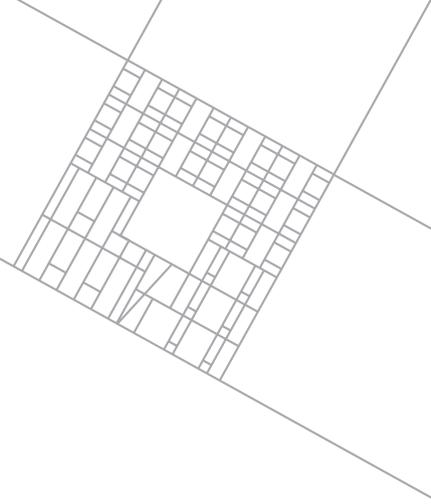


WATERLINE SQUARE



THREE WATERLINE SQUARE
ARCHITECT

Viñoly

Waterline Square is a dynamic collection of three distinct towers designed by the world's most accomplished architects, surrounding a lush new park on the Upper West Side of New York.

Rising on the southeasterly corner is Three Waterline Square by architect firm Viñoly, lauded for taking a strong point of view on the city skyline, this tapering silhouette is thoughtfully faceted to preserve views of the Hudson River and the park below. Stretching across West Fifty-Ninth Street and Freedom Place, residents enter amidst the unique park setting adjacent to fountains and sumptuous green space. In the spirit of timeless beauty with modern ease, Groves & Co. has designed forty-seven one to four-bedroom residences, as well as a generous suite of private amenities. The finishes showcase indulgent materials with a fresh attitude, within layouts featuring gently sloping window walls.

The experience at Three Waterline Square is remarkable in every way. In addition to the verdant central greenspace within steps of their front door, residents will have access to thousands of square feet of dramatically designed sports, fitness, leisure, and outdoor amenities and features – including an indoor tennis court, 25-meter lap pool and separate children's pool, full-court basketball, squash court, indoor soccer field, rock climbing wall, expansive fitness center with specialized studios, indoor/outdoor children's playgrounds, game rooms, musicians' studio, arts and crafts studio, private dining room with catering kitchen, multiple lounge and social spaces, fully furnished and landscaped sundeck with outdoor grilling, valet parking garage, porte-cochere entry, full-time lobby attendants, and anticipated 20-year 421a Tax Abatement.

Waterline Square elevates the modern residential experience, offering a life that transcends expectations. Rethink How You Live.

Property Specifications

FACADE AND ENTRANCE

- Iconic and elegant crystalline-shaped profile with pewter-toned metal panels to articulate the vertical expression of the tower
- Tree-lined entrance from West Fifty-Ninth Street steps from the fountains of Waterline Square

LOBBY

- Intimately scaled lobby designed by Groves & Co., featuring an exquisitely furnished, sunken private lounge
- Light stone walls and flooring, custom metal and stone detailed reception desk, and silver bronze metal panels highlighting the elevator lobby and mail room
- Uniquely faceted ceiling with clear glass chandelier
- Dedicated service entrance offering easy access to service elevator, and a separate and discreet entrance for move-ins and construction

RESIDENCE FEATURES

- Ceiling heights reach nearly 10'0" in main living spaces
- Floor-to-ceiling windows with custom gray mullions
- Four-pipe fan coil heating and air-conditioning with dedicated zones offering year-round climate control
- 6" wide gray stained oak flooring
- 7'8" solid core flat panel interior doors with polished nickel hardware by Valli & Valli
- Custom wood trim and 4" white painted wood baseboard
- GE washers and fully-vented dryers
- Ceiling junction boxes for overhead lighting in living/dining rooms and master bedrooms
- Junction boxes for power supply to windows in all rooms

KITCHEN

- Gaggenau appliances including integrated refrigerator/freezer, integrated dishwasher, gas cooktop, electric oven, and speed oven or microwave
- Wine refrigerator
- Groves & Co.-designed Italian-crafted millwork by Scavolini including custom gray ash stain with metal detail, and matte metallic recessed upper cabinetry above cooktop
- Countertops and backsplash are high-honed Crema Delicato marble
- Platinum Dornbracht faucet with pull-out handspray
- Fully vented kitchen hoods
- Garbage disposal

MASTER BATHROOM

- Estremoz Portuguese White Marble at walls, floors, tub deck, and tub apron
- Estremoz Portuguese White Marble at shower floor and select feature locations
- Groves & Co.-designed millwork vanity in walnut finish featuring an Estremoz Portuguese white marble countertop with undermount sinks
- Glass enclosed shower including wall-mounted shower head, ceiling-mounted rain shower, separate hand shower, and niche
- Soaking tub with separate hand shower, and fluted Estremoz Portuguese White Marble feature wall
- Custom recessed mirrored medicine cabinet with integrated lighting
- Toto toilet
- Dornbracht polished chrome fittings
- Radiant heated flooring

SECONDARY BATHROOM

- Oyster Light marble walls, floors, and tub apron
- Custom millwork vanity in walnut finish featuring an Estremoz Portuguese white marble countertop with integrated sink
- Custom recessed mirrored medicine cabinet with integrated lighting
- Toto toilet
- Dornbracht polished chrome fixtures and fittings

POWDER ROOM

- Polished Greige Onyx floors and feature walls
- Custom designed vanity with Polished Greige Onyx countertop and integrated sink
- Duravit floor-standing toilet with in-wall tank
- Custom metal framed mirror
- Dornbracht polished chrome fittings

SERVICES AND SYSTEMS

- 24-hour attended lobby
- Onsite Resident Manager, porter, and handyman staff
- Two passenger elevators and dedicated service elevator
- Secure key fob access within elevators, ensuring privacy to residential floors
- Secure key fob access to service entrances, ground, and cellar level common spaces
- Valet parking garage with electric charging stations with direct secured access to residential elevators
- Refrigerated storage for grocery, wine, and flower delivery
- Emergency generator to provide access to basic services in the event of a power loss
- WiFi throughout all lobby and amenity areas
- Enhanced ventilation system providing fresh filtered air to residences
- Water filtration system for the residences
- Cat6 prewiring and telecommunications infrastructure (Verizon FiOS ready)
- Separate laundry room with large capacity washers and dryers
- Dog washing room
- Bicycle storage
- Private storage available for purchase

The Waterline Club Amenities

Connecting One, Two, and Three Waterline Square is The Waterline Club, a truly extraordinary collection of indoor amenities available to all of the residents. This three-level space designed by Rockwell Group offers over 100,000 square feet of thoughtfully programmed Sports & Fitness, Creative, Leisure & Social, Swim & Spa amenities, as well as specialty zones for Children and Pets, interconnected with an elevated sculptural walking path. This remarkable space has been carefully considered to provide intimate areas for repose and more open areas to socialize. The same approach to luxurious materiality as in the residences can be found in abundance at The Waterline Club.

SPORTS & FITNESS

- Indoor Tennis Court
- Full-Court Basketball
- Indoor Soccer Field
- Squash Court
- 30-Foot Rock Climbing Wall
- Indoor Half-Pipe Skate Park
- Golf Simulator
- Fitness Center and separate training studio
- Pilates Studio
- Boxing Studio
- Yoga/Barre Studio

SWIM & SPA

- 25-Meter 3-Lane Lap Pool
- Separate Children’s Pool
- Hot Tub
- Men’s and Women’s Locker Rooms
- Steam Rooms
- Saunas
- Massage Treatment Rooms

LEISURE & SOCIAL

- Waterline Great Room with varied seating and work stations
- Party Room
- Enclosed Catering Kitchen
- Bowling Alley
- Games Lounge including ping pong, billiards, and foosball
- Cards Parlor and Lounge
- Screening Room/Performance Space
- Business Center

CREATIVE

- Indoor Gardening Room
- Art Studio
- Music and Recording Studio
- Video and Photography Studio

CHILDREN

- 4,600+ square foot Children’s Indoor Playroom designed by award-winning studio Roto
- Dedicated Toddler’s Play Area
- Children’s Party Room

PETS

- Indoor Playroom for dogs to socialize
- Dog Grooming
- Dog Training Studio

Tower Amenities

Three Waterline Square residents are provided a suite of private entertaining and leisure amenities on the 22nd floor, showcasing views of the Hudson River, the park below, and the skyline beyond. Designed by Groves & Co. with the same sophisticated aesthetic and timeless materiality as in the residences, these amenities become an extension of one's home.

- Private Dining Room to seat 12 people
- Catering Kitchen
- Great Room with two gas-burning fireplaces
- Pre-Function Salon with wet bar
- Media Room/Game Room with billiards table and access to terrace
- Superbly appointed and landscaped terrace

The Park

Providing a connection from Central Park, to Columbus Circle, to the Hudson River, the 2.6-acre park that is Waterline Square Park extends coveted greenspace to residents right outside their front door. Designed by Mathews Nielsen Landscape Architects, this verdant open space offers diverse experiences through its various components.

WATER

- Fountains at the transition from West Sixtieth Street to the parkland
- A water channel visually connects the fountains to the cascading stream at the west
- The stream course is the most naturalistic water element, reinforcing the progression to the west

LANDSCAPING

- The Lawn is the centerpiece of the park, flat for recreation before gently sloping to the south
- The Meadow and Riparian Corridor offers intimate pathways amidst low lying flowering perennials, ornamental grasses, and tree canopy
- The Conifer Grove becomes a lush buffer of evergreen trees and shrubbery separating the Park from the Hudson River

FEATURES

- The playground is an integrated recreation space within sculptural walls that houses experiential free play areas and equipment for a range of ages
- Plaza seating with an area of café tables to enjoy outdoor socializing overlooking the Fountains
- Walking paths and benches provide locations for to experience the various aspects of the Park

Neighborhood

Waterline Square is ideally located at the intersection of two storied neighborhoods, Midtown and the Upper West Side. Situated between Hudson River Park and Central Park, its location is both surrounded by nature and totally cosmopolitan. In one day, residents can bicycle along the waterfront, dine at nearby Michelin-starred restaurants, and enjoy shopping at luxury department stores as well as curated boutiques. New York's leading cultural institutions and business districts are only a few short minutes away.

- Nearby restaurants are among the top-rated in the city, including Marea, Per Se, Lincoln Ristorante, Tavern on the Green, Blue Ribbon Sushi Bar & Grill, Bar Boulud and Boulud Sud
- Casual dining options range from effortless to fashionable, and include the popular riverfront Pier i Café, The Smith, Rosa Mexicana, and The Ribbon
- Cultural destinations draw visitors from across New York and the globe, such as Lincoln Center for Performing Arts, the American Museum of Natural History, Beacon Theater, Museum of Arts & Design, and Carnegie Hall
- The Shops at Columbus Circle, located within Time Warner Center, offer more than 50 sophisticated shops and boutiques, and the blocks surrounding Waterline Square are home to fashionable retail destinations including Rag & Bone, Intermix, Apple Store, Theory, Hugo Boss, and Keihl's
- Conveniences abound, from markets like Whole Foods, Gourmet Garage, Trader Joe's, and Épicerie Boulud, to day-to-day services such as pet care, salons, and wine purveyors
- At its doorstep, Hudson River Park offers 550 acres of outdoor activities, with additional wellness opportunities at nearby SoulCycle, Row House, Yogaworks, Flywheel, Physique 57, Crossfit, Exhale Studio and Spa, and the Spa at Mandarin Oriental

Team

DEVELOPER

GID Development Group

DESIGN ARCHITECT

Viñoly

EXECUTIVE ARCHITECT

Hill West Architects

INTERIOR DESIGN:

Groves & Co.

THE WATERLINE CLUB DESIGN

Rockwell Group

LANDSCAPE DESIGN

Mathews Nielsen Landscape Architects

EXCLUSIVE MARKETING & SALES AGENT

Corcoran Sunshine Marketing Group

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