



SPRING PREVIEW:

New condo developments in Manhattan and Fort Lauderdale and on the Jersey Shore are transforming venerable neighborhoods with attractive high-end residential towers.

ONE UNITED NATIONS PARK

The finishing touches are being added to One United Nations Park, the new 43-story residential tower rising above the East River at 685 First Avenue between 40th and 39th Streets in Manhattan's Midtown East. The 460-foot tower is the first stage of a master plan being developed by the Solow Building Company, with 148 condominium residences, all with sweeping views of the East River and Manhattan skyline. The striking layered black building, defined by a second glass curtain wall that adds further depth and dimension, as well as additional privacy and protection from the elements, is being designed by the Pritzker Prize-winning Richard Meier & Partners Architects, the lead designer for the building.

The building is the first residential condominium in Solow's portfolio, which includes 9 West 57th Street, a 1.6-million-square-foot office tower with an iconic sloping facade, and One and Two Sutton Place North, which are similarly clad in sleek black glass. The condominium's one- to four-bedroom residences rise from the 28th floor, and offer a contrast to the black exterior with a combination of white, pale gray and earth tones in wood, stone and glass, with open layouts and floor-to-ceiling glass windows. Duplexes with outdoor terraces and double-height great rooms are located on the 28th and 29th floors, with internal private elevators. In something of a rarity for Midtown towers, some 20 percent of all condominium residences have private outdoor space, with ample balconies and terraces.

"To have Meier and Partners design this architecturally stunning black-glass building on the exterior — and then bring in what Meier is known for, namely very white and bright interiors — is a dramatic contrast to see and experience," said Tricia Hayes Cole, executive managing director for Corcoran Sunshine Marketing Group. "When you go

inside, the residences are very light and airy, with incredible river and Midtown skyline views through floor-to-ceiling glass. From this height, there isn't a bad view in the building."

Highlights include the large amenity suite, which is all above grade, with a fitness center, a 70-foot lap pool, children's playroom, residential lounge and a catering kitchen. There is also parking in the base of the building, with a driveway, port cochere and an indoor motor court. The amenity suite will be delivered before the condominiums are ready for occupancy later this year — allowing prospective buyers today to see firsthand all the amenity spaces.

Another selling point are the fully automated home automation systems,

The lobby of One United Nations Park



One United Nations Park

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by Crestron and Osbee, which come built in with each home. "We are the first building that we know of in New York City that has given this level of coordinated smart-home technology to buyers to control everything from solar shades, which are standard throughout the building, to all the temperature controls, security and lighting components," said Cole. "When you move in, everything is connected."

The project represents the first stage of a Midtown East renaissance, with a second large parcel, with additional green space across First Avenue between 38th and 41st Streets, also slated for development by Solow. "When you look at all of the waterfront offerings along the Hudson River in the past few years, this is a similar upgrade along the East River for people who appreciate water views, but at the same time are looking for quick and easy access to Midtown Manhattan," concluded Cole. "We expect a lot of local buyers, as well as second-home buyers who are looking for properties offering top-level services while also convenient to everything that is going on in Midtown Manhattan."

Pricing for One United Nation Park's one- to four-bedroom residences begins at \$1,495,000. Visit OneUNPark.com or call 212-685-7200 for more information.