

77

GREENWICH

77 Greenwich is a luxury-defining LEED certified condominium overlooking New York Harbor and the Hudson River. Featuring a shimmering pleated glass façade, 77 Greenwich soars 500' above Lower Manhattan and contains 90 elegant 1-to-4-bedroom homes by design visionaries Deborah Berke's TenBerke and FXCollaborative.

INTERIOR FEATURES

- One-to-four bedroom homes including a 3,500+ SF penthouse
- Low-density living with only three or four residences per floor
- Spacious floor plans offering light and air and a variety of flexible spaces
- 10'-6" or higher ceilings in all living rooms, floor to ceiling glass and unobstructed corner views
- Wide-plank engineered wood floors
- Gracious entryways featuring custom millwork & stone flooring by Deborah Berke's TENBerke
- Custom interior oil rubbed bronze door hardware and black chrome plumbing fittings
- Miele washers and dryers
- Dedicated VRF heating & cooling systems per residence, ensuring optimal air quality

EXTERIOR

- A pleated exterior façade giving every home a view of New York Harbor
- The slender form of the residential tower allows interior spaces to be flooded with daylight
- Located across from one of Manhattan's few self-park garages*
- Nestled along Greenwich Street, in the vibrant heart of Downtown Manhattan, with everything the city has to offer at your doorstep

BATHROOMS

- Separate guest powder room in every residence
- Primary bathrooms with floor to-ceiling stone finishes, heated floors and integrated lighting
- Pocket doors to separate water closets in primary bathrooms in 2BR+ homes

KITCHENS

- Blue de savoie marble counters and backsplashes
- Stained ash paneling accents
- Lacquer oak paneled island cabinets by Poliform
- Integral lighting under kitchen cabinets
- Maximized storage and living with full-height kitchen cabinetry and full-size appliances
- Luxury appliances by Miele and Subzero/ Wolf**
- High efficiency kitchen hoods vented to the outdoors

COMMON AREAS

- Over 10,000 SF of incredible lifestyle amenities including Cloud Club 77 with three outdoor terraces encompassing a zen garden, roof deck and a dog run
- Deborah Berke's TenBerke designed windowed corridors with custom art throughout the property

**Garage is exempt from congestion pricing*

***All appliances except cooking equipment (ovens, cooktops, microwaves, warming drawers, etc.) are finished with millwork panels matching kitchen cabinets.*

REUVENI
REVENUE DEVELOPMENT MARKETING

Exclusive Sales and Marketing: Reuveni LLC, d/b/a Reuveni Development Marketing, 654 Madison Avenue, Suite 801, New York, NY 10065. (212)-362-0015. The complete offering terms are in an offering plan available from sponsor. File No. CD18-0179. All dimensions shown are approximate and subject to construction variances within reasonable tolerances. Plans and dimensions may also contain minor variations from floor to floor. Sponsor reserves the right to make changes in accordance with the offering plan. Each unit should be inspected to determine its actual dimensions, layout and physical condition prior to closing. Sponsor: TPH Greenwich Owner LLC, 9 West 57th Street, 29th Floor, New York, NY 10019.

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LOBBY

- Grand double height entrance and canopy
- Full time door staff
- Dedicated package room with service entrance, mailroom and porter carts

FLOOR 12

- 2,400 SF landscaped outdoor terrace with lush zen garden
- Outdoor dog park and pet washing room with a raised pet washing tub

CLOUD CLUB 77: FLOORS 40 - 42

- Private amenity lounge with sweeping views of New York Harbor
- Dining room & kitchen
 - Constellation of decorative pendant lighting and artwork throughout
 - See-through fireplace connecting amenity lounge to dining room
 - Wall mounted large screen television for events, parties, and meetings
- Fitness center designed by The Wright Fit
- Children's room
- Studio multi-functional space for events, games, exercise programs, and group fitness
- 950 SF roof terrace with built-in chaise lounges, benches and sculptural stone pebble seats; with room for outdoor exercise activities

- 3,600 SF observation deck roof terrace with dining pavilion, gathering spaces, intimate seating nooks, and infinite views
 - Dining pavilion with communal dining tables and custom exterior kitchens
 - Wood deck gathering spaces
 - Flexible kid-friendly turf areas
 - Intimate seating nooks for a variety of gatherings
 - Drought tolerant landscaping with high efficiency irrigation system

ADDITIONAL AMENITIES

- Bicycle storage for residents

PROJECT DESIGN

BASE BUILDING ARCHITECT:
FXFOWLE

INTERIOR ARCHITECT:
Deborah Berke's TenBerke

DEVELOPER:
Trinity Place Holdings Inc.

SALES & MARKETING:
Reuveni Development Marketing and
Christie's International Real Estate Group

LANDSCAPE ARCHITECT:
Future Green Studio

FITNESS CONSULTANT:
The Wright Fit

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