

NOON HUD 6

JERSEY CITY







Welcome to unparalleled living. Stretching skyward seventy-nine stories, 99 Hudson stands head and shoulders above its neighbors. From its soaring triple-height lobby to its stunning penthouses, 99 Hudson occupies a class of its own.

Every element of the design and build speaks the language of quality. Its menu of amenities, whose number and size are without rival, provide around-the-clock access to recreation, relaxation, health and wellbeing. The light-filled condominiums feature open plans with exhilarating views of the New York skyline, harbor, and horizon that work together to create a nearly infinite sense of space.

99 Hudson delivers a rich, fulfilling lifestyle inside the building — and out. Situated along the Gold Coast, residents can enjoy the waterfront esplanade, nearby parks and marinas, as well as the authentic charm of Jersey City.

UNPARALLELED







# UNEQUALLED

Jersey City is a treasure in plain sight, whose views of Manhattan are only exceeded by its fresh perspective on living.

## ARTS & CULTURE

Art is at the heart of Jersey City. Street art, including murals by Shepard Fairey, is seemingly everywhere. A host of galleries, like Mana Contemporary, exhibit emerging and world-class artists, including Amy Sherald, whose painting of Michelle Obama hangs in the National Portrait Gallery.

## DINING

There's a dish for every palate, from waterfront dining at Battello to authentic Portuguese fare at Broa Café. Specialty shops like Jersey City Fish Stand and Darke Pines Butcher, Talde, and Ample Hills Creamery, add to the wealth of options.

## NIGHTLIFE

As day turns to night, the parties start at popular spots like the Rooftop at Exchange Place, Miss Wong's, and Porta. The bars swing into action along Newark Avenue, led by The Archer with creative cocktails and Cellar 335, a tiki-themed bar serving tropical cocktails and small plates with an Asian twist.

## PARKS & MARINAS

The landscaped waterfront esplanade that runs along the Gold Coast offers a multitude of restaurants, bars, entertainment and recreation options. Liberty State Park is perfect for hikes, picnicking and family outings, while Hamilton Park has basketball and tennis courts, and summer movie nights.





# UNRIVALED

99 Hudson offers an all-encompassing lifestyle experience. Its 65,000 SF of amenities are designed to provide opportunities for health, fitness, recreation and relaxation.

## ARRIVAL

A stunning, triple-height lobby and beautifully designed porte-cochere create a breathtaking arrival experience, complimented with 24-hour concierge service by LIVunLtd.

## ENTERTAINMENT

Created to foster community, the array of options offers something for everyone, including an elegant lounge, screening room, card room, and game room with billiards. There's a playroom for kids, a simulator for golfers and a demonstration kitchen for aspiring chefs.

## WELLNESS

99 Hudson offers multiple opportunities for wellness with a suite of services and facilities, including wet and dry lounges, a steam room, a dry sauna, a spa terrace, showers, and his and her locker rooms. Massages and treatment rooms are available by reservation.

## FITNESS

The 3,800 SF Fitness Center features state-of-the-art cardio, strength and circuit training equipment, as well as a dedicated studio for Yoga, Pilates and Meditation.





# UNFORGETTABLE

Modern and comfortable, the studio to penthouse residences offer spacious open plan designs whose premium finishes and fixtures combine to create memorable homes of singular beauty.

## FEATURES

Craft and quality are the hallmarks of each home. Wide plank oak flooring, custom millwork by Italian craftsmen, premium-grade appliances, a waterfall island with quartz stone countertops, and richly appointed modern baths work together to shape spaces of heightened luxury.

## LIGHT AND VIEWS

Flooded with natural light from floor-to-ceiling windows, the residences offer views of the New York skyline that are superior to anything possible from within Manhattan. The vistas stretch from the Statue of Liberty and One World Trade Center to the George Washington Bridge and beyond.



# 99 HUDSON

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**Developer** COA 99 HUDSON, LLC    **Sales & Marketing** THE MARKETING DIRECTORS

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