



## **Designed by Marvel Architects, XIN Dev. Group's Bloom on Forty Fifth commences closings, move-ins**

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New York, NY According to XIN Development Group International, Inc. (XDGI) Bloom on Forty Fifth commenced closings and move-ins this month. Located on the full blockfront between West 44th and 45th Sts on Tenth Ave., the eight-story new development features 92 condominium residences comprised of studio to four-bedroom homes. Over 20% of units have already been sold at the building.

Designed by Marvel Architects, 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.

Located between Hudson River Park's waterfront greenspaces and Midtown's high-rises, residences at Bloom on Forty Fifth feature natural stones and woods such as Colonial Silver marble backsplashes and warm-toned wide-planked oak flooring to bring natural elements inside. Additionally, the residences offer the rare opportunity of light-filled north-, south-, east- and west-facing residences, with select homes featuring private outdoor space. Surrounded by low-rise buildings, Bloom on Forty Fifth connects residents to nature through a landscaped 8,000 s/f park-like elevated courtyard set between the north and south residential towers. The open-air courtyard features a variety of plants and full-size trees, including three honey locust trees, and seating areas culminating in an idyllic setting for entertaining or private relaxation. The courtyard also features skylights that shed an abundance of natural light into the lobby.

"We have been excited to hit this milestone and are proud to welcome the first wave of residents to Bloom," said Jared Simon, XDGI's CEO of International Real Estate. "Reaching this achievement showcases that we have successfully developed a high-quality product that has met the demand and expectations of buyers in search of urban sophistication in Hell's Kitchen."

With its enviable location, Bloom on Forty Fifth offers a prime destination in one of the most vibrant neighborhoods on Manhattan's burgeoning West Side. Residents of Bloom on Forty Fifth are moments away from various opportunities for dining, shopping, and culture, with the Theater District to its east. The building is also moments from some of Manhattan's most prominent commercial towers including Google's forthcoming Hudson Yards campus, giving many future residents the option of walking to work. In addition, residents will find transit options with nearby subway and Port Authority Bus Terminal at their convenience.

Amenities include an attended lobby and residents' lounge with 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 with cardio and strength training equipment. The building additionally features two common rooftops with seating areas and outdoor kitchens.

"We're hearing from many buyers that the building's access to outdoor space is really what sets it apart, and it's one of the most sought-after amenities right now," said David Chang, sales director at Compass Development Marketing Group, who is leading sales at the building. "As well, many of our buyers want to close to their offices, and Bloom is in an ideal location to easily commute to Midtown, Hudson Yards, and Times Square."

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