

## Park And Shore, Newport's First Waterfront Condominium In Eight Years, Launches Sales

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*Strategic Capital's First New Jersey Development Introduces a New Level of Luxury and Full-Service Lifestyle to Jersey City*

**Park and Shore**, a new luxury condominium development located along Jersey City's sought-after Hudson River waterfront, has officially launched sales today, according to the developer Strategic Capital, the investment arm of China Construction America. Comprised of two distinct buildings, 75 Park Lane and Shore House, the development is bringing Manhattan-quality residences to the gold coast area of Jersey City, where there is limited inventory to purchase. Park and Shore signifies the first new condominium development in Newport in almost 10 years.

"We have created a development that will represent the pinnacle of quality residential development in Jersey City," said Ning Yuan, President of China Construction America. "With discerning interior design, coupled with an unprecedented amenity-driven lifestyle and mere minutes-long commute to Manhattan, we are excited to officially introduce buyers to Park and Shore."

Critically acclaimed architecture and interior design firm Woods Bagot, who recently completed the Baccarat Hotel & Residences in New York, is designing all exteriors and interiors for Park and Shore. While differing in style and design, 75 Park Lane and Shore House both feature stunning views of the Hudson River and Manhattan skyline as well as top quality finishes and materials.

Standing 37 stories in height, 75 Park Lane provides buyers with the coveted experience of living in a high-rise tower with unparalleled river views. It features a light gray façade adorned with terracotta accents, and 358 residences ranging from studios and one-bedrooms to two and three bedroom homes as well as penthouses. Many apartments feature private balconies and outdoor space, while each residence boasts large windows to allow for an abundance of natural light. Kitchens and dining areas appeal to the entertainer and are outfitted with an open chef's kitchen, defined by a large center island, and Bosch appliances. Master baths are clad in marble and polished nickel millwork trim and include frameless all-glass showers. Views of Manhattan and the Hudson River can be found in the master bedrooms, along with spacious walk-in closets.

With inspiration taken from the lofts of Brooklyn and Tribeca, Shore House, a boutique 71-unit building standing seven stories, offers an industrial aesthetic. Contrasting pleasantly with 75 Park Lane's soft gray exterior, the condominium's façade is decorated in a mélange of gray tones ranging from light to dark and featuring carefully placed accents of stacked, dark gray brick. Employing a stylish, avant-garde design, residences range from one- to two-bedrooms and feature expansive chef's kitchens, with large center islands, and Bosch appliances. Master baths are outfitted in limestone and include frameless all-glass showers, while the light-filled master bedrooms provide residents with large walk-in closets.

“While Jersey City has become a sought-after living destination in recent years, Newport has been lacking in opportunities to buy, particularly along its idyllic waterfront,” said Phillip Gesue, Chief Development Officer of Strategic Capital. “The arrival of Park and Shore will begin to address the increasing demand for thoughtfully designed homes offering a suite of amenities unheard of in this area.”

A hallmark of the development, Park and Shore features an extensive selection of best-in-class amenities designed to provide the ultimate recreational, social and fitness experiences for residents in both buildings. Located in 75 Park Lane and with several private and communal spaces, residents can enjoy a dining room and wine tasting area, as well as fully integrated co-working spaces. Additional amenities designed for entertainment include an outfitted game room featuring pool, ping-pong and foosball tables, as well as a multi-purpose entertainment room with surround-sound audio and retractable screens and a separate golf room complete with golf simulator. A whimsically designed children’s room with carefully zoned activity areas provides the perfect indoor respite for children.

Offering a top-of-the-line fitness center experience, Park and Shore will feature a windowed Olympic swimming pool 82 feet in length and a dramatically lit teak-lined spa featuring Hammam-style steam rooms and saunas, as well as a state-of-the-art gym with yoga studio. 75 Park Lane also includes a graciously covered porte cochère entry flanked by landscaping and access to an off-site parking garage with dedicated pedestrian pathway that links to the building’s lobby.

With the Manhattan skyline as your backdrop, residents can enjoy an expansive communal rooftop outfitted with full-service prep kitchen and island table for tasting events and cooking demonstrations, an intimate lounge and dining area that can be sectioned off for private events and a variety of lounge seating options.

Jersey City, with its gold coast area, is one of the most desirable living areas in the greater New York metropolitan area. In recent years Jersey City's Newport neighborhood has established itself as a destination of choice for both New Jersey residents as well as many New Yorkers on the hunt for a housing alternative outside of New York City. Located along the Hudson River waterfront, it offers incredible river views and quick access to both Lower Manhattan and Midtown. The neighborhood is also situated by Newport Green, a four-acre park featuring a beach, Ferris wheel and playgrounds. The arrival of Park and Shore to Newport will introduce a new level of luxury, as well as a full-service lifestyle, to the neighborhood.

With construction of Park and Shore currently underway, first closings at Shore House are slated for late 2018 and mid 2019 for 75 Park Lane. Pricing for one-bedrooms at both buildings starts at \$640,000, two bedrooms from \$1,095,000 and three bedrooms from \$2.2m.

The Marketing Directors is the exclusive marketing and sales firm for the development. The sales gallery is located at 100 Town Square Place, Suite 301, in Jersey City, New Jersey. For additional information please visit [www.parkandshore.com](http://www.parkandshore.com), or call 201.798.0008.