

Contact: Emily Franklin, Quinn & Co., 212-868-1900 x264 or efranklin@quinnandco.com

The Visionaire, America's Greenest High-Rise Condominium, is Now Ready for Occupancy

-The Albanese Organization's Latest Development Combines High-End Living with Innovative Sustainable Design-

NEW YORK – The Visionaire, designed to become the most sustainable residential high-rise in the country, is now ready for occupancy. Developed by The Albanese Organization, in partnership with Starwood Capital, the Battery Park City condominium is designed to target Platinum LEED certification, the highest level of recognition by the U.S. Green Building Council (USGBC).

The Visionaire, the third green Battery Park City development from The Albanese Organization and architect Rafael Pelli of Pelli Clarke Pelli Architects, offers the most innovative sustainable elements in a residential high-rise. A high-efficiency air filtration system that conditions, filters and supplies fresh air as well as programmable thermostats and kitchen exhaust systems that yield 35 percent more energy savings than code-compliant buildings are included in each home. The building also harvests some of its electric load through building-integrated solar panels. Natural gas powers the residential cooling systems and contributes to a substantially lower peak electric demand on New York City's grid.

A water treatment system recycles water used throughout the building and provides make-up water for an HVAC system cooling tower. The Visionaire also gathers rainwater and stores 5,000 gallons of recycled water for irrigation of a rooftop garden, which provides an important layer of insulation for the building and helps to conserve energy.

"Our goal as a developer is to deliver an exceptional living experience. This includes providing the latest in sustainable technology, intuitive design and high-end finishes and amenities while educating our residents on how to live a more environmentally responsible lifestyle – this what we have accomplished at The Visionaire," said Russell Albanese, president of the Albanese Organization.

The sustainable interiors of each of the 251 studio-to-three bedroom residences designed by green interior designer Tim Button of Stedila Design feature kitchens that showcase river-washed absolute granite countertops, art glass backsplashes and rift-cut oak wood flooring harvested according to Forest Stewardship Council certified standards, which promotes forest re-growth. The custom kitchens also include renewable bamboo cabinets, custom paneled Sub-Zero refrigerators, stainless steel Wolf dual convection ovens with gas cook tops as well as Franke under-mounted sinks and single lever faucets with integral spray and built-in pantries with concealed microwaves. All paints, adhesives and sealants used are environmentally friendly.

Master baths boast rich limestone floors and countertops, glass mosaic tiled walls, Waterworks deep soaking tubs with limestone decks and separate glass-enclosed showers for a personal spa-like sanctuary.

The 35-story tower features a distinctive curved glass façade showcasing generous river views from all corners and two beautiful rooftop gardens, one with built in grills, where residents can enjoy breathtaking views of the Statue of Liberty and Manhattan Harbor. Other amenities at The Visionaire include a state-of-the-art fitness center and spa; an indoor pool and Jacuzzi, which both use ultraviolet disinfection, greatly reducing the need for chlorine; a screening lounge with fireplace and dining area; and a children's playroom with a 12-foot salt water reef aquarium. Health and wellness management company Wellness 360 offers educational and fitness classes

520 Eighth Avenue, 21st Fl

New York, NY 10018

T 212 868 1900

F 212 465 0849

www.quinnandco.com

for residents throughout the amenity spaces. The building also features onsite parking with available electric car charger and bicycle storage for residents.

“The Visionaire provides residents a rare lifestyle opportunity that offers both high-end and sustainable elements in a great downtown location,” said Jacqueline Urgo, president of The Marketing Directors, Inc., exclusive sales and marketing agent for the property. “Battery Park City’s spectacular river views, parks, esplanades, schools and recreational spaces as well as the conveniences of shopping, transit, nightlife, and expanding businesses are the perfect complement to the lifestyle available at The Visionaire.”

Battery Park City is a highly sought after residential community because of its amazing waterfront, top public schools, and convenient public transportation. In addition, nearly 35 acres of the neighborhood is dedicated to parks, gardens, playgrounds and additional open space.

The Marketing Directors, Inc. is the exclusive sales and marketing agent of The Visionaire. To make an appointment to visit the onsite sales gallery and eco-friendly model homes located at 70 Little West Street, please call 212-425-2550 or visit www.thevisionaire.com.

***The Albanese Organization** is a full-service real estate firm that pioneered green development in 2003 with the completion of the first green residential building in North America, **The Solaire**, followed by **The Verdesian**, which became the first residential high-rise in the United States to be awarded Platinum LEED certification by the U.S. Green Building Council. The developer’s latest project, **The Visionaire**, has been designed to become the greenest residential high-rise in the country. For nearly 60 years, the Long Island-based company has been dedicated to creating residential and commercial buildings of distinction, quality and architectural merit that optimize value and quality of life, introduce innovative concepts, are environmentally responsible and enhance the communities in which they are located. www.albaneseorg.com*

***Starwood Capital Group Global, LLC** is a privately held investment management firm that specializes in real estate-related investments on behalf of select private and institutional investment partners. Starwood Capital is one of the nation’s most active and successful real estate investment firms and has acquired equity interests in residential lots, multifamily and condominium units, hotels, office, retail and industrial space, golf and leisure-related properties.*

###