



The Albanese Organization and Starwood Capital top off 251-unit condominium - The Visionaire

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The Visionaire, the latest green residential development from The Albanese Organization in partnership with Starwood Capital, has been designed and engineered to become the country's most environmentally advanced luxury condominium and among the first to qualify for the U.S. Green Building Council's highest standard for Leadership in Energy and Environmental Design (Platinum LEED). The Visionaire, which topped off this month and will be ready for occupancy in fall 2008, will provide its residents with high-end, luxury finishes and amenities while offering an eco-friendly lifestyle.

Overlooking Manhattan harbor in Battery Park City, the 35-story condominium will feature 251 studio-to-three bedroom residences. The Visionaire, designed by Rafael Pelli of Pelli Clarke Pelli Architects, will be a striking glass and terracotta tower featuring a unique curved facade showcasing generous river views from all corners of the building.

"At the Visionaire, being at the forefront of green technology is one component of an overall exceptional living experience," said Russell Albanese, president of The Albanese Organization. "The most intuitive design, high-end finishes and amenities as well as a remarkable location add to what makes The Visionaire an unparalleled residential building."

Designed by interior designer, Tim Button of Stedila Design, the interiors will include kitchens with river-washed absolute granite countertops, art glass back splashes and rift-cut oak wood flooring harvested according to Forest Stewardship Council certified standards, which promotes forest re-growth. The kitchens will have renewable bamboo cabinets, custom paneled Sub-Zero refrigerators and stainless steel Wolf dual convection ovens and gas cook tops. Franke undermounted sinks and single lever faucets with integral spray and built-in pantries with concealed microwaves will also be included, and the paints, adhesives and sealants used will be environmentally friendly.

Master baths will feature 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 Visionaire will include innovative sustainable features such as a high-efficiency air filtration system that conditions, filters and supplies fresh air into each unit, as well as programmable thermostats and other measures that will yield 35% more energy savings than code-compliant buildings. The building will harvest approximately 5% of its electric load through building-integrated solar panels, and 35% of the building's electric energy will be supplied through wind generated power. Natural gas will power the residential cooling systems and contribute to a substantially lower peak electric demand on New York City's grid.

A water treatment system in the building will recycle water and provide make-up water for the HVAC

system cooling tower. The building will also harvest rainwater and store 10,000 gallons of recycled water for irrigation of a rooftop garden, which will provide an important benefit to the environment of New York City and help conserve energy.

Amenities at The Visionaire will include a fitness center and spa, an indoor pool, two beautiful landscaped rooftop gardens with built in grills, a screening lounge with fireplace, dining area, a children's playroom and onsite parking.

Battery Park City, located at the southwestern tip, has become a highly sought after residential community because of its amazing waterfront, some of the top public schools in the city and convenient public transportation.

The Marketing Directors, Inc. is the exclusive sales and marketing agent of The Visionaire.

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