



## **Xin Development Group International and Kuafu Properties begin sales at Bloom on Forty Fifth**

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Manhattan, NY Xin Development Group International, Inc. in conjunction with Kuafu Properties, as the development manager, have commenced sales for Hell's Kitchen's newest condominium, Bloom on Forty Fifth (Bloom). Located on the full blockfront between West 44th and 45th St. on 10th Ave., the modernist-inspired eight-story development features 92 residences, ranging from studios to three-bedrooms. Sales are being led by Compass Development Marketing Group and David Chang.

Designed by Marvel Architects, Bloom on Forty Fifth is located between Hudson River Park's landscaped waterfront greenspaces and Midtown's high-rises, featuring an 8,000 s/f park-like elevated terrace that is set between the north and south residential towers. The open-air courtyard is landscaped with a variety of plants and full-size trees, including three honey locust trees, along with various seating areas. The courtyard also features skylights that shed an abundance of natural light into the lobby.

Bloom on Forty Fifth's 24-hour attended lobby features a residents' lounge with a green wall, continuing the visual connection of nature throughout the building, a fireplace and floor-to-ceiling glass walls that open and close to adapt the space for different uses, such as entertaining or co-working. The lobby level also includes a fitness center. The building also features two common rooftops with seating areas and outdoor kitchens.

"Our goal was to construct a building with New Yorkers in mind and create custom, one-of-a-kind

experiences,” said Peter Amato, managing director of USA operations, Xinyuan Real Estate. “Bloom’s sophisticated amenities and emphasis on green spaces bring serenity to everyday living for our future residents.”

Bloom on Forty Fifth brings a natural and contextual aesthetic to the Hell’s Kitchen neighborhood, with a light façade made of glass, steel, and reinforced concrete. Similarly, within the residences, natural stones and woods were chosen to bring nature into each home – such as Colonial Silver marble backsplashes and warm-toned wide-planked oak flooring. With thoughtfully designed floorplans, Marvel Architects designed light-filled north-, south-, east- and west-facing residences, with select homes featuring private outdoor space. Bloom’s double-glazed, oversized windows invite an abundance of natural light throughout the interiors and offer energy efficiency.

The open-plan kitchens feature integrated Miele appliances, custom white-washed oak cabinetry, and Caesarstone countertops. Most kitchens are designed with a central prep-island or a wrap-around breakfast bar and dining alcove. The elegant master bathrooms have been designed with glass tile mosaic flooring, a custom white-washed oak vanity, and a walk-in shower or soaking tub with shower, both enclosed within Danube marble walls.

“Bloom on Forty Fifth offers buyers a unique opportunity to own in Manhattan’s new West Side in a low-rise building that features incredible views of old and new architecture,” said David Chang, the sales director at Compass DMG. “The building sets itself apart from other neighborhood projects through its thoughtful design and attention to detail, creating an ideal atmosphere.”

The Premium Collection, located on the uppermost floors, offers expansive floor plans with dramatic floor-to-ceiling windows up to 19 feet high and spacious private terraces, inviting spectacular views and abundant natural light. Duplexes feature custom staircases crafted from steel, wood, and glass.

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