

New *In Town*

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PHOTO: STRATEGIC CAPITAL

Hudson County and its surrounding areas have become prime locations for families looking to settle down and plant their roots. With so many new luxury apartment buildings and condominiums going up right on the beautiful Hudson waterfront every year, navigating a new address has the potential to leave one inundated with options. Oftentimes, there's more to these choices than simply a zip code or price tag; there are first-class amenities to consider, proximity to local hotspots, and of course, panoramic views of the New York City skyline. Here is a look at some of the best new places to call home on the Hudson.

1

PARK AND SHORE JERSEY CITY

These unparalleled luxury condominiums located on the banks of the Hudson River, represent the height of quality living in Jersey City. Built right on the waterfront in Jersey City's picturesque Newport neighborhood, Park and Shore consists of two distinct buildings, 75 Park Lane and Shore House.

Park and Shore was developed by Strategic Capital, the investment arm of China Construction America, and designed by internationally renowned architecture and interiors firm Woods Bagot. (Park and Shore is the first new condominium project in the Newport neighborhood in nearly 10 years.)

In addition to introducing Manhattan-quality residences to an area abundant in rentals but with a pent-up demand for homes for purchase, Park and Shore features an extensive selection of top tier amenities designed to achieve the ultimate living experience—especially when it comes to recreation and fitness. Both residences have access to a fully-equipped coworking space, 82-foot Olympic size indoor pool, fitness center, game room, and beautiful rooftop deck featuring incredible views of the New York City skyline.

Currently available homes at Park and Shore start at approximately \$700,000. Homes at 75 Park Lane range from studios up to three-bedrooms as well as penthouses. Shore House is comprised of one- and two-bedroom homes. With construction of Park and Shore nearing completion, first closings at Shore House are set for late 2018 and closings for 75 Park Lane are expected for mid-2019.

www.parkandshore.com





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HARLOW HOBOKEN

Located at the corner of 14th and Willow directly above Trader Joe's, this brand new luxury rental residence offers style, sustainability and an unsurpassed way of living. The contemporary yet luxurious design of Harlow blends together in the finest of ways from studios up to three-bedroom homes ranging from 552 to 1,636 square feet.

Designer kitchens feature sleek white Caesarstone countertops and stainless steel GE appliances, while the bathrooms are exquisitely pristine with white gloss vanities and frameless glass-enclosed showers. Each rental is outfitted with bamboo hardwood flooring, solar window shades and Porcelanosa tile backsplash.



Perhaps the building's greatest assets, however, are its Pella Windows with sound insulating glass. Harlow might be near a busy, happening section of town, but you can't hear a sound coming from the noisy streets below.

Harlow also boasts an outdoor pool with landscaped pool deck and outdoor roof terraces with barbecues, firepits and lounge areas. Residents will enjoy a state-of-the-art fitness center and fully-equipped Internet lounge with Wi-Fi, flat screens, pool table and plenty of room to kick back and relax. Harlow Hoboken rentals start at a price tag of \$2,685/mo.

www.rentharlow.com.

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ELLIPSE JERSEY CITY

Another gem from JC's Newport community, Ellipse raises the bar for luxury urban living while offering one of the most impressive views of the Hudson River and New York City skyline to date. Residents of Ellipse have access to all the great amenities that Newport has to offer including the five-star restaurants, boutiques, art galleries and of course, easy access to New York City.

Thanks to the work of renowned Miami architecture firm, Arquitectonica, Ellipse's unique "elliptical" shape has residents feeling like they're on cloud nine. The 41-story luxury rental building from LeFrak—a company that's help build Newport to what it

is today—features 381 residences ranging from spacious studios to four-bedroom apartments, and even includes several penthouse suites. The building includes a parking garage, coworking lounge, pool deck, fitness center and several other first-class amenities. Each home includes free high-speed Internet, ensuite washer and dryer units, and features modern finishings with floor-to-ceiling windows. Leasing began in 2017 at Ellipse and prices start at \$2,600 and go up to \$10,995 for the largest penthouse.

www.ellipsejc.com



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10 PROVOST JERSEY CITY

By now, we're all familiar with the work Toll Brothers City Living has done locally and around the country. But 10 Provost is a special type of residence; luxury condominiums located in the Powerhouse Arts District, a prime location with close proximity to Newark Avenue. This address endeavors to do much more than simply put its homeowners on the edge of JC's thriving arts and cultural scene, with its collection of wow-worthy amenities and the area's masterplan, Provost Square.

Designed by HLW International, 10 Provost is the second of three buildings on the edge of newcomer, Provost Square. Upon completion, the Square will serve as a community plaza and house a performing arts theater. The 28-story building of 10 Provost houses 242 residences featuring studios as well as up to three-bedroom homes with incredible views of Manhattan, the Statue of Liberty and New York Harbor. Each condominium at 10 Provost, which was designed by Bernheimer Architecture, features an open-plan living area with beautiful white oak floors and oversized floor-to-ceiling windows allowing for refreshing natural light. Each of the state-of-the-art kitchens are outfitted with oak cabinetry, quartz countertops and Bosch and Thermador appliances. Residences at 10 Provost begin at \$500,000 (50 percent currently sold).

www.10Provost.com





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VANTAGE JERSEY CITY

Located at 33 Park View Ave in the Liberty Harbor neighborhood, Vantage, the 45-story luxury high-rise rental building which recently opened in historic downtown Jersey City, surpasses the expectations for indoor-outdoor luxury living. Vantage consists of 448 modern units with a mix of studios and one to two-bedroom residences. Designed

by S9 Architecture, each room is built with floor-to-ceiling windows that maximize the amazing views of the city skyline and Hudson River waterfront, as well as nine-foot ceilings, oak strip flooring, recessed LED lighting, and convenient in-home washer and dryer.

Residents will also find a world-class collection of indoor and outdoor amenities, featuring Vantage's 6th floor which boasts a full-size basketball court, gas grilling stations, terrace bar and a zero-entry swimming pool with Laminar Jets and waterfall. Just south of Paulus Hook, Vantage is surrounded by local arts, culture, restaurants, and a large entertainment scene. Homes at Vantage start just over \$2,000 and are available for immediate occupancy.

www.vantagejc.com

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ONE PARK CLIFFSIDE PARK

For those who want to be a bit more secluded and well, technically not in Hudson County, there's One Park, a new 14-story luxury condominium complex perched high above the piers of Edgewater in Cliffside Park. Though move-ins don't start until September, the property—created by renowned architectural firm Architectura—has officially debuted its three-bedroom model home decorated by BHDM Design's Dan Mazzarini.



The 1,555-square-foot unit plays to the splendor of One Park's unique location, overlooking both the Hudson River Gold Coast and the NYC skyline with a 50-foot-long balcony. All interior spaces, by design firm VLDG Inc., feature large eat-in kitchens, bedroom suites with walk-in closets, and floor-to-ceiling windows—ideal for bringing in the eastern sunrise. Master bathrooms include a freestanding sculpted tub, large open shower, and porcelain flooring.

Apart from One Park's sophisticated units, its amenities promise to making living easy



with a 24-hour desk, 55-foot pool, sauna, steam rooms, sundeck, fire pits, fitness center, pet spa, and an outdoor movie theater. Residences range from 752 to over 1,600 square-feet and each includes a private outdoor space. Pricing starts above \$600,000.

www.oneparkcondosnj.com