

99 Hudson

99 Hudson is an unrivaled opportunity to own along New Jersey's exclusive Gold Coast. This premier collection of residences combines serene living spaces, 65,000 SF suite of indoor and outdoor wellness amenities, and direct access to 1,500 acres of waterfront park and 19 miles of Hudson River biking and jogging pathways to suit all of your lifestyle needs.

BUILDING

Envisioned by award-winning architecture firm, Perkins Eastman, 99 Hudson is extraordinary in development and revolutionary in vision. Setting a new standard for New Jersey's Gold Coast, Perkins Eastman and China Overseas America have collaborated on a breathtaking 79-story condominium building composed of stunning floor-to-ceiling glass, Jura Beige limestone sourced from Germany, and contemporary art-deco inspired architectural design that offers unparalleled views.

RESIDENCE

A comforting and serene oasis, the studio to three-bedroom residences at 99 Hudson feature spacious open layouts, floor-to-ceiling windows with unparalleled views, and the highest craftsmanship and attention to detail in finishes.

- 5" Wide Oak Flooring
- Double-Glazed, Floor-to-Ceiling Windows with High Performance, Insulated Glass
- High-Performance, Energy Efficient Heating and Cooling System
- Entire Residence is Pre-Wired For Cable, Telephone and Data
- A Dedicated Closet for Front-Load Washer and Electric Dryer

KITCHEN

- Imported from Pordenone, Italy, the custom white lacquer kitchen cabinetry combines sustainability with modern details created by Italian millworkers who place the highest value on their craft
- Ample storage throughout
- Quartz stone island countertop and waterfall
- All homes include a full premium suite of Bosch appliances:
 - 30" paneled refrigerator
 - 30" gas cooktop
 - 30" electric wall oven
 - 24" dishwasher
 - 24" microwave
 - Vented hood by Italian manufacturer XO
 - Stainless steel under-mount sink with Kohler fixture in stainless steel

MASTER BATHROOM

- Imported from Pordenone, Italy, the Custom Wood Vanity Combines Sustainability with Modern Details Created by Italian Millworkers Who Place the Highest Value on their Craft
- The Spa-like Master Bathroom Features Elegantly Designed Custom Ceramic Statuario Marble-like Tile Walls and Floors, and a Quartz Stone Countertop
- 30" X 36" Walk-in-shower with Glass Shower Enclosure and Rainwater Showerhead by Kohler
- Fixtures by Kohler in Polished Chrome

SECONDARY BATHROOM

- Imported from Pordenone, Italy, the Custom Wood Vanity Combines Sustainability with Modern Details Created by Italian Millworkers Who Place the Highest Value on their Craft
- The Secondary Bathroom Features Elegantly Designed Custom Ceramic Marble-like Tile Walls and Floors, and a Quartz Stone Countertop
- Tub by Kohler
- Fixtures by Kohler in Polished Chrome

SERVICES AND AMENITIES

With over 65,000 SF of indoor and outdoor amenities, there is an abundance of wellness, entertaining, and hosting options. Mere steps from 99 Hudson awaits 19 miles of landscaped waterfront park for jogging, bicycling, picnicking, and sailing.

A collection of luxury indoor amenities:

- A private, off-street porte-cochere allows secure entry and exit by car or foot
- A grandly proportioned double-height lobby featuring Jura Beige limestone, a grand chandelier, and a stunning onyx feature wall

Located on the 8th floor with southern and western exposures:

- The 99 Hudson Club Room features a library, TV screen, and lounging, dining, and entertaining spaces
- A 3,800 SF state-of-the-art Fitness Center with well-appointed cardio, strength and circuit training equipment
- A dedicated Yoga and Pilates Meditative Studio
- A Game Room featuring two card rooms, a pool table, and a foosball table
- A Golf Simulator to practice and perfect tee-off swings
- A Screening Room with bar to host and watch the latest blockbuster hits and sporting events
- A Children's Playroom
- A Work Café and Business Center to collaboratively work with your neighbors
- Hone and display culinary skills in the Demonstration Kitchen fully equipped with a commercial range and generous island bar

Outdoor lifestyle amenities located on the eighth floor include:

- 3,000 SF swimming pool
- Cabanas for lounging
- Dining Areas with BBQ grills
- Children’s Playground
- Dog Run
- Landscaped green lawn to sprawl out with a book and a glass of wine

After a busy work day, escape into 99 Hudson’s exclusive spa for rest and relaxation:

- Hot Tub, Wet Lounge and Dry Lounge
- Steam Room
- Dry Sauna
- Showers
- Treatment rooms with private massages by appointment
- Spa Terrace
- His and Her Locker Rooms

TEAM

DEVELOPER

China Overseas America, Inc.

DESIGN ARCHITECT

Perkins Eastman

MARKETING & SALES

The Marketing Directors

BRANDING

New World Group

SALES GALLERY

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EXCLUSIVE MARKETING & SALES AGENT: THE MARKETING DIRECTORS



The complete offering terms are in an offering plan available from Sponsor. File No. CD17-0169. Sponsor reserves the right to make changes in accordance with the offering plan. Prospective purchasers are advised to review the complete terms of the offering plan for further detail as to type, quality and quantity of materials, appliances, equipment, and fixtures to be included in the units, amenity areas and common areas of the condominium. All rights to content, photographs, and graphics reserved to: COA 99 Hudson, LLC. Sponsor: COA 99 Hudson, LLC, c/o China Overseas America, 1500 Broadway, Suite 2301, New York, NY 10023. Equal Housing Opportunity.