Your Visionary Home Features

- Striking curved tower of glass and terra cotta, designed by world renowned architect Pelli Clark Pelli, overlooks the Statue of Liberty, Hudson River and downtown
- Expansive floor-to-ceiling glass windows feature stunning views and an abundance of natural light
- Soaring ceiling heights enhance the sense of volume in your living spaces
- Sustainably harvested hardwood flooring throughout sets the perfect backdrop for your furnishings
- Four-pipe fan coil system provides year-round heating and quieter cooling via a programmable digital thermostat for optimal climate control and increased energy savings
- Highly filtered air, heated and humidified during cold weather and cooled and dehumidified during summer months, for your ease and comfort
- Fresh-air filtration system continuously replenishes and cleanses the air in your home to minimize allergens
- Eco-friendly paints, adhesives and sealants emit no or low Volatile Organic Compounds (VOC) for improved indoor air quality
- Filtered fresh water from all faucets in your home
- Master light switch at your entry foyer
- EnergyStar Asko washer and dryer offer in-home convenience
- Pre-wiring for motorized window treatments in living room and master bedroom provides unlimited flexibility in solar control.

Your Collection of Lifestyle Amenities

- Pelli-designed grand lobby of limestone, endgrain wood, voluminous ceiling height, and an elegant seating area
- 12-foot tropical aquarium intrigues adults and children alike
- Doorman and 24-hour concierge to serve all your needs
- Sky-lit heated indoor pool with hot tub overlooking a landscaped roof garden for a serene escape
- Fully equipped and attended state-of-the-art fitness center complete with yoga studio and spa with sauna, steam and massage rooms
- Residents-only lounge for entertaining or simply relaxing – complete with a natural gas fireplace, a pool table and a separate private room for screening movies or catering your own events
- Children's playroom for safe, creative play catered to your child's growing imagination
- Rooftop garden featuring a trellised walkway lined with cabanas, built-in grills, wet bar, and tables and chairs for lounging, entertaining or enjoying breathtaking sunsets
- Private bicycle storage available for your convenience
- 24-hour valet parking garage available

Luxuriously appointed master baths are your personal spa-like sanctuary, featuring:

- Rich limestone floors and countertops
- Glass mosaic tiled feature walls
- Teak cabinetry with Waterworks fittings
- Waterworks deep soaking tub with limestone deck
- Separate glass enclosed shower

Second baths provide a place of serenity and elegance, featuring:

- Terrazzo stone floor tile with fresh white tile walls
- Pier sink and walnut vanity
- Waterworks faucets, tub fittings and accessories

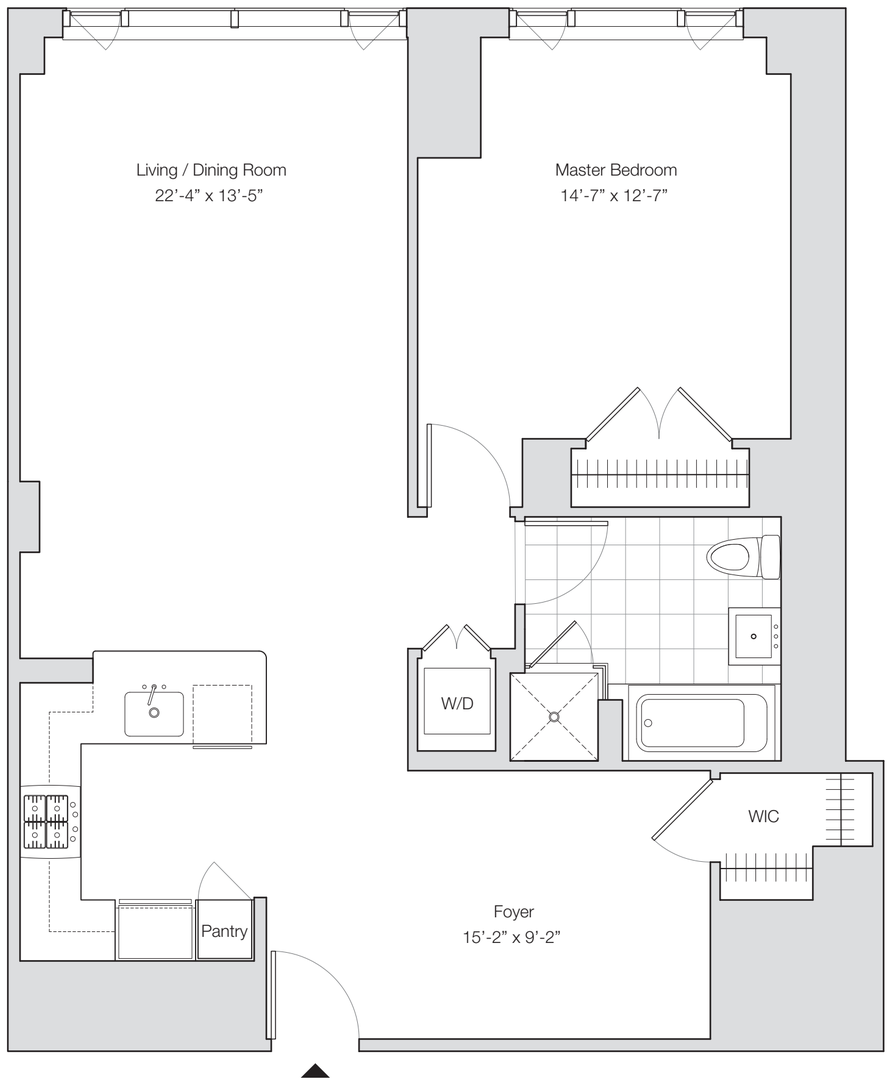
Custom designed kitchens are a culinary paradise, featuring:

- Custom bamboo cabinetry
- River-washed absolute black granite countertops
- Art glass backsplashes
- Franke undermounted sink and single lever faucet with integral spray
- Custom paneled Sub-Zero refrigerator
- Stainless steel Wolf dual convection oven and gas cooktop
- Sleek stainless steel hood
- Built-in pantry with concealed microwave in many homes
- Task and ambient lighting

The Visionaire, 70 Little West Street, New York, NY 10280 | thevisionaire.com
Sales Gallery, 55 Battery Place, New York, NY 10280 | P 212.425.2550 | F 212.425.2559

1 Bedroom
1 Bath

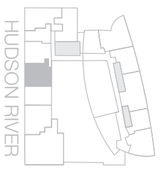
the VISIONAIRE



Notes:

RESIDENCE 7H, 8G - 11G

1 Bedroom, 1 Bath



Developer: Albanese Development Corporation
Marketing and Exclusive Sales Agent: The Marketing Directors, Inc.

All dimensions are approximate and are subject construction variances and tolerances. Room dimensions are measured to the exterior glass line. Plans and dimensions may contain minor variations from floor to floor. Sponsor reserves the right to make changes in accordance with the Offering Plan. The complete offering terms are in an Offering Plan available from Sponsor. File No. CD-06-0248. Sponsor: Battery Place Green, LLC, 1050 Franklin Avenue, Suite 200, Garden City, N.Y. 11530. Property Address: 70 Little West Street, New York, New York 10280.