

THE GUIDE TO LUXURY LIFESTYLES IN THE TRISTATE AREA

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project preview

# The Visionaire

Battery Park City,  
New York

3-bedroom model designed by Alex Chapman from  
Chapman Design Group  
Interior Photography: Peter Rymwid Photography



## project preview



2-bedroom model designed by Tim Button of Stedila Design  
Opposite page: 2-bedroom model designed by Tim Button of Stedila Design



3-bedroom model designed by Alex Chapman from Chapman Design Group



Image: dbox

The Visionaire, designed to become the greenest residential high-rise in the country, is now ready for immediate occupancy. High-end finishes and amenities combined with innovation in sustainability provide an environmentally-friendly lifestyle for residents without forgoing beautiful design and comfort.

Designed by Rafael Pelli of Pelli Clark Pelli Architects, the 35-story tower features a distinctive curved glass façade showcasing generous river views from all corners. The Visionaire is the latest residential community in Battery Park City by sustainable development expert the Albanese Organization and has been designed to achieve Platinum LEED® certification from the U.S. Green Building Council. The 251 studio-to-three bedroom residences start at \$690,000.

Interiors, completed by Tim Button of Stedila Design, feature kitchens with river-washed absolute black granite countertops, rift-cut oak wood flooring harvested according to Forest Stewardship Council certified standards, renewable bamboo cabinets and custom paneled Sub-Zero refrigerators, stainless steel Wolf dual convection ovens and Asko dishwashers. Paints, adhesives and sealants used are also environmentally friendly. Amenities include a state-of-the-art fitness center and spa; an indoor pool and

Jacuzzi; two beautifully landscaped rooftop gardens, one with a built-in BBQ grill; a children's playroom; social lounge with catering kitchen and onsite parking and bicycle storage.

Residents at The Visionaire also benefit from the many innovative sustainable features offered such as a high-efficiency fresh air ventilation and filtration system and other measures that yield 35 percent more energy savings than code-compliant buildings. The building harvests approximately five percent of its electric load through building-integrated solar panels, and 35 percent of the building's electric energy is supplied through wind generated power. Natural gas powers the residential cooling systems and contributes to a substantially lower peak electric demand on New York City's grid and a water treatment system in the building recycles water and provides make-up water for the HVAC system cooling tower.

The Marketing Directors, Inc. is the exclusive sales and marketing agent of The Visionaire. To make an appointment to visit the sales gallery and three recently completed eco-friendly model homes located on the eighth floor of The Visionaire at 70 Little West Street, please call 212.425.2550 or visit [www.thevisionaire.com](http://www.thevisionaire.com).