

ONE
57

PARK HYATT NEW YORK®

RESIDENCES





RISING TO OVER ONE THOUSAND FEET ABOVE
MIDTOWN MANHATTAN, ONE57 ELEVATES NEW
YORK LIVING WITH THE LONGEST SOUTH TO
NORTH VIEWS OF CENTRAL PARK EVER OFFERED
IN PRIVATE RESIDENCES.

WALLS OF GLASS CREATE EXPANSIVE LIVING
SPACES OF EXTRAORDINARY SCALE AND LIGHT.
EXCEPTIONAL SERVICES ARE PROVIDED BY PARK
HYATT'S NEW FIVE-STAR GLOBAL FLAGSHIP HOTEL.
PRITZKER PRIZE-WINNING ARCHITECT CHRISTIAN
DE PORTZAMPARC CREATES A LANDMARK AMONG
LANDMARKS THAT WILL FOREVER REDEFINE
LUXURY LIVING IN NEW YORK.

THE ARCHITECT

French architect and urbanist Christian de Portzamparc values the relationship between humanity and architecture. His desire for people to connect with the spaces and neighborhoods in which they live provides a sense of permanence that many other buildings never achieve.

De Portzamparc has developed a design process which has been the defining approach to all of his urban planning projects. His theory of "L'îlot ouvert" or "The Open Block," focuses on the quality of living spaces and their integral relationship to the city. The fluid exchange between interior and exterior creates environments that are engaging, human and livable.

Lending an undeniable artistic touch to all of his work is de Portzamparc's passion for painting. His sensitivity to the environment and local culture is expressed in his works through graceful curves, reflective light and transparency. To Christian de Portzamparc, architecture cannot be separated from art. His belief that architecture is poetry is

apparent from his smallest designs to his towering buildings.

While his global design projects range from the civic and cultural to residential and large-scale urban planning, they all share his prescient thinking, bold design and artistic touch.

In 1994, at the age of 50, Christian de Portzamparc was awarded the Pritzker Architectural Prize, the youngest laureate to date.



Christian de Portzamparc and a selection of his completed projects including (clockwise from top left): Hergé Museum, Louvain-la-Neuve, Belgium; De Citadel, Almere, Netherlands; Cidade da Música, Rio de Janeiro, Brazil; Galeo, Issy Les Moulineaux, France; CasaArt, Casablanca, Morocco; Cité de la Musique, Paris, France; Renaissance Marriott Hotel, Paris, France; Winery of Châteaux Cheval Blanc, St-Emilion, France



THE BUILDING

Every aspect of ONE57 reveals Christian de Portzamparc's humanistic approach to design; the individual's relationship with their home—who they are, how they live, and how they experience this great city.

On the outside, ONE57 exemplifies a sophisticated simplicity that is reminiscent of the International Style. A series of layers along one thousand feet of vertical space create an illusion of movement, like fluid glass ribbons flowing upward.

The pixelated glass exterior integrates harmoniously with the surrounding urban texture on the building's east and west façades, creating constantly changing reflections that are influenced by the weather and the changing light throughout each day. The eye is ultimately drawn to an elegantly arched pinnacle; an illuminated beacon after the sun has set.

From the inside, walls of glass provide unobstructed views of Central Park and Midtown Manhattan and the opportunity to experience the magnitude of New York City from a truly breathtaking vantage point.

INTEGRATED WITHIN THE CITYSCAPE, A LANDMARK DOES MORE THAN STAND OUT; IT NATURALLY BELONGS. IT IS NOT AN ABSOLUTE OR FINAL STATEMENT; IT IS AN ONGOING DIALOGUE. THIS IS WHAT GIVES LANDMARKS THEIR RELEVANCE AND MEANING.

–Christian de Portzamparc





THE PIXELATED GLASS EXTERIOR INTEGRATES HARMONIOUSLY WITH THE SURROUNDING URBAN TEXTURE ON THE BUILDING'S EAST AND WEST FACADES, CREATING CONSTANTLY CHANGING REFLECTIONS THAT ARE INFLUENCED BY THE WEATHER AND THE CHANGING LIGHT THROUGHOUT EACH DAY. THE EYE IS ULTIMATELY DRAWN TO AN ELEGANTLY ARCHED PINNACLE—AN ILLUMINATED BEACON AFTER THE SUN HAS SET.



Studies of pixel pattern at various times of day.

“DEPENDING ON THE HOUR OF THE DAY,
AND THE WHIMS OF THE WEATHER, THE
TEXTURED GLASS FAÇADE IS AN EVER-
CHANGING ARTISTIC MOSAIC.”

–Christian de Portzamparc



ONE
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THE RESIDENCES

Expansive spaces that feature custom details, the finest natural finishes, and the most dynamic views of Central Park—ONE57 will redefine luxury New York living.

One of Manhattan's premier developers, Extell Development Company creates homes that surpass the highest of expectations, suitable for the most discerning purchaser. Extell design, in collaboration with a team of world-class talent, has created an icon that reflects the quality, choice and excellence that distinguish Extell properties.

Danish designer Thomas Juul-Hansen was chosen to design the interiors of ONE57 for his hands-on approach to residential living. Recognized for his expertise in designing some of New York's most notable glass-curtain-wall residences, his highly personalized style is present throughout ONE57. Taking a cue from de Portzamparc's exterior, Juul-Hansen envisioned discreetly opulent interiors that reference the great French modernists, such as Jean Michel Frank.

On the ground floor, the residential lobby presents a commanding room, sheathed in warm

stone and anchored by a custom light sculpture. Residents pass an undulating ceiling to the elevator lobby, where dramatic black stone and mirrored surfaces provide a moment of repose before ascending to the breathtaking residences in the sky.

Each residence has been meticulously planned with gracious layouts and wide dimensions. They boast oversized doors and soaring ceiling heights, providing a glamorous stage for entertaining guests. Materials of the highest quality are provided: rich rosewood flooring in a French herringbone pattern or select rift-sawn white oak, slabs of Italian marble, and custom hardware and light fixtures.



The residential lobby presents a commanding room, sheathed in warm stone and anchored by a custom light sculpture.

"WE SET OUT TO CREATE THE ONLY RESIDENTIAL EXPERIENCE OF ITS KIND IN NEW YORK; ACHIEVED THROUGH A SYNTHESIS OF DETAILS AND MATERIALS FOUND ONLY IN THE FINEST PRIVATE HOMES."

-Thomas Juul-Hansen

OPPOSITE

A ONE57 bathroom featuring elegant marble slabs of polished Italian Covelano Silvergold and fine Dornbracht and Graff fittings and fixtures.







EXPANSIVE SPACES FEATURING CUSTOM DETAILS,
THE FINEST NATURAL FINISHES AND THE MOST
DYNAMIC VIEWS OF CENTRAL PARK-ONE57 WILL
REDEFINE THE LUXURY OF NEW YORK LIVING.

Winner of the British Interior Design Award "Kitchen of the Year," Smallbone of Devizes was chosen to create the handcrafted kitchen furniture. In their Hopton Workshop in England, solid walnut ebonized frames are fashioned to support elegant cabinetry offered in two distinctive finishes: Macassar or hand-painted white. Custom hardware, trimmings and appliances create spaces that offer a sophisticated functionality, complementing these bespoke furnishings.





THE PARK HYATT

The new five-star flagship of the Park Hyatt hotel marks the arrival of service with a pedigree previously unavailable in New York City. The international traveler is truly among the most accustomed to the philosophy of gracious service that informs Park Hyatt's ethos: luxury is personal.

The recipient of the highest honors throughout Europe, and consistently considered among the most exclusive hotels in Asia, Park Hyatt draws on the practices and talent of its most distinguished locations. Essential to the Park Hyatt experience are personalized services, access to cultural events, fine dining destinations and singular spaces for private functions as intimate as a dinner party or as grand as a wedding.

Designed by world-renowned firm Yabu Pushelberg, the hotel interiors were conceived to naturally complement the quality of the ONE57 residences. From custom furnishings and fixtures to a curated collection of museum-quality pieces by artists Richard Serra, Ellsworth Kelly, James Nares, Christian Marclay and Rosy Keyser, these

authentic details create an understated elegance at every level.

The Park Hyatt Amenities and Spa facility references a similar sense of scale, intimacy and fine detail found in the residences. Luxuriously appointed spaces offer exceptional services by dedicated spa and fitness specialists. Perhaps the most striking amenity is the tranquil indoor swimming pool with custom-designed Jacuzzi and spa portico, set within a triple-height space offering commanding views of the Plaza District and Carnegie Hall.



THE SERVICES

A host of private resident services and amenities reflect the lifestyle of those who will call ONE57 home.

ONE57 AMENITIES

- 24-Hour Doorman and Concierge
- Private Dining and Function Room
- Full Catering Kitchen
- Library with Billiards Table and 24-Foot Aquarium
- Arts and Crafts Atelier Room
- Screening and Performance Room
- Private Fitness Center and Yoga Studio
- Discreet Additional 58th Street Entry
- On-Site Parking Garage Available
- Pet Wash Room

PARK HYATT AMENITIES

- Health Club and Spa
- Triple Height Indoor Swimming Pool
- Steam Rooms
- Custom Designed Jacuzzi and Spa Portico
- Private Residential Elevator to Pool and Fifth Floor Bar and Restaurant

AVAILABLE HOTEL SERVICES

- Catering and Room Service
 - Deluxe Spa Services
 - Housekeeping Service
 - Dry Cleaning and Laundry Service
 - Ballroom and Meeting Rooms Access
 - Business Center
 - Multilingual Hotel Staff
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Library with billiards table and 24-foot aquarium





Dark stone floors create a dramatic contrast with large-scale white Italian marble walls illuminated by custom lighting fixtures suspended from above.



The private fitness center and yoga studio are centered around a dramatic three-story pool pavilion 300 feet above Midtown Manhattan.



ONE57 Screening and Performance Room

THE NEIGHBORHOOD

What defines the Plaza District is what defines New York: its poetry and raw ambition, its purpose and power. It is the ultimate landscape of society, culture and commerce. Much of New York's iconography and mythology was born in this neighborhood.

In the Plaza District, the finest in art, fashion and dining coincide. Influential cultural institutions such as Carnegie Hall, the Museum of Modern Art, the Metropolitan Museum of Art and Lincoln Center stand alongside fashion houses such as Bergdorf Goodman, Barneys New York, Prada, Hermés, Brioni, Bulgari, Cartier and Van Cleef & Arpels. Michelin-starred restaurants such as Jean Georges, Daniel and Le Bernardin are all within walking distance.

The convergence of pedigree and convenience is what makes the Plaza District exceptional.



THE BUILDING CREATES ITS OWN
DIALOGUE WITH THE PASSAGE
OF TIME. THE PLAY OF DAYLIGHT
AND SKY ASSUMES A NEW
PERSONALITY AFTER SUNSET. IT
IS THE DREAM AND FANTASY OF
THE CITY AT NIGHT.

–Christian de Portzamparc



BUILDING EXTERIOR

Pritzker Prize-winning architect Christian de Portzamparc is the visionary behind the stunning design of ONE57. The tower is an artistic sculpture unto itself; a form that will punctuate the street, while remaining contextual to its architectural surroundings. Drawing inspiration from nearby modernist towers, the striated custom curtain wall emphasizes a graceful verticality. The tower billows upward in a cloud-like formation, while the elegant curtain wall appears to flow towards the earth like a cascading waterfall. These conceptual sheets of water culminate at street level, dramatically forming the building's entry canopies.

INTERIOR DESIGN

Danish architect Thomas Juul-Hansen was chosen to design the interiors of ONE57 for his hands-on approach to residential living. Taking a cue from Mr. de Portzamparc's exterior, Juul-Hansen envisioned discreetly opulent interiors that reference great French modernists such as Jean Michel Frank. Each residence has been meticulously planned with gracious layouts, wide dimensions and materials of the highest quality.

RESIDENCE FEATURES

- One to six bedroom residences ranging in size from 1,021 square feet to 13,554 square feet
- Finished ceiling heights ranging from approximately 10'-7" to 12'-8"; select residences feature 22'-8" double height ceilings

- Custom interior details designed by Thomas Juul-Hansen
- Extell Choice: Fine hardwood in select rift sawn white oak or rosewood in a French Herringbone pattern
- Gracious oversized entry doors
- Custom door hardware by Thomas Juul-Hansen
- Custom window pulls
- Central HVAC system
- Custom designed perimeter heating
- Electrical pathways provided for motorized window shades
- Video intercom
- Wireless, high speed internet connectivity
- Miele washer and externally vented dryer
- Custom designed staircases in duplex residences
- Four fireplaces in penthouse duplex residence

ONE57 KITCHENS

The ONE57 kitchens offer unique and coveted features including handcrafted custom cabinetry by Smallbone of Devizes and unique design elements by Thomas Juul-Hansen.

Open Kitchens

- Extell Choice: Hand-crafted cabinetry by Smallbone of Devizes in Macassar or hand-painted white with walnut interiors
 - Extell Choice: Stone countertop and backsplash in a polished *Black Absolute* or *Diamond Fall* granite
 - Custom designed pendant lighting by Thomas Juul-Hansen
 - Custom designed cabinet pulls by Thomas Juul-Hansen
 - Miele built-in fully integrated refrigerator/freezer
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- Subzero wine cooler
 - Miele gas cooktop
 - Hood with direct external ventilation
 - Miele 30" stainless steel wall oven, double ovens in select residences
 - Miele speed oven and microwave
 - Miele 30" warming drawer, in select residences
 - Miele premium coffee bean system, in select residences
 - Miele 24" fully integrated dishwasher
 - Custom walnut drawer insert for coffee system capsules
 - Pull-out pantries, in select residences
 - Custom designed cutlery drawer
 - Custom designed spice storage and cookware inserts
 - Dornbracht faucet
 - Mila undermount 10" deep stainless steel sink
 - Insinkerator in-sink garbage disposal
 - Sink base cabinets lined in stainless steel with stainless steel lined pullout storage
 - Under cabinet lighting
 - Custom designed integrated kitchen island stools, in select residences

Enclosed Kitchens

- Extell Choice: Hand-crafted cabinetry by Smallbone of Devizes in Macassar or hand-painted white with walnut interiors
- Extell Choice: Stone countertop and backsplash in a polished *Black Absolute* or *Diamond Fall* granite
- Custom designed pendant lighting by Thomas Juul-Hansen

- Custom designed cabinet pulls by Thomas Juul-Hansen
 - Two Miele 30"-36" built-in, fully integrated refrigerators/freezers
 - Subzero 132-bottle capacity wine cooler
 - Miele gourmet cooking zone including:
 - Two 12" burners
 - One 12" wok
 - One 15" teppan yaki
 - One 15" grill
 - Miele 72" built-in hood with direct external ventilation
 - Miele 30" double wall ovens
 - Miele convection steam ovens, in select residences
 - Miele speed oven and microwave
 - Miele 30" warming drawer
 - Miele dual 24" fully integrated dishwashers
 - Miele premium coffee bean system
 - Custom walnut drawer insert for coffee system capsules
 - Pull-out pantries
 - Custom designed cutlery drawer
 - Custom designed spices storage and cookware inserts
 - Dornbracht faucet
 - Mila undermount 10" deep stainless steel sink
 - Insinkerator in-sink garbage disposal
 - Sink base cabinets lined in stainless steel with stainless steel lined pullout storage
 - Under cabinet lighting
 - Custom designed integrated kitchen island stools
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ONE57 BATHROOMS

Master Bathrooms: Floors 39-56

- Thomas Juul-Hansen custom designed stained wood vanity and pulls
- Vanity top in polished marble *Nero Voda*
- Duravit ceramic undermount sink
- Floors in marble slab of polished Italian *Covelano Silvergold*
- Walls in marble slab of polished Italian *Covelano Silvergold*
- Shower in marble slab and mosaic of polished Italian *Covelano Silvergold*
- Custom integrated medicine cabinets
- Dornbracht fittings and fixtures
- Custom Waterworks air jet soaking tub or Zuma soaking tub
- Dornbracht handshower in bathtub and shower
- Duravit wall-mounted toilet
- Radiant heat flooring

Master Bathrooms: Floors 58-90

- Thomas Juul-Hansen custom designed stained wood vanity and pulls
- Vanity top in polished marble *Nero Voda*
- Duravit ceramic undermount sink
- Floors in marble slab of Italian *Statuario*
- Walls in marble slab of Italian *Statuario*
- Shower in marble slab and mosaic of Italian *Statuario*
- Custom medicine cabinets
- Dornbracht and Graff fittings and fixtures
- Custom Waterworks *Belvedere* air jet soaking tub

- Dornbracht rain shower with body spray, in select residences
- Steam showers with benches, in select residences
- Wet Rooms with glass enclosed custom carved tub, bench and steam shower, in select residences
- Dornbracht handshower in bathtub and shower
- Duravit wall-mounted toilet
- Duravit bidet
- Radiant heat flooring
- Residences with dual Master Bathrooms feature one bathroom finished in Italian *Statuario* marble and the other finished in Italian *Covelano Silvergold* marble

Junior Master Bathrooms

- Thomas Juul-Hansen custom designed high-gloss white vanity and pulls
 - Vanity top in a white quartzite
 - Bissonet ceramic undermount sink
 - Floors in marble slab of *Silver Travertine* or *Alexis Azul*
 - Walls in marble slab of *Silver Travertine* or *Alexis Azul*
 - Shower in marble slab and mosaic of *Silver Travertine* or *Alexis Azul*
 - Custom integrated medicine cabinets
 - Dornbracht and Graff fittings and fixtures
 - Zuma soaking tub
 - Dornbracht handshower in bathtub and shower
 - Duravit wall-mounted toilet
 - Radiant heat flooring, in select bathrooms
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Secondary Bathrooms

- Thomas Juul-Hansen custom designed high-gloss white vanity and pulls
- Vanity Top in a white quartzite
- Bissonet ceramic undermount sink
- Floors in polished *Bianco Dolomiti* marble
- Walls in *Bianco Dolomiti* tile and Extell Choice of accent wall in mirrored or black fluted glass or *Green Onyx* slab
- Custom integrated medicine cabinets
- Dornbracht and Graff fittings and fixtures
- Zuma bathtub with rainhead or *Bianco Dolomiti* marble rain shower
- Dornbracht handshower in bathtub/shower
- Duravit wall-mounted toilet
- Radiant heat flooring, in select bathrooms

Powder Rooms

- Thomas Juul-Hansen custom vanity clad in polished black granite
- Custom black glass vanity top with integrated sink
- Floors in marble slab of *White Onyx*
- Feature wall in marble slab of *White Onyx*
- Dornbracht faucet by Jean-Marie Massaud
- Duravit wall-mounted toilet
- Bocci .28 pendant light designed by Omer Arbel
- Radiant heat flooring, in select bathrooms

ONE57 SERVICES AND AMENITIES

Exclusive Residential Amenities

- 24-hour doorman and concierge
- State-of-the-art fitness center
- Yoga studio
- Screening and performance room
- Private dining and function room
- Fully equipped catering kitchen
- Library with 24-foot long aquarium and billiards table
- Arts and crafts atelier room
- Discreet additional 58th Street entry
- On-site secure underground parking available
- Pet grooming room

Park Hyatt Hotel Amenities

- Health club and spa
 - Triple height indoor swimming pool
 - Custom designed Jacuzzi and Spa Portico
 - Steam rooms
 - Treatment rooms with ensuite bathrooms and steam showers
 - Private residential elevator to pool and fifth floor bar and restaurant
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Park Hyatt Hotel Services Available

- Catering and room service
- Deluxe spa services
- Housekeeping service
- Dry cleaning and laundry service
- Grand ballroom and meeting rooms access
- Bar and restaurant
- Business center
- Multilingual hotel staff

CONTACT

ONE57–157 West 57th Street, New York, NY 10019

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