Forbes

First Peek At Downtown Manhattan's 77 Greenwich Condominium

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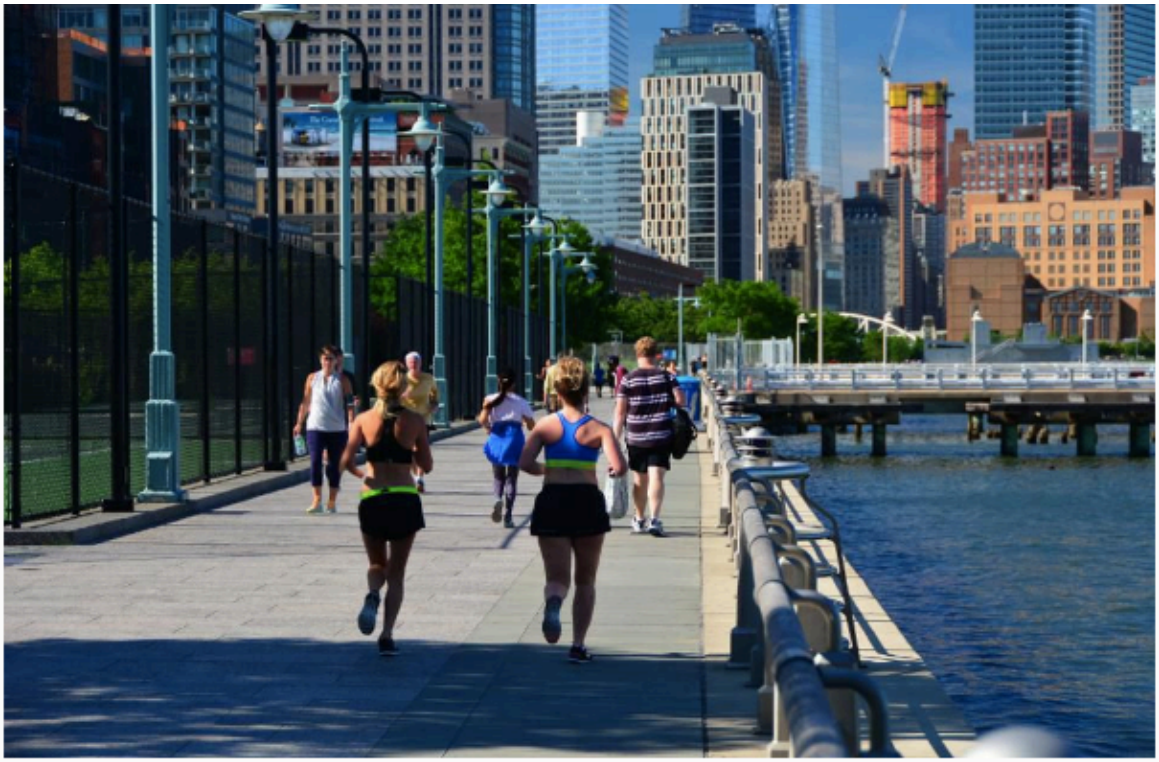
77 Greenwich has a pleated, reflective glass wall façade design. BINYAN STUDIOS

The next mixed-use luxury condominium to peek through the New York's soaring skyline will be 77 Greenwich, a sculptural, 42-story glass tower with sweeping water views in the heart of lower Manhattan.

Designed by firm FXCollaborative (architectural firm behind the recently opened Statue of Liberty Museum) and Deborah Berke Partners (designer of 432 Park Avenue), the Greenwich Street residential building features a pleated, reflective glass façade rising from a cast stone base—a historic nod to the neighborhood's masonry architectural landscape.

The 42-story glass tower offers sweeping Hudson River views. BINYAN STUDIOS

The building will be constructed in Manhattan's new downtown—an emerging, vibrant cultural and corporate district near Battery Park, Battery Park City, the Hudson River Waterfront, One World Trade Center, and major transit hubs. It's scheduled for completion in 2020.



The condominium will be conveniently located near the Hudson River and the Battery Park City Promenade. (Getty) GETTY

"As a native of this city, the height and the harbor, so irrefutably New York, is what makes these apartments magical to me," said Deborah Berke (FAIA, LEED AP) of Deborah Berke Partners and dean of Yale University's School of Architecture.

77 Greenwich will sit in the heart of downtown Manhattan. BINYAN STUDIOS

The 500-foot-tall skyscraper will offer 90 environmentally-sustainable condominiums, upscale amenities, retail space and a new public elementary school—partially constructed from the preserved and restored Robert & Anne Dickey House, the neighboring 1810-built landmark that's one of New York City's last remaining Federal-style buildings.

Boutique residences will begin at the 15th floor, boasting 360-degree vistas of the New York Harbor, Hudson River, Statue of Liberty and Verrazano Bridge as the glass façade ascends—a sleek contrast to its skyscraper neighbors. Sales recently launched for a collection of residences, ranging from $1.78 million to $3.5 million, as announced by New York-based Trinity Place Holdings Inc. Future residences and penthouses are likely to cost more.

Residences boast oak flooring and floor-to-ceiling picture windows. BINYAN STUDIOS

“Our design for 77 Greenwich embodies the best of its exciting surroundings in a dynamic architectural composition,” says Dan Kaplan (FAIA, LEED AP), senior partner at FXCollaborative. “Its chiseled stone façade anchorS the building into the rich texture of historic Lower Manhattan, while its pleated glass façade offers residents captivating and dramatic views of the harbor and western sky. The tower heralds a sophisticated, crafted architecture for downtown.”

The condominium will include contemporary Poliform kitchens with high-end appliances, built-in cabinets and marble countertops. BINYAN STUDIOS

After handling 432 Park Avenue (the world’s tallest residential building), Deborah Berke Partners’ will infuse LEED standards, warm interiors and natural materials into 77 Greenwich's condos, ranging from one to four bedrooms.

Bedrooms range from $1.78 million to $3.5 million, not counting penthouse pricing. BINYAN STUDIOS

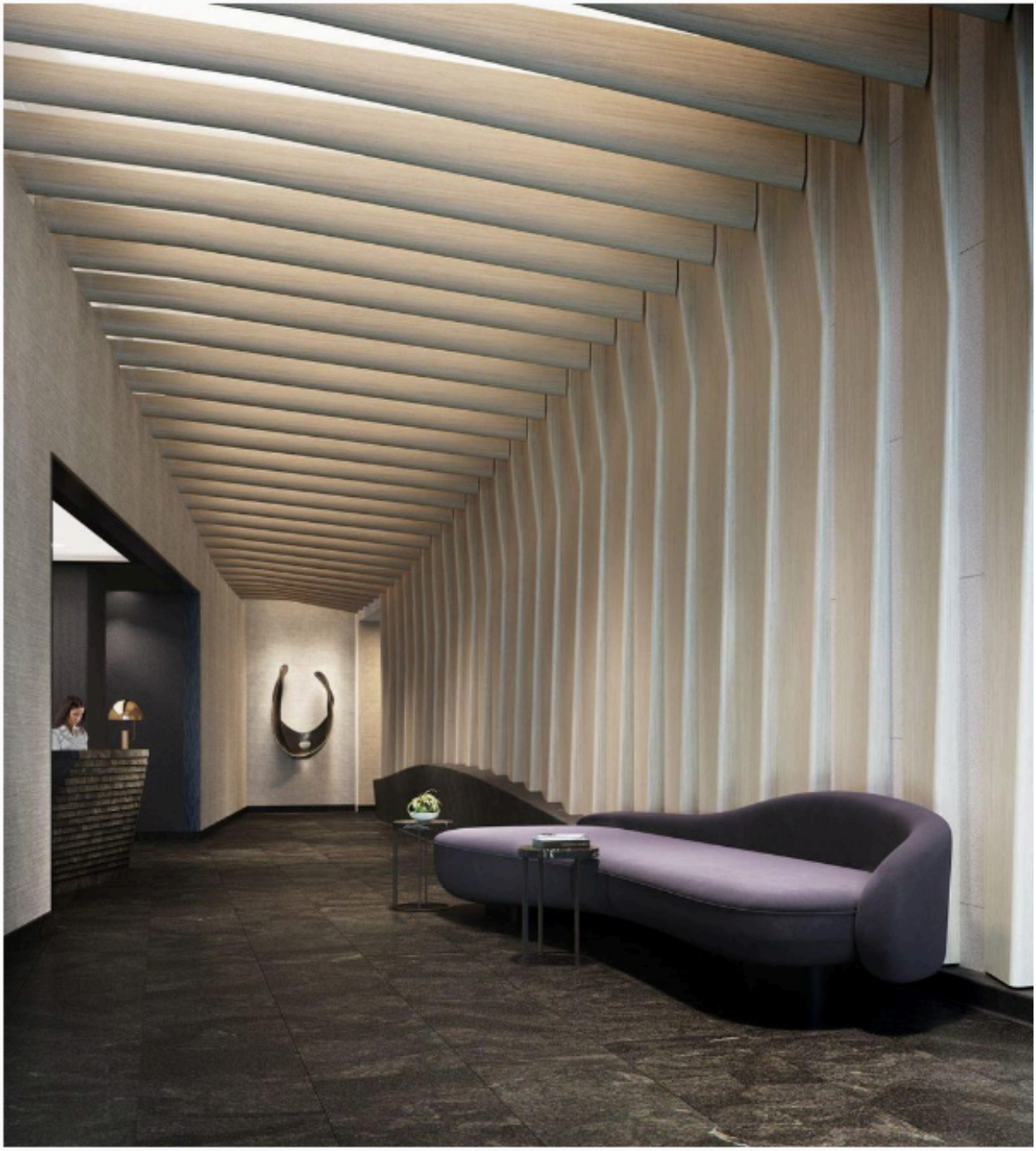
Each natural-light-flooded residence will include white oak flooring, powder rooms, 10-foot-plus ceiling heights, and floor-to-ceiling windows casting unobstructed water and skyline views. The homes will feature Poliform kitchens, high-end appliances (Miele, Sub-Zero, Wolf) and striking Blue de Savoie marble countertops and backsplashes.

Master bathrooms will feature sycamore millwork and radiant-heated floors. BINYAN STUDIOS

Master bathrooms will have warm gray Haisa marble (radiant-heated) floors, walls and counters, and sycamore millwork. Secondary bathrooms will be outfitted with Venice terrazzo tile floors, oak millwork cabinets while powder rooms are designed with polished Calacatta Lincoln sink bowls, backsplash panels, and brushed Bianco Mist quartzite floors.

Secondary bathroom with Venice terrazzo tile floor BINYAN STUDIOS

“Our work at 77 Greenwich is exacting but warm,” says Stephen Brockman, a partner at Deborah Berke Partners. “Its modern design elevates the rituals of daily life with rich, highly tactile materials and thoughtful layouts that reflect the best of contemporary living.”



Double-height grand lobby with sculptural oak paneling and blackened-steel concierge desk. BINYAN STUDIOS

For residents, the building will extend a dramatic welcome via a grand double-height lobby with sculptural oak paneling, and a granite-and-blackened-steel concierge desk.

Deborah Berke Partners-designed amenities for play, wellness and entertaining—such as a penthouse-level club (called "Cloud Club 77"), a fireplace lounge, private dining room, and a double-height fitness center programmed by celebrity personal trainer Jay Wright. There's also a multi-purpose game room, a children's playroom, and a training studio with terrace access.

Fireplace lounge BINYAN STUDIOS

Outdoor spaces boast a 3,600-square-foot rooftop garden with a grassy lawn, Zen meditation deck, a children's play area, and barbecue grill stations amid chaise seating—all designed by Brooklyn-based landscape architecture firm Future Green Studio, whose commissions include the Roof Garden at the Metropolitan Museum of Art.

Outdoor spaces include a 3,600-square-foot rooftop garden and Zen meditation deck. BINYAN STUDIOS

The 41st floor amenities open to 950 square feet of outdoor space with a Japanese rock garden. A lower, 2,350-square-foot terrace includes pergolas and a dog run. The new 20,000-square foot Elizabeth H. Berger Park will offer 77 Greenwich residents even more outdoor options.

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