

# PRIVATE AIR

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## LUXURY HOMES

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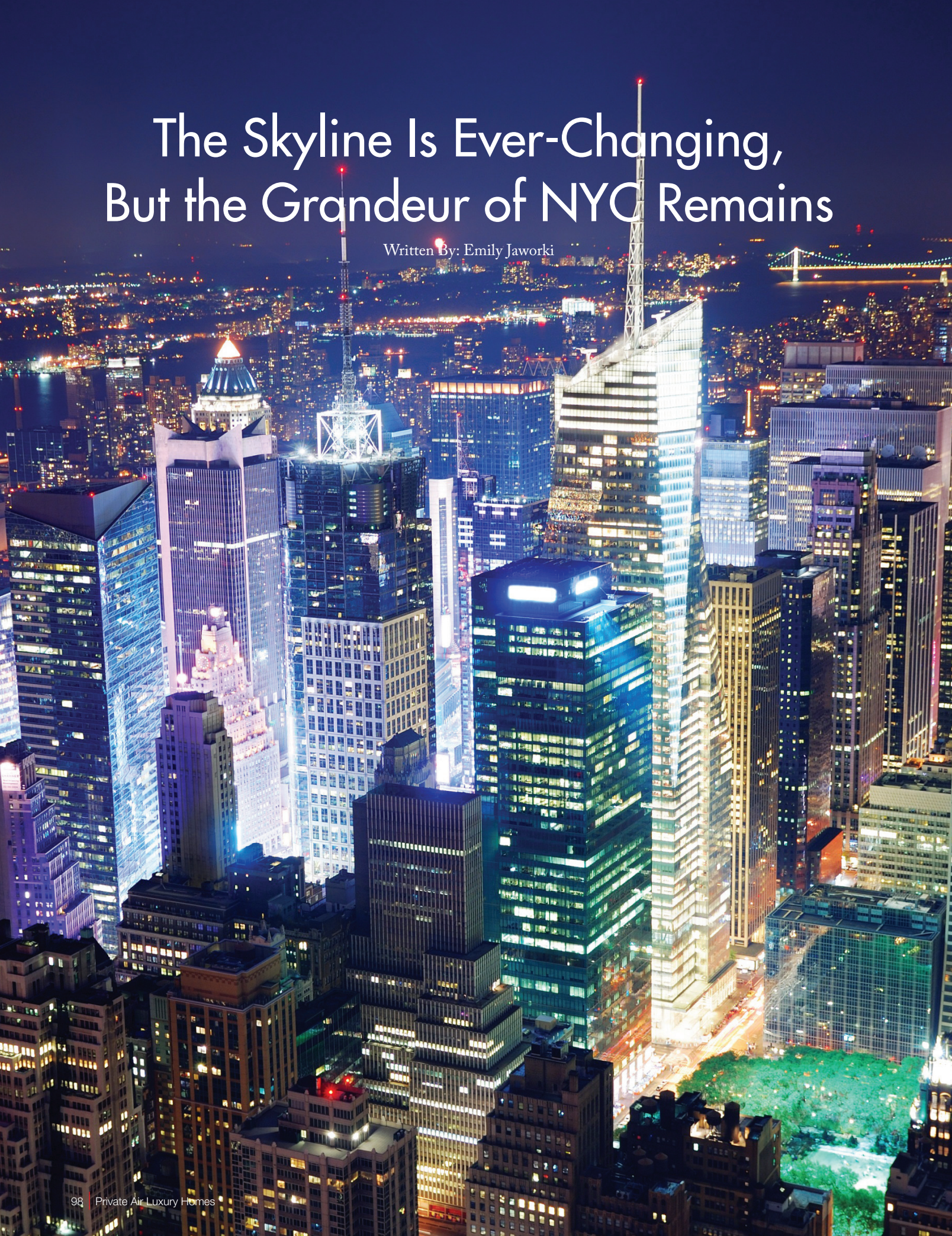
PAOLO SOLERI

LUXURY LIVING AT SEA



# The Skyline Is Ever-Changing, But the Grandeur of NYC Remains

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New York is a city whose personality and shape are constantly in flux. Discover the new additions the shifting skyline for yourself, and see exactly what luxurious living is all about in three exclusive, and highly sought after properties in Manhattan—ONE57, 56 Leonard, and 35XV.

Each stunning residential tower will complement the New York skyline, instantly becoming a recognizable feature of the cityscape. The towers have been expertly designed to be aesthetically pleasing and unique, thus adding to the evolving architectural landscape of New York.

New York is famous for its world class shopping, fashion, theatres, and museums. It is a global hub for trade, commerce, and finance. Well-connected to the rest of the United States and the globe via three international airports, you can easily enjoy the jet-setting lifestyle.

Superbly located in midtown Manhattan, the soon to be built ONE57 mirrored skyscraper has breathtaking views to the north of Central Park and of the Hudson River to the east. The Plaza District, which the tower will call home, is internationally revered for its museums, designer fashions, restaurants, theatres, and entertainment.



The residence apartments at ONE57 will have panoramic views displayed vibrantly through glass walls designed by famed architect Christian de Portzamparc, all at 1,000 feet above Manhattan. De Portzamparc describes the future landmark as being “integrated within the cityscape,” and that rather than merely standing out, the tower “naturally belongs” to the skyline.

The interiors were created by famed Danish designer Thomas Juul-Hansen, who conceived an elegant and opulent environment, focusing on soft lighting and open spaces. Simple French modern interiors offset the cityscape perfectly, offering a luxurious yet inviting environment in the heart of the city. The kitchens are designed by the award-winning British firm Smallbone of Devizes, and are handcrafted from solid walnut and include customized hardware, trimmings, and appliances.

There will be a large, private amenity space for residents in the tower, complete with a triple height indoor swimming pool, private fitness center and yoga studio, steam rooms, jacuzzi and spa portico, and a library with billiard tables and a 24ft aquarium. 24/7 security and concierge—in addition to the multilingual Park Hyatt hotel staff—are there to assist you anytime day or night. Garage access is available from the lobby.





56 Leonard, located in Tribeca, is the result of an historic collaboration between some of the world's most decorated and renowned architects and artists. Conceived by the Swiss firm Herzog & de Meuron, the tower will boast panoramic views of both Manhattan and the Atlantic Ocean, and the tallest in Tribeca to date. The 60 story tower will have 145 residences, each with a unique floor plan and private outdoor terrace. The building itself is a cascade of modernist villas, that will hold a unique place in the New York skyline for decades to come.

Floor to ceiling fireplaces, private balconies and terraces, and grand glass doors make each unit inviting, jaw-dropping, and sophisticated. Cooking and entertainment space is masterfully merged into one,

optimizing space in order to highlight the magnificent panoramas of the city. Nine floors are dedicated penthouses, which offer east-west skyline galleries, spacious cedar-lined closets, wood-burning fireplaces, grand entrance galleries, and exercise rooms. All of this in addition to the unparalleled and uninterrupted views of all that NY has to offer.

The amenity space on the 9th and 10th floors will host a slew of five star amenities, such as 75-foot infinity pool with an adjoining landscaped outdoor sundeck and hot tub overlooking the Hudson River, fitness center with yoga studio, steam room and treatment room, library lounge, indoor/outdoor theater, private dining salon, catering kitchen, conference center, and a children's play area.



Photography / Renderings by: Herzog & de Meuron



Artist Rendering by Williams New York

35XV is an iconic tower of glass and granite at 35 West 15th Street that benefits from all that Chelsea, Union Square, and Greenwich Village have to offer. The unique and stylish skyscraper, designed by FX FOWLE Architects and Benjamin Noriega-Ortiz, rises at an angle towards the sky, offering unprecedented views of the city and region with an abundance of natural light.

Apartments range from one to four bedrooms, with floor to ceiling windows for several exposures with shades that automatically adjust. Kitchens are fully equipped with premium Meile appliances, Poggenpohl cabinetry, marble counters, and subzero wine coolers—perfect for entertaining and contemporary living. The bathrooms are complete with steam showers and soaking tubs, radiant floor heating and marble countertops, perfect for relaxing after a long day of traipsing around the city.

The tower offers the highest standards of luxury and class—with a phenomenal open space on the 8th floor with a landscaped terrace, fitness center, children's play area, and private lounge only for residents. The floor also includes a private dining room and refrigerated wine cellar—with units for each residence. 35XV is a true gem and an architectural triumph that will be lauded for years to come.

When considering New York as your first class, unparalleled future home -remember there are several breathtaking and gorgeous future landmark properties to choose from.

New York is a city unrivalled, in terms of arts, culture, business, finance, fashion, and entertainment. The crossroads of the universe, with every luxury imaginable at your doorstep, you will feel perfectly at home in the heart of the Big Apple.

Be a part of New York's evolution and join its elite residents in calling one of these skyline landmarks home.



Artist Rendering by Williams New York