park Avenue to Third Avenue."

The Kent will feature three levels of amenities, including a 55-foot heated lap pool and a fitness center equipped with Finnish saunas. Camp Kent is an indoor-outdoor facility for children designed to bring an outdoor camping experience to an urban residential building. For tweens and teenagers, Sound Lounge, designed by Lenny Kravitz's Kravitz Design, Inc., will be a multivisual space with screens, gaming consoles, musical instruments and a stage for performances. For the adults, there is a residents' lounge on the third floor.

"Extell Development Corporation has been the most prolific developer in Manhattan for luxury residential residences, and there is a comfort level for buyers who understand that Extell will deliver spectacular finishes on time," concluded Forbes. "This is not an emerg-



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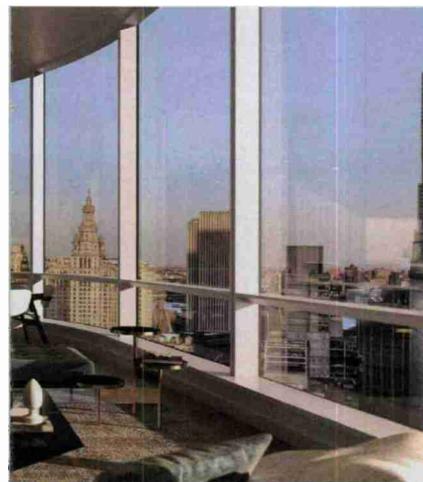
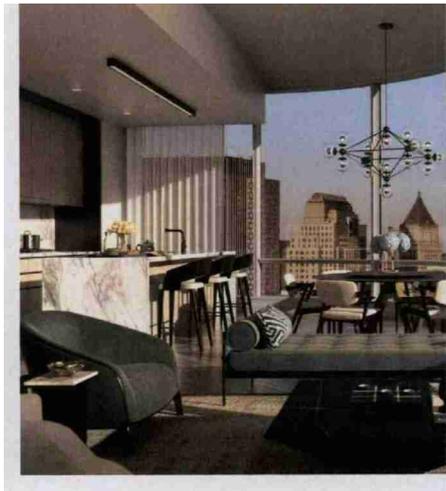
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ing neighborhood, but instead a very established one, and in today's market, buyers are looking for stability of location along with a developer they can rely on. Plus the location, with the city's top schools, both public and private nearby, along with all the shops, cafes and restaurants on the Upper East Side — not to mention the world's top cultural institutions like the Guggenheim, the Met, 92nd Street Y and Cooper-Hewitt — buyers know exactly what they are getting. Our advantage over properties closer to Central Park is that we are between the Lexington Avenue subway and the new Second Avenue Subway, and we have easy access to transportation and to the F.D.R. Drive."

Prices for two-bedroom residences start at \$2,457,000 (at 1,293 square feet), and range up to five bedrooms at around 3,564 square feet starting at \$8,279,000. The three penthouses, from 3,100 to more than 5,000 square feet, range from \$11.9 million to \$19.5 million. First occupancy will be at the end of 2017. For more information, call 212-922-9595 or visit TheKensNYC.com.

111 MURRAY STREET

At around 800 feet and 58 stories high, 111 Murray Street is a major new residential tower taking shape near the Hudson River in TriBeCa. The tower's rounded form and gently flared silhouette, with floor plates increasing in size

above the 40th floor, will soon be setting it apart from its nearby neighbors. The glass-skin enclosure wraps the residential units, framing the panoramic city and river views.

Developed by a partnership of Fisher Brothers, Witkoff and New Valley, the project has been conceived through a collaboration of highly respected designers including architects Kohn Pedersen Fox; David Rockwell of Rockwell Group, which will design the interior social spaces and 20,000 square feet of private indoor and outdoor amenity space; David Mann of MR Architecture + Décor, who is designing the residences; and Edmund Hollander of Edmund Hollander Landscape Architects, who is designing the private landscaped residents' garden and its 15-foot water sculpture.

"Our team of best-in-class architects and developers collaborated in a continuous way, and you can see the results from the minute you walk into the residential lobby," said Emily Sertic, director of sales for 111 Murray Street. "The flow through the building brings a sense of ease, space, light and views throughout. It is the introduction of this exceptional design that is already starting to make its mark in TriBeCa, which is becoming one of the top neighborhoods in the world for cutting-edge architecture."

Amenities in the building include a 75-foot lap pool and an interactive children's splash pool; spa with treatment rooms and saunas, including a Hammam made from slabs of stone in the Turkish tradi-

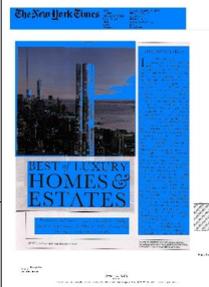
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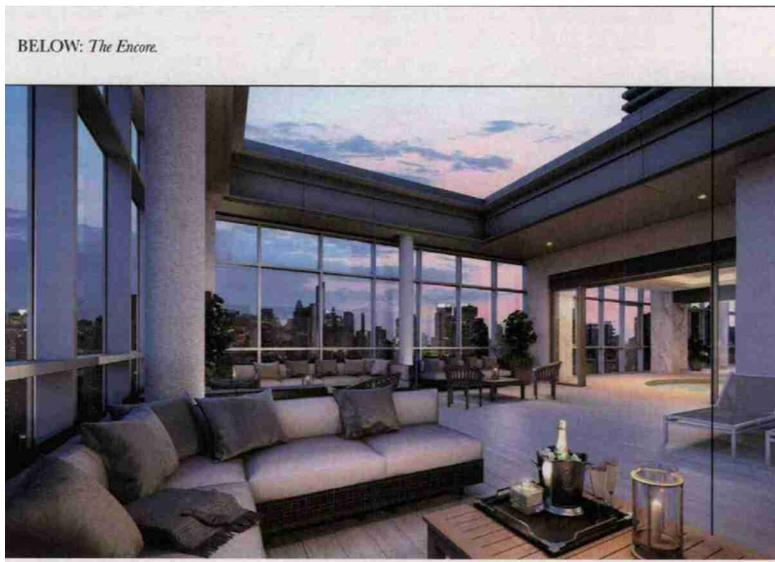
tion; fitness center and Yoga studio; teen arcade and a children's playroom; media room; private dining room and demonstration/catering kitchen; expansive lounge and veranda; and 69 storage units and space for 81 bicycles. Several innovative partnerships include a Drybar within the David Rockwell-designed club floor, complete with tufted fabric walls, built-in iPhone charging stations and flat televisions, all accessible via the Drybar mobile app, to help arrange for blowouts, up-dos and hydrating treatments. Residents will also be able to call the Abigail Michaels concierge to connect them to a personal flight director to handle travel arrangements and private jet service. Travel plans can be made within as little as four hours for trips around the world. Baked TriBeCa, winner of a recent James Beard prize for baking, will operate a David Rockwell-designed patisserie called The Jewel Box, located in the lobby, exclusively for 111 Murray Street residents. "Achieving the balance of these in-demand elements is what New York luxury buyers seek, and that is what these unique collaborations will deliver," concluded Sertic.

Douglas Elliman New Development Marketing is the exclusive marketing and sales agent, with prices starting at \$2.5 million for one-bedroom apartments, and ranging up to \$18.9 million for a five-bedroom apartment with just under 8,000 square feet of living space. (Pricing for the two penthouses has not yet been released.) First occupancy is scheduled for the first quarter of 2018. For more information, visit 111Murray.com or call 212-776-1110.

THE ENCORE

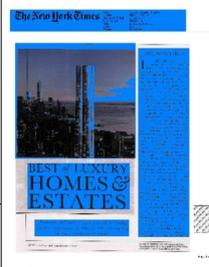
Located at 175 West 60th Street, The Encore is the latest high-end rental property built by Glenwood Management, one of New York City's largest owners, builders and managers of luxury rentals. The 49-story tower, with a rooftop pool on the top floor, is in the heart of Manhattan's Lincoln Square neighborhood, flanked by Lincoln Center, Central Park and Columbus Circle to the east and the Hudson River to the west. Glenwood's Hawthorn Park, another recently completed high-end rental, at 160 West 62nd Street, is just a couple of blocks to the north.

Designed by Stephen B. Jacobs Group, The Encore features 256 studio, one- and two-bedroom homes with a selection of condo-like design details, including nine-foot ceilings; sustainable bamboo flooring; floor-to-ceiling windows, many with views of Central



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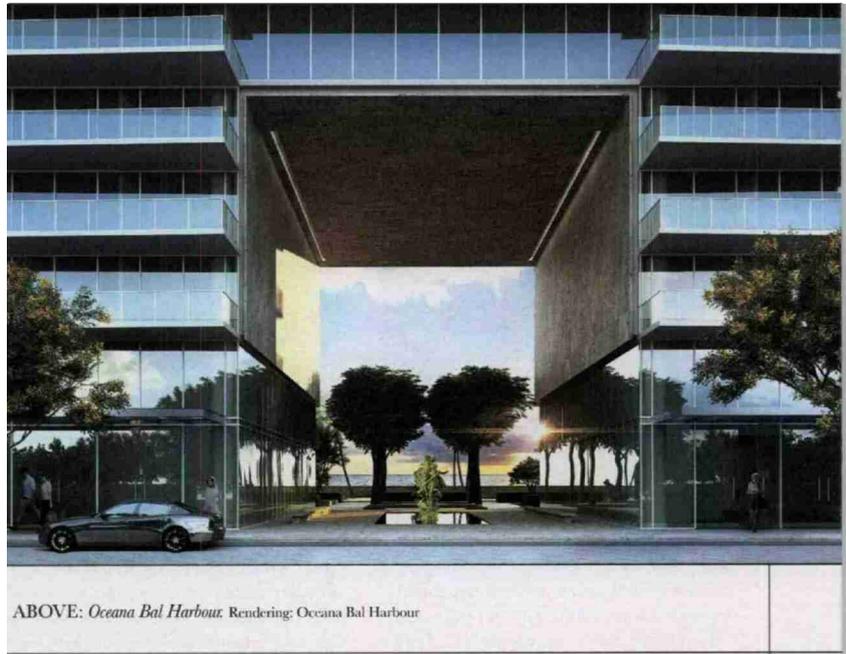
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Park, the Hudson River and the Manhattan skyline; full-sized vented washer/dryers; abundant closet space; and individual temperature controls. Open-concept kitchens come with white glass cabinetry by Scavolini, Jet Mist granite countertops with mosaic tile backsplashes and GE Café Series Energy Star appliances, including a five-burner gas range stove with double ovens and counter-depth, glass-clad refrigerators. Designed for LEED-certification, with a building-wide water filtration system, each of the residences includes an insinkerator garbage disposal and instant hot water appliances.

"The kitchens are all custom designed, and everyone who sees them tells us they look like the best high-end condos in the city," said Nancy Albertson, director of leasing for The Encore. "The first thing you notice are the glass-to-glass corners with nine-foot ceilings, and then the Central Park views — and from many apartments, and especially from our pool and lounge on top of the building, you can see Connecticut, New Jersey, Westchester, the George Washington Bridge and the bridges to Long Island. It is really resort-style living in a rental."

In addition to the 50-foot glass tile lap pool under the roof's gabled skylight and the 15-foot glass tile oval whirlpool spa, the building features a fitness center and lounge, with a lending library, and two large lounges with kitchens located on the third and 49th floors. The three lobby areas — designed by John Saladino with Tibetan rugs, gold detailing, marble, white oak, limestone walls and a curtain wall of glass — are served by wireless high-speed internet, which also serves the entire building. There is also a children's playroom, dry cleaning, valet and maid services, and both an on-site storage and laundry facility.

Move-ins began this summer, to be completed by year's end. "The neighborhood between here and Central Park, Lincoln Center and the Shops at Columbus Circle in the Time Warner Center is world renowned — and the area between here and the Hudson River is brimming with activity and new construction, with cafes and new restaurants popping up all the time," added Albertson. "There are big changes along the river, but we have the advantage of being much closer to Midtown and Central Park. It is hard to imagine a better location in all of New York."



ABOVE: Oceana Bal Harbour. Rendering: Oceana Bal Harbour

Homes are priced between \$3,670 and \$7,310 a month. For more information, visit encoreapartments.nyc, or call 888-304-7222.

OCEANA BAL HARBOUR

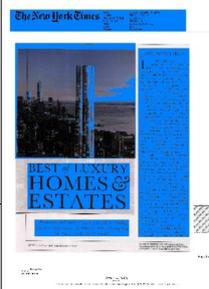
Next month, move-ins at Bal Harbour's newest waterfront glass tower will begin just in time for the high season in Miami Beach. Oceana Bal Harbour, the ultra-luxury condominium tower built on the last developable site in Bal Harbour, tops off at 28 floors, with 240-residences overlooking an expansive 5.53 acres of land and 400 linear feet of sandy beach.

The minimalistic modern facade of the two joined glass towers was designed by architect Bernardo Fort-Brescia of Arquitectonica, with interiors by Italian architect Piero Lissoni and landscaping by Swiss landscape architect Enzo Enea. Oceana is the first residential development in the Miami area to feature sculptures by Jeff Koons, who is widely known as the world's highest-paid living artist. His 11-foot-tall, gold-coated sculpture, "Pluto and Proserpina," is the centerpiece of the glass tower's 60-foot-high, 50-foot-wide breezeway. "Ballerina," also by Koons, is being installed in Oceana's beachside garden. Both pieces were purchased by developer, billionaire real estate mogul and Latin American Art Museum of Buenos Aires founder Eduardo Costantini for the residents of Oceana Bal Harbour. Condo owners will collectively own both sculptures, representing the first development in the Miami area to feature Koons sculptures as part of what is thought to be one of the most expensive art installations ever within a residential complex.

Oceana recently announced that its exclusive, residents-only restaurant, also named Ballerina, will be operated by Philadelphia-based Starr Catering Group. The 100-seat exposed-kitchen concept restaurant, slated to open in January and located adjacent to the building's pool deck and spa with views of the Atlantic Ocean, will be one of the only residential restaurants in Miami to have a liquor license. Ballerina is the latest venture for

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Starr Catering, which also maintains partnerships with several major cultural institutions, including Carnegie Hall, the Philadelphia Museum of Art, New York Botanical Garden, Clark Art Institute and Pérez Art Museum Miami. The restaurant is accessible via Oceana's mobile device app, enabling residents to make reservations, schedule in-condo deliveries and catering services and place personalized orders.

"The restaurant will remain exclusive for the residents and guests of homeowners, for whom privacy is of the utmost importance," said Ernesto Cohan, Oceana's sales director. "The key elements motivating our buyers are the size of the property and its park-like grounds, which are unlike any other in south Florida, its location just steps from Bal Harbour Shops, and the design of the building itself, which is the only luxury condominium in Bal Harbour set completely parallel to the ocean. Our goal was to build something that is luxurious and sophisticated, in a minimalistic way, and to create a true luxury hotel lifestyle, with restaurant, spa, tennis courts, cabanas and concierge service — but without a hotel component. That gives us tremendous privacy, and clearly distinguishes us from the other luxury properties in the area. We fought very hard not to have that hotel component because we understood the importance of tranquility to our demographic. It is a large building, but it will always remain a place that feels like home. That is what makes the buyers come to Oceana."

Prices start at around \$2 million, and rise to the \$30 million range for the penthouses, with closings and first move-ins beginning next month. For more information, call 786-414-2929 or visit oceanabalharbour.com.

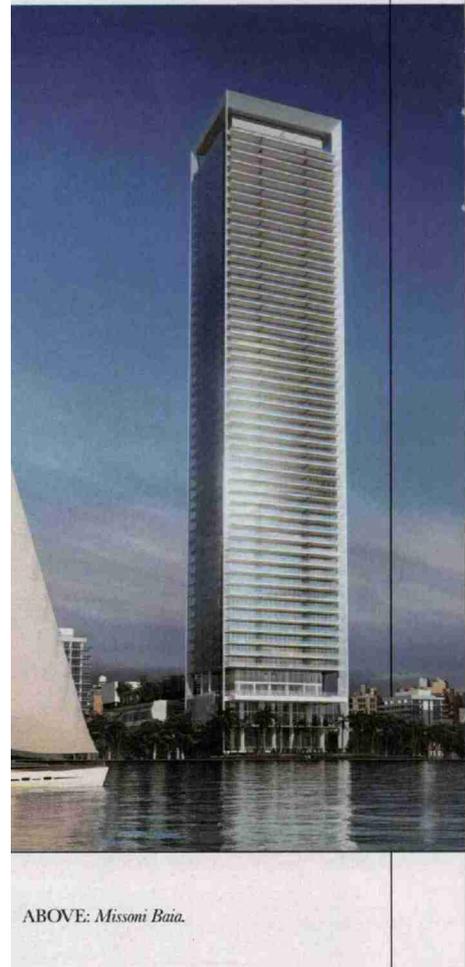
MISSONI BAIÀ

OKO Group, the Miami-based development company founded by international real estate and hotel magnate Vladislav Doronin, recently revealed details about Missoni Baia, the firm's 57-story luxury condominium tower set to rise along 200 feet of Biscayne Bay frontage in Miami's fast-growing East Edgewater neighborhood. The venture will be the first-ever branded residences from Missoni, the Italian luxury fashion and design house founded in 1953. The 649-foot-tall tower, located at 777 N.E. 26th Terrace, comprises 146 expansive residences, each with waterfront views, ranging from two to four bedrooms from 2,500 to 3,700 square feet.

New York-based Asymptote Architecture, led by Hani Rashid and Lise Anne Couture, are the architects for the building, with interiors by New York-based Paris Forino Interior Design, which in addition to Missoni Baia is working on over 40 projects in the United States, Canada and Europe.

With three residences per floor and dedicated elevators with direct access to each apartment, the building will feature 146 residences, each of which will open onto deep terraces conceived as open-air rooms overlooking Biscayne Bay. Additionally, each residence — many with floor-through layouts with multiple exposures and views of the city, the bay, Miami Beach and the ocean beyond — will receive two parking spaces in the adjoining garage. Three duplex residences will feature expansive private terraces near the water's edge, while two duplex penthouses, with sculptural glass-enclosed stairways and zero-edge plunge pools, will also overlook the bay.

The neighborhood is flanked by Wynwood, Midtown Miami, the Miami Design District and Biscayne Boulevard to the west, the Venetian and the Julia Tuttle Causeway [both leading to Miami Beach] to the north and south, and the bay itself to the east. "We were fortunate to be able to come into this neighborhood at a good time: early enough in the process so that there are significant opportunities, but late enough in the process that there is a comfort level that the transition to a luxury neighborhood is actually well underway," explained Alicia Cervera, managing partner of Cervera Real Estate. "Already, we have delivered three new buildings in this cycle, and another three or four are going to be delivered in by the end of this year — including Biscayne Beach, a beautiful 340-unit building — so that buyers know the neighborhood is already tested and proven. They also know that the Design District has some of the most luxurious shopping in all of Miami while Midtown has more of the more accessible retail and big box shopping, so the infrastructure is already here.



ABOVE: Missoni Baia.

Then Wynwood brings the excitement of the arts district with the Adrienne Arsht Center, Pérez Art Museum Miami and American Airlines Arena immediately to the south. So we are surrounded by all of the major arts, entertainment and shopping venues in what is rapidly becoming one of the world's top destination cities."

Cervera Real Estate is the sales and marketing agent for Missoni Baia. The sales gallery, which offers a great view of the moon over the bay, is open now. For additional information on availability or to schedule an appointment, call 305-800-7000 or visit missionibaia.com.