

45

PARK PLACE
TRIBECA

A VISIONARY OPPORTUNITY

Being a Visionary starts with identifying some of the world's most exceptional creative talent, focusing their imagination and empowering them to execute their greatest artistic ambitions. At 45 Park Place, I brought together a team of cutting-edge designers — led by Michel Abboud and Piero Lissoni — and commissioned them to design a residential tower that would achieve a new level of excellence. We spent years thoughtfully considering every design detail — from the exterior design of the tower, to the perfected interior layouts, to the Italian stone surfaces, to the highest quality finishes. The resulting tower, 45 Park Place, is extraordinary — an outstanding masterpiece in contemporary design and elevated living.

My dream was to construct a residential tower that would seamlessly combine the privacy, privilege and elite experience of a Park Avenue Co-op with the transparency, elegance and exposures of an all-glass skyscraper. I am proud to say that this dream has become a reality. This was accomplished thanks to all the hard work, dedication and exceptional talent of our world-class team.

It is my sincere pleasure to share with you,
45 Park Place.

Sincerely yours,

Sharif El-Gamal



45

PARK PLACE
TRIBECA

A NEW
LANDMARK

AN ELEVATED LIFESTYLE AN EXCLUSIVE ADDRESS

The 665-foot tower soars above Tribeca, offering
three levels of amenities for the fifty
condominium homes.

1. INFINITE LIVING IN TRIBECA

Soaring with Style
Modern Loft Residences
Tower Residences
Duplex Penthouse Residences

2. THE RESIDENTS' CLUB

Pool and Spa Experience
Fitness Performance Studio
Imagination Playspace
The Residents' Lounge

3. THE VISIONARIES

Sharif El-Gamal
Piero Lissoni
Michel Abboud
Jean Nouvel

4. THE NEW CENTER OF INFLUENCE

The Prestige of Park Place
Historical Tribeca
The Hudson River Waterfront
Brookfield Place
The Oculus
South Street Seaport
Neighborhood Dining

INFINITE LIVING
IN TRIBECA



SOARING WITH STYLE
MODERN LOFT RESIDENCES
TOWER RESIDENCES
DUPLEX PENTHOUSE RESIDENCES

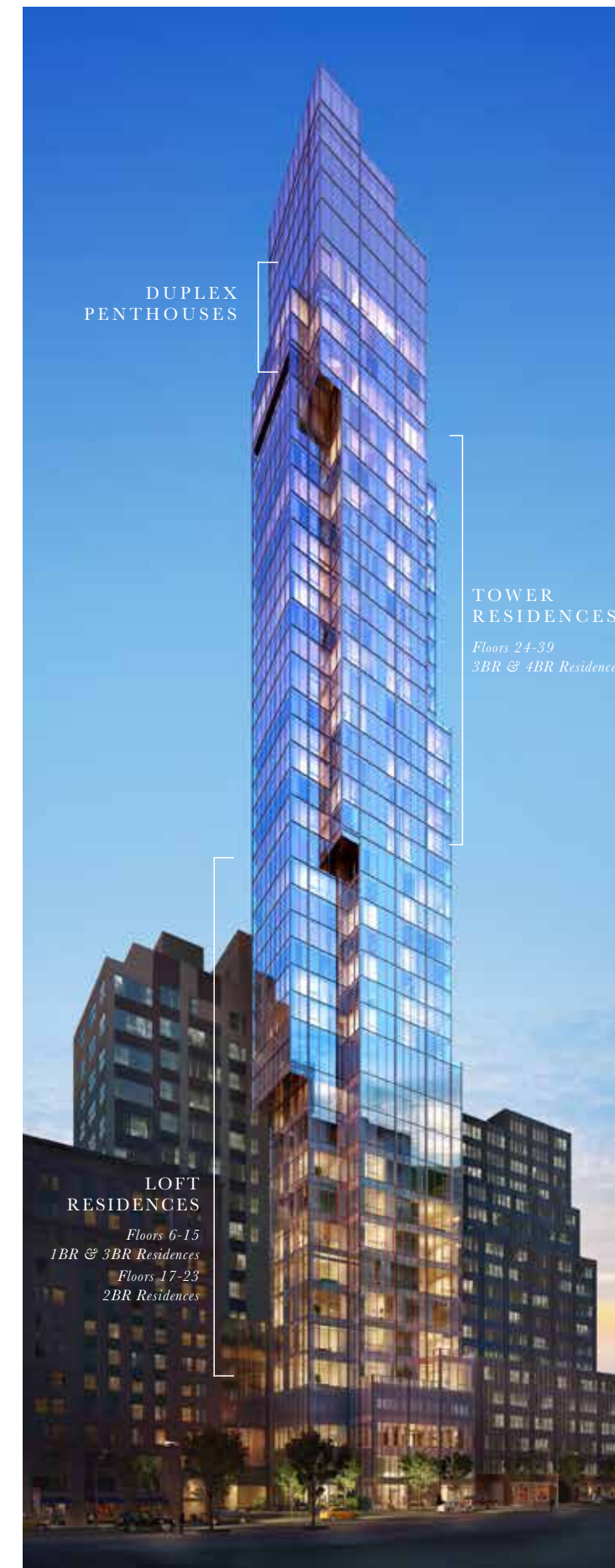


ENCHANTING & EVERLASTING

THE ELEVATED DESIGN
OFFERS UNPRECEDENTED
FLOOR-TO-CEILING PANORAMAS.

SOARING WITH STYLE

From inception, 45 Park Place was designed to be unlike any other Tribeca address. Offering a limited collection of fifty condominiums designed by Piero Lissoni, the base of the tower offers boldly fashioned loft-like homes. Above, exclusive full-floor tower residences dramatically showcase 360-degree views of the Statue of Liberty, One World Trade Center, New York Harbor, and Empire State Building. All crowned by two signature duplex penthouses with sculptural staircases that are true Lissoni originals.



A CURATED ARRIVAL

The residential entrance is adjacent to an elegant plaza imagined by Pritzker Prize winner Jean Nouvel. The linear metal and glass marquee introduces residents and guests to the sophisticated interiors by Piero Lissoni. Welcome to your private oasis.

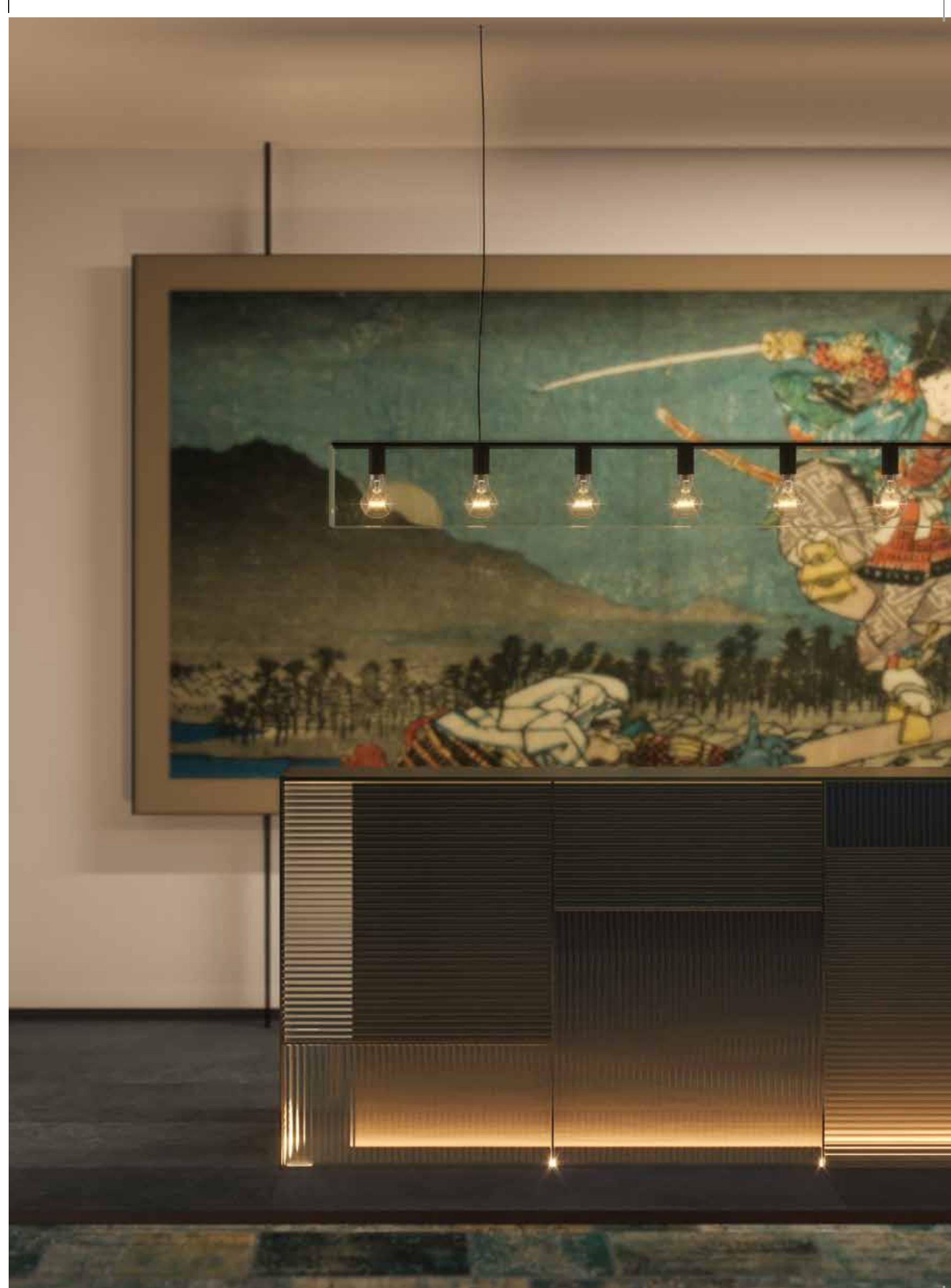


THE DOUBLE-HEIGHT
GLASS WALL IN THE RESIDENTIAL
LOBBY OVERLOOKS THE
SERENITY GARDEN.



AN INSPIRED ENTRANCE

The double-height gallery lobby, accessorized with fine art, is attended twenty-four hours a day.

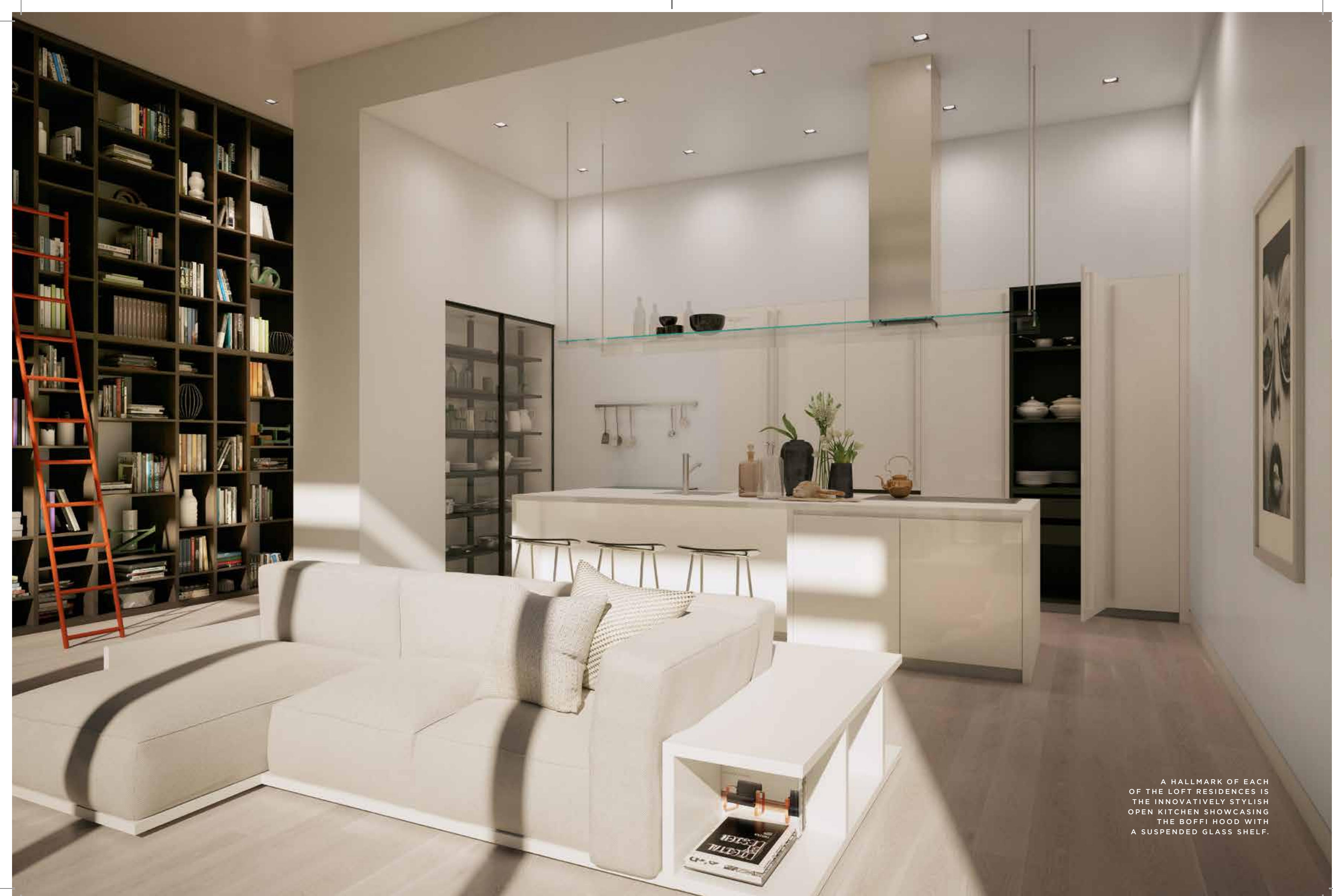


MODERN LOFT RESIDENCES

12' CEILING, FLOORS 6-15, 1- & 3-BEDROOM RESIDENCES
11' CEILING, FLOORS 17-23, 2-BEDROOM RESIDENCES

Piero Lissoni, one of the world's most celebrated designers, renowned for his furniture and interiors, selected 45 Park Place as his first New York commission. Reflective of the artistic heritage of Tribeca, floors six to twenty-three were designed to feature an inspired collection of residences with expansive ceiling heights and striking floor-to-ceiling glass walls.

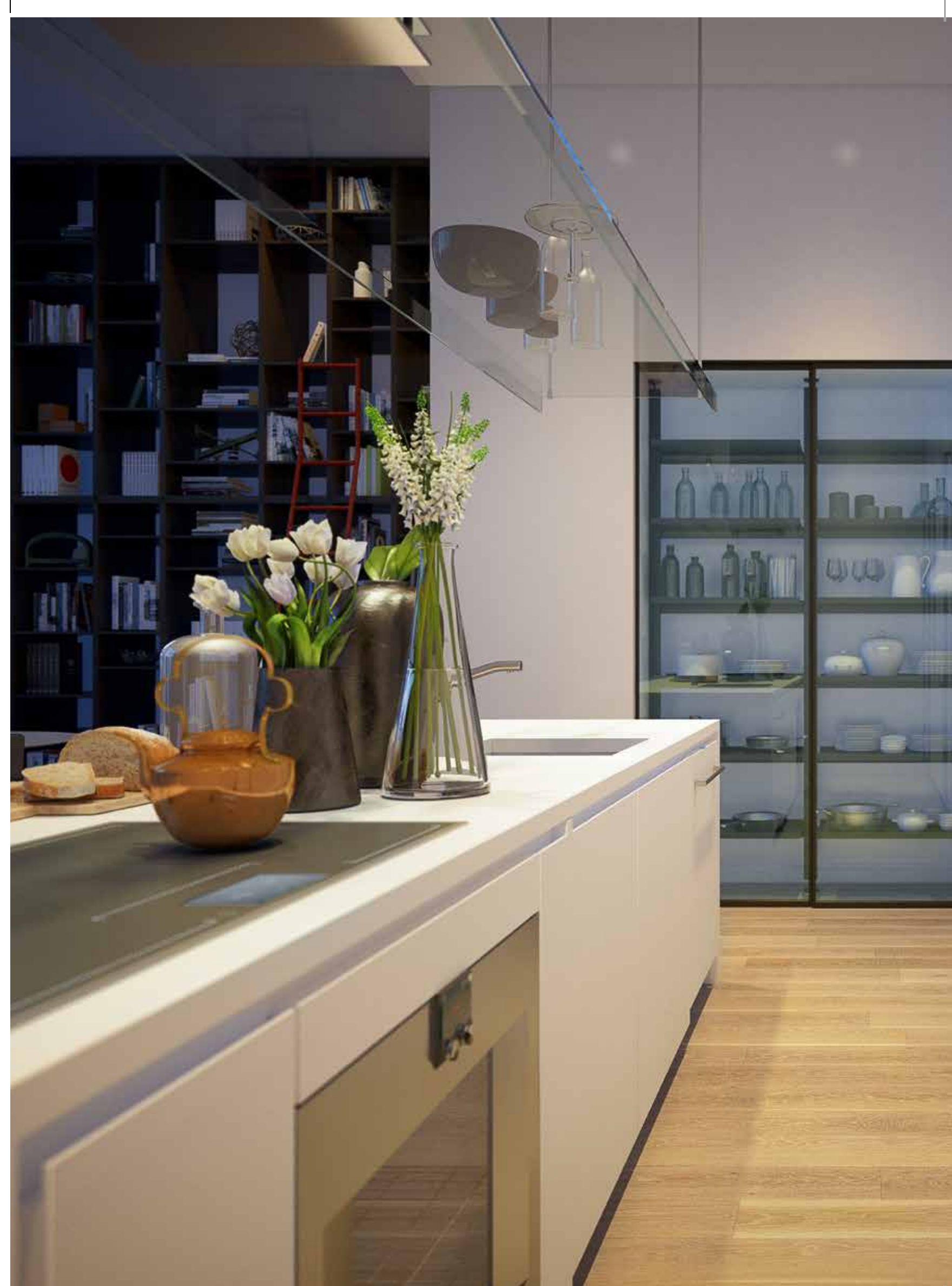


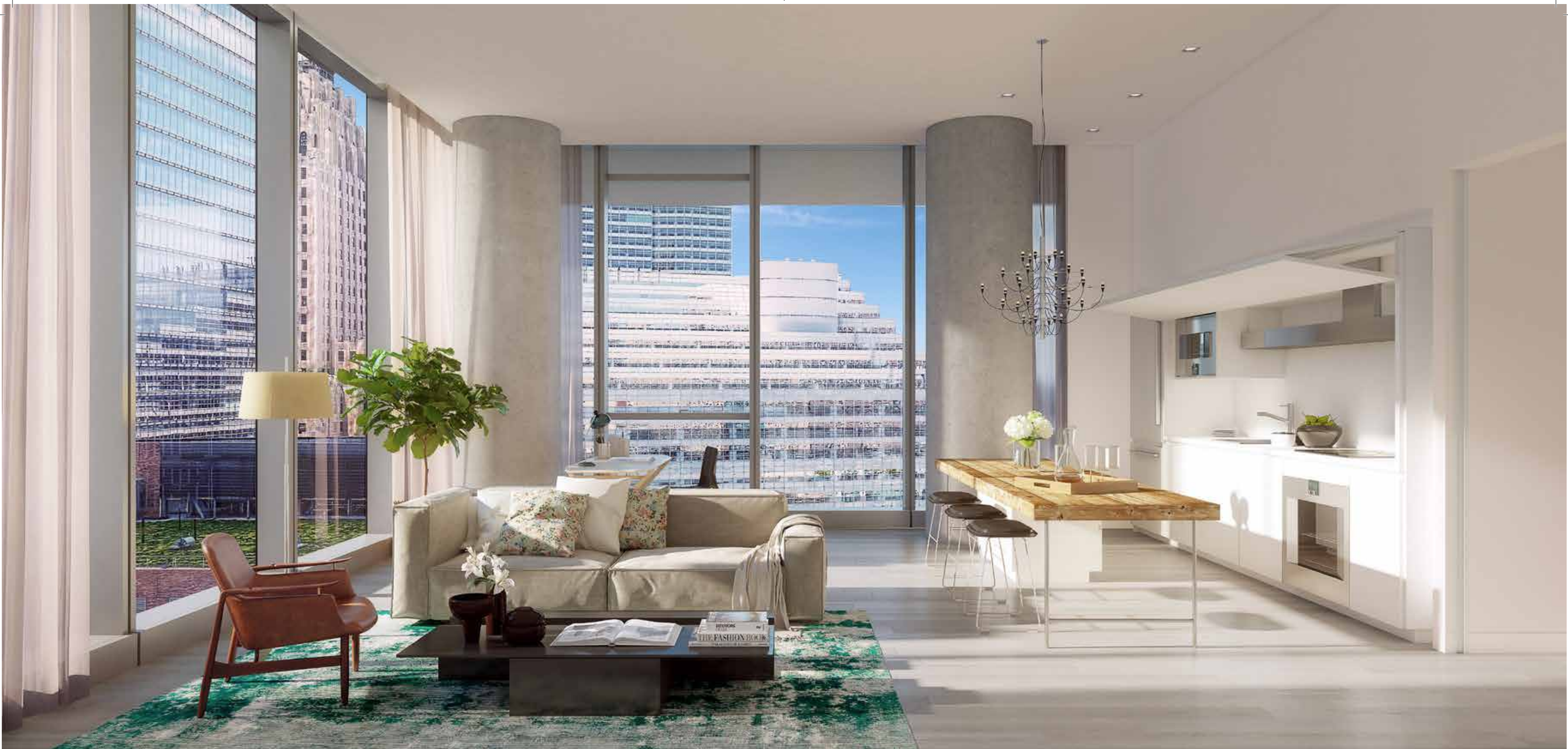


A HALLMARK OF EACH
OF THE LOFT RESIDENCES IS
THE INNOVATIVELY STYLISH
OPEN KITCHEN SHOWCASING
THE BOFFI HOOD WITH
A SUSPENDED GLASS SHELF.

BOFFI-DESIGNED KITCHEN

Styled by Piero Lissoni, these Italian-engineered kitchens combine craftsmanship with ingenuity. Providing a sleekly designed backdrop for epicurean activity, signature Boffi elements include full-height white matte lacquered cabinetry, kitchen islands with white Corian countertops and sides, and top-of-the-line integrated Gaggenau appliances, including an undercounter wine refrigerator.





LOFT RESIDENCES
KITCHEN & LIVING

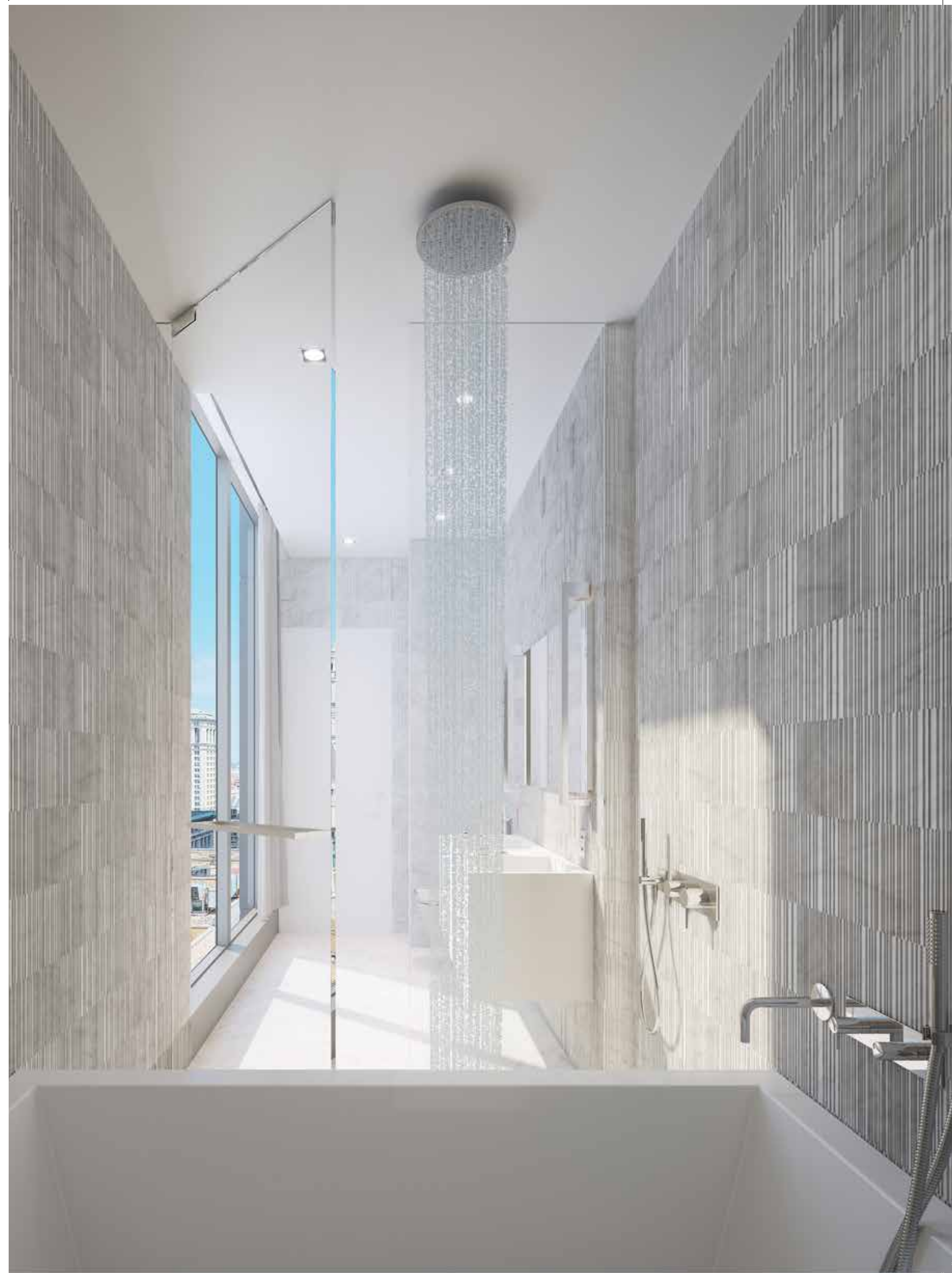
Exhibiting the culinary arts, the one-bedroom Loft Residences offer a Boffi On/Off Kitchen with white matte electronically controlled horizontal folding doors.



CUSTOM-ENGINEERED FLOOR-TO-CEILING SINGLE-PANE GLASS WALLS FRAME THE ARCHITECTURAL MAJESTY OF LOWER MANHATTAN.

THE LOFT RESIDENCES MASTER BATHROOMS

A tactile use of materiality defines the five-fixture Master Bathrooms. Walls are clad in an Italian-textured white Carrara RAW marble and are paired with honed-marble radiant-heated floors. Every surface and fixture was selected by Piero Lissoni, including the custom wet room featuring a shower enclosure and the white stone bathtub by MOMA Design.



39



PRIVACY WITH ALTITUDE



TOWER RESIDENCES

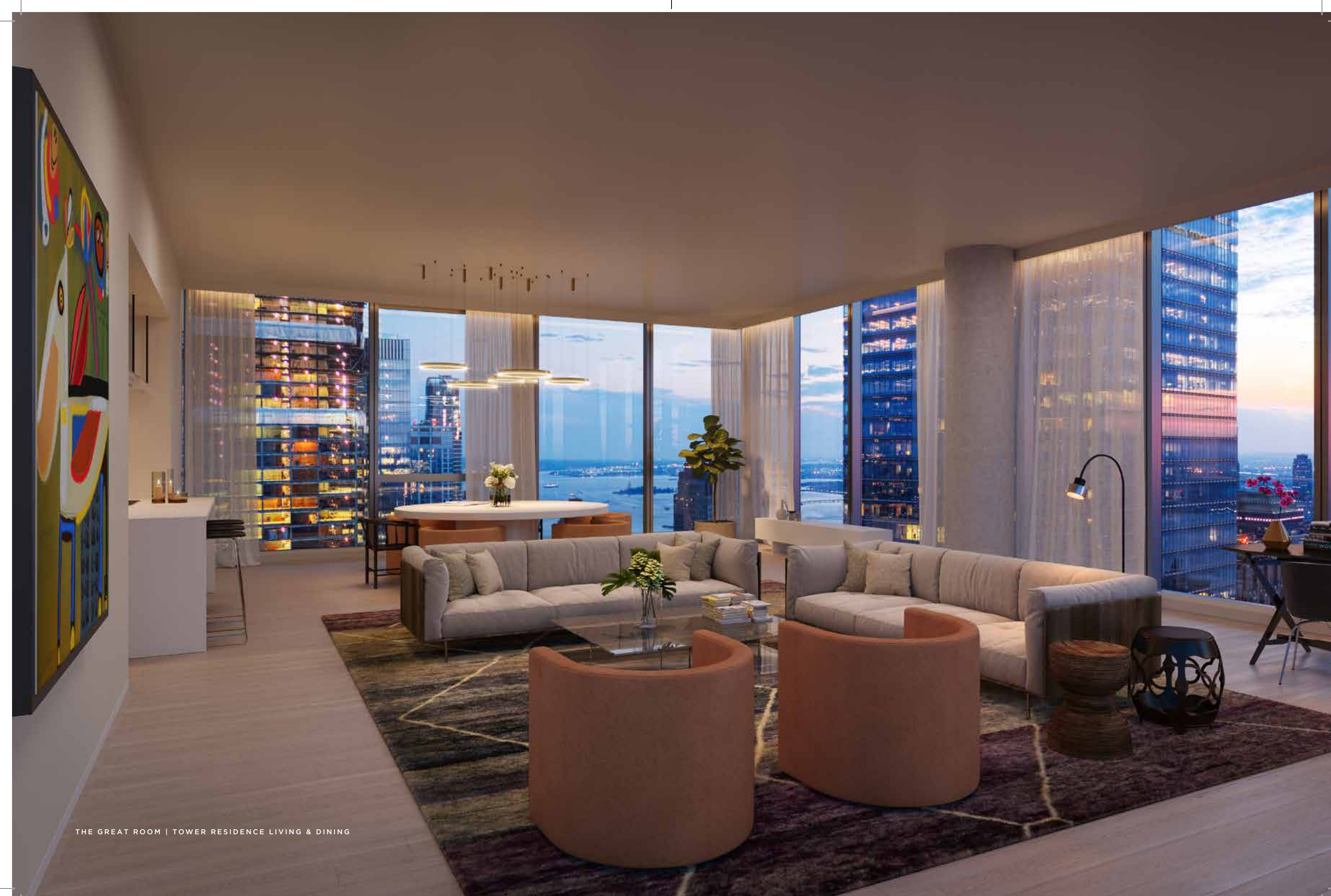
360° PANORAMIC VIEWS
11' CEILING, FLOORS 24-39, 3- & 4-BEDROOM
FULL-FLOOR RESIDENCES

With a privileged viewpoint on floors twenty-four to thirty-nine, you will be coming home to breathtaking city skyline views. The three- and four- bedroom full-floor Tower Residences offer 360-degree views of Manhattan and the Hudson River. The keyed elevator, opens to a glass-walled gallery leading to the Great Room, with floor-to-ceiling glass walls on three sides. The majestic entertainment space, with eleven-foot ceilings and select-grade white oak flooring, is outfitted with a Boffi-designed chef's kitchen with a fully equipped concealed Butler's Pantry.



CONNECT TO
THE SKY

The Great Room of the Tower Residences features breathtaking triple-exposure views of Manhattan that encompass the Statue of Liberty and World Trade Center to the south, the Hudson River to the west, and Midtown Manhattan and the Empire State Building to the north.



THE GREAT ROOM | TOWER RESIDENCE LIVING & DINING



THE EPITOME OF THE TOWER RESIDENCE MASTER BATH EXPERIENCE IS THE FREESTANDING SOAKING TUB SURROUNDED BY WALLS CLAD IN ITALIAN-TEXTURED PIETRA D'AVOLA RAW LIMESTONE, DESIGNED BY PIERO LISSONI FOR SALVATORI.





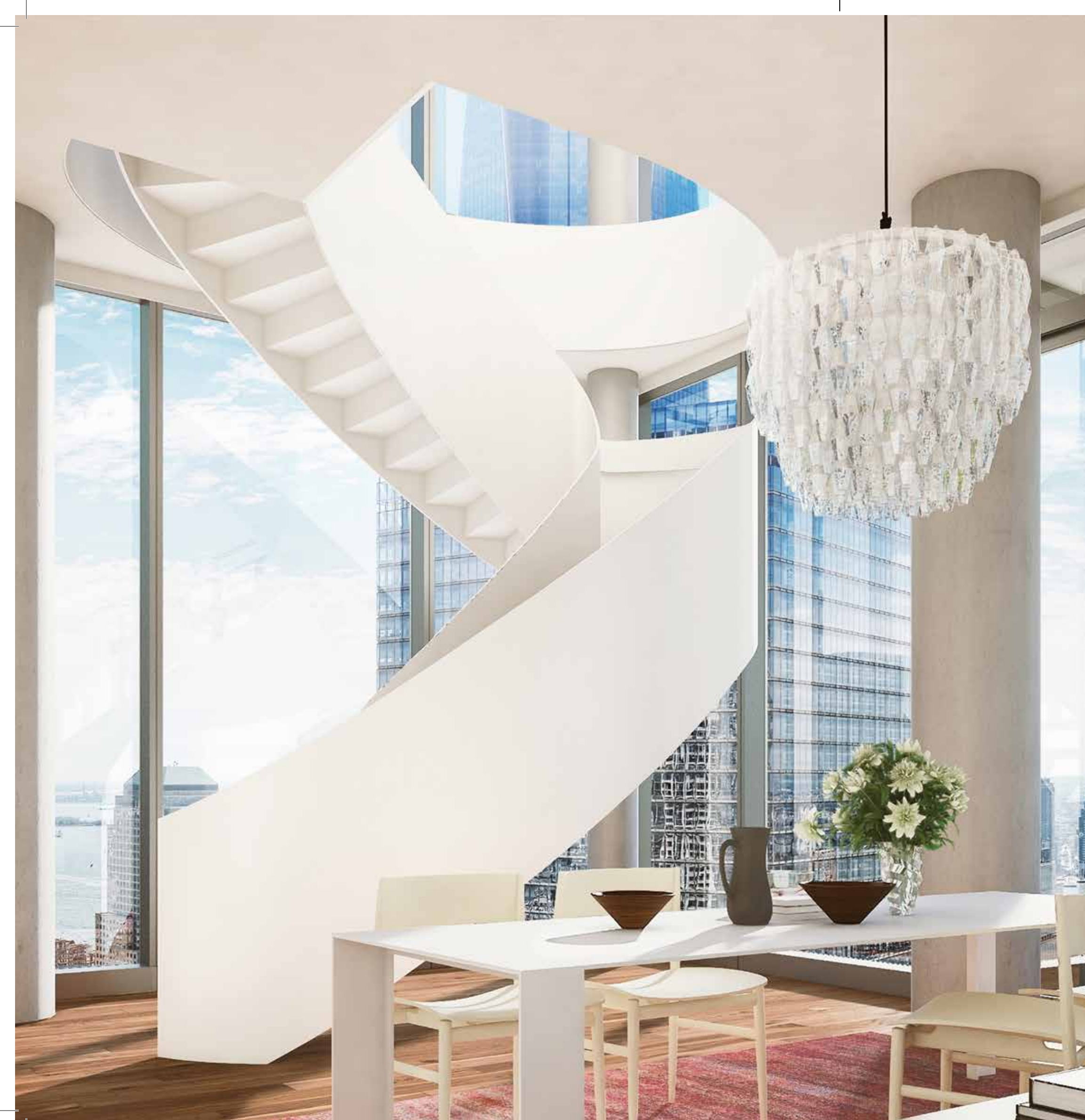
CRAFTED IN ITALY

The dramatically windowed powder rooms are clad in Silk Georgette stone with vanities by Italian custom manufacturer MOMA Design.

DUPLEX PENTHOUSE RESIDENCES

FULL-FLOOR DUPLEX RESIDENCES AT THE TOP
FLOORS, 4-BEDROOM RESIDENCES

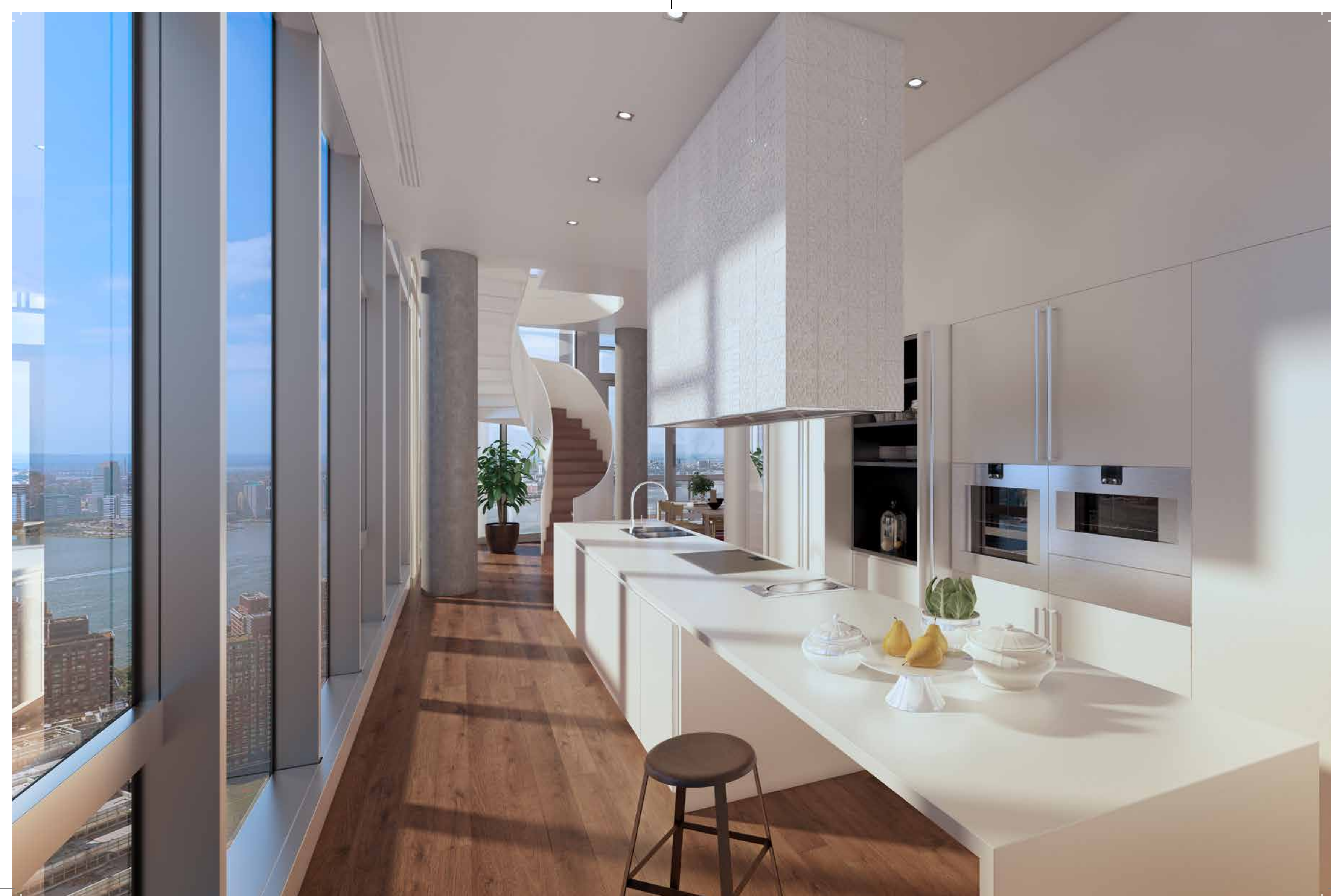
Piero Lissoni designed the duplex penthouses to be two of the most coveted homes in Manhattan. The infinite sky, city, and water vistas inspired the layout with unprecedented corner exposures placed in the most prominent rooms. The centerpiece of each Duplex Penthouse is a custom curved staircase made from steel.

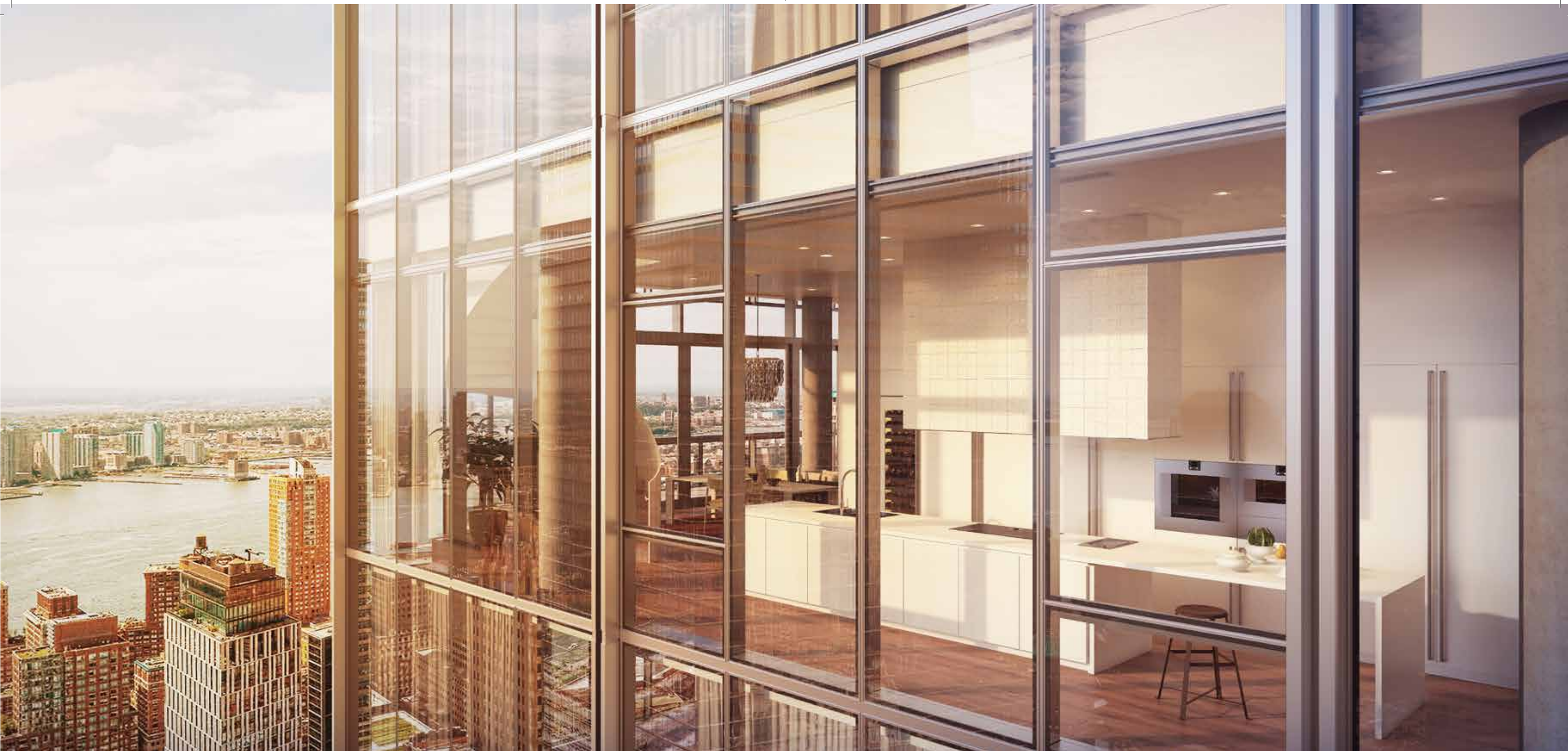




SCULPTURE IN THE SKY

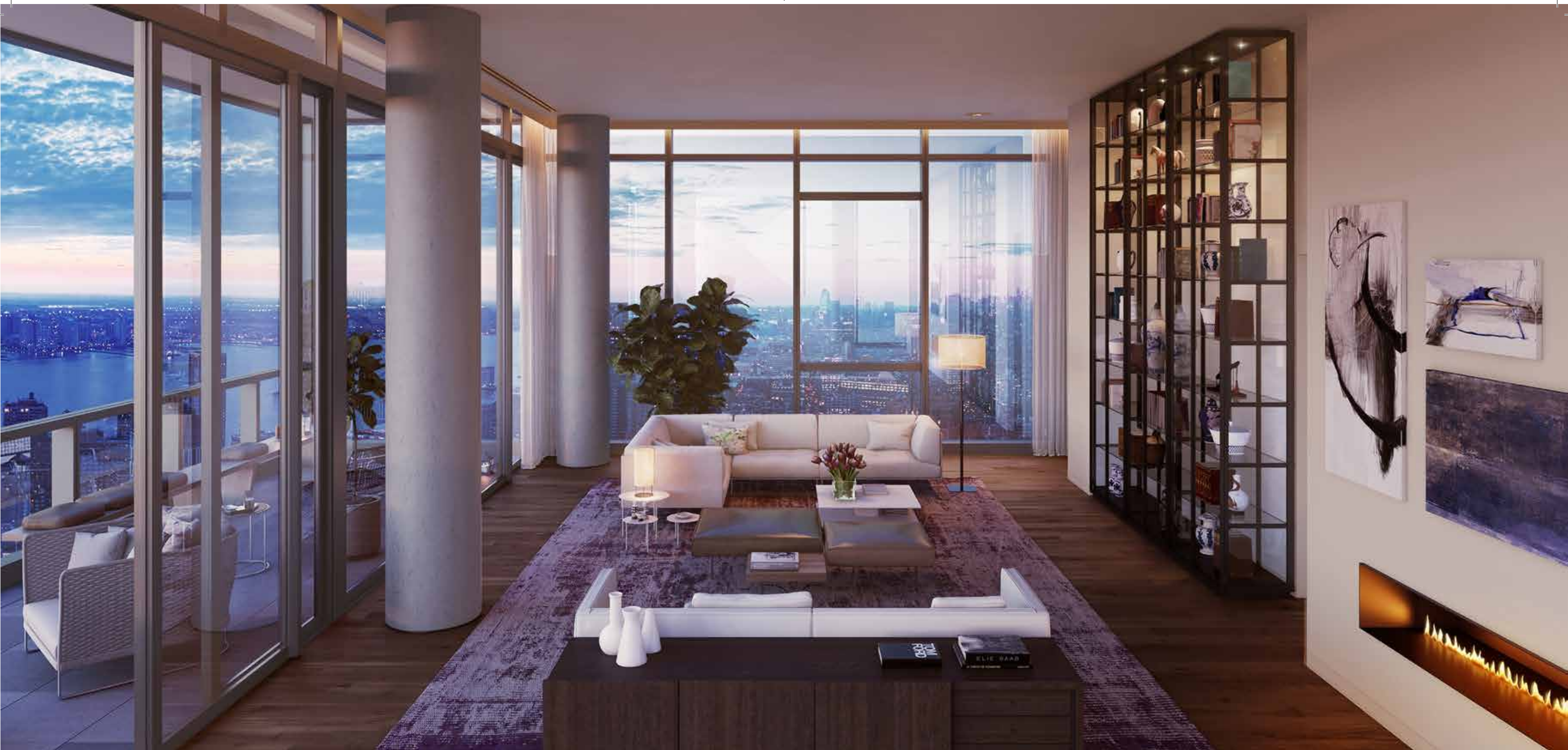
The beauty of the custom curved staircase is matched by the drama of the exclusive terraces where Penthouse residents will view New York's most recognizable landmarks, such as the Statue of Liberty, One World Trade Center, the Empire State Building, and the Brooklyn Bridge.





COOKING WITH THE STARS

Offering a direct panoramic exposure, the Penthouse kitchen features chef-caliber cooking and kitchen appliances from Boffi and Gaggenau. From the ornate custom ceramic-tiled hood by Boffi to the Gaggenau Tappanyaki cooktop, the Penthouse kitchen is the paragon of luxurious entertaining.



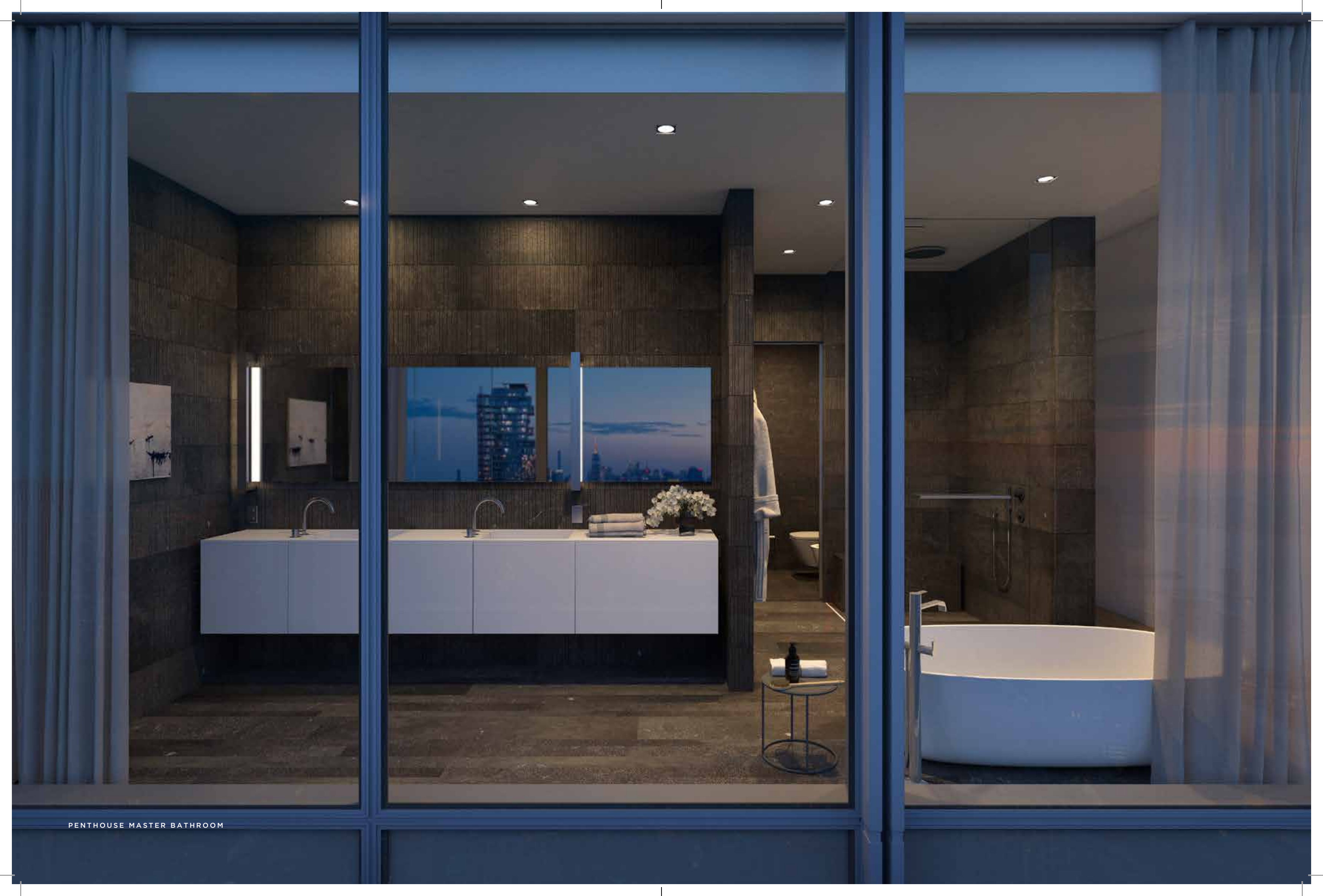
INDOOR & OUTDOOR
ENTERTAINING

Surrounded by floor-to-ceiling custom-engineered glass walls on all three sides, the Great Room of each Duplex Penthouse features a modern fireplace. The glass walls open onto a gracious terrace that can accommodate alfresco dining.



GOODNIGHT
MOON

The corner master suite, with the grandly scaled windowed master bath, is strategically positioned to capture harbor and cityscape views stretching toward the iconic midtown architectural landmarks.



PENTHOUSE MASTER BATHROOM



PENTHOUSE MASTER BEDROOM

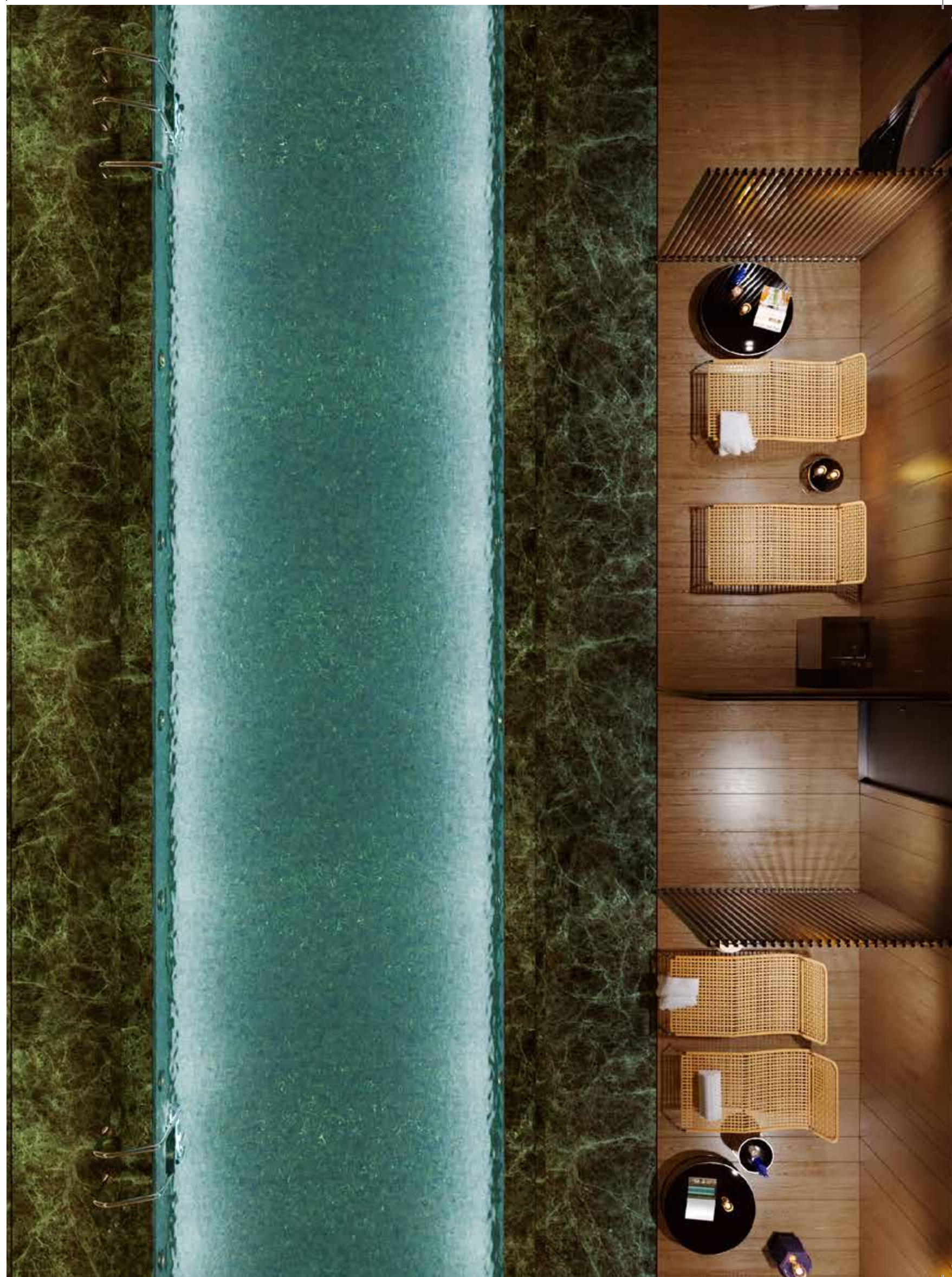


THE RESIDENTS' CLUB

POOL AND SPA EXPERIENCE
FITNESS PERFORMANCE STUDIO
IMAGINATION PLAYSPACE
THE RESIDENTS' LOUNGE

AN EXCLUSIVE POINT OF VIEW

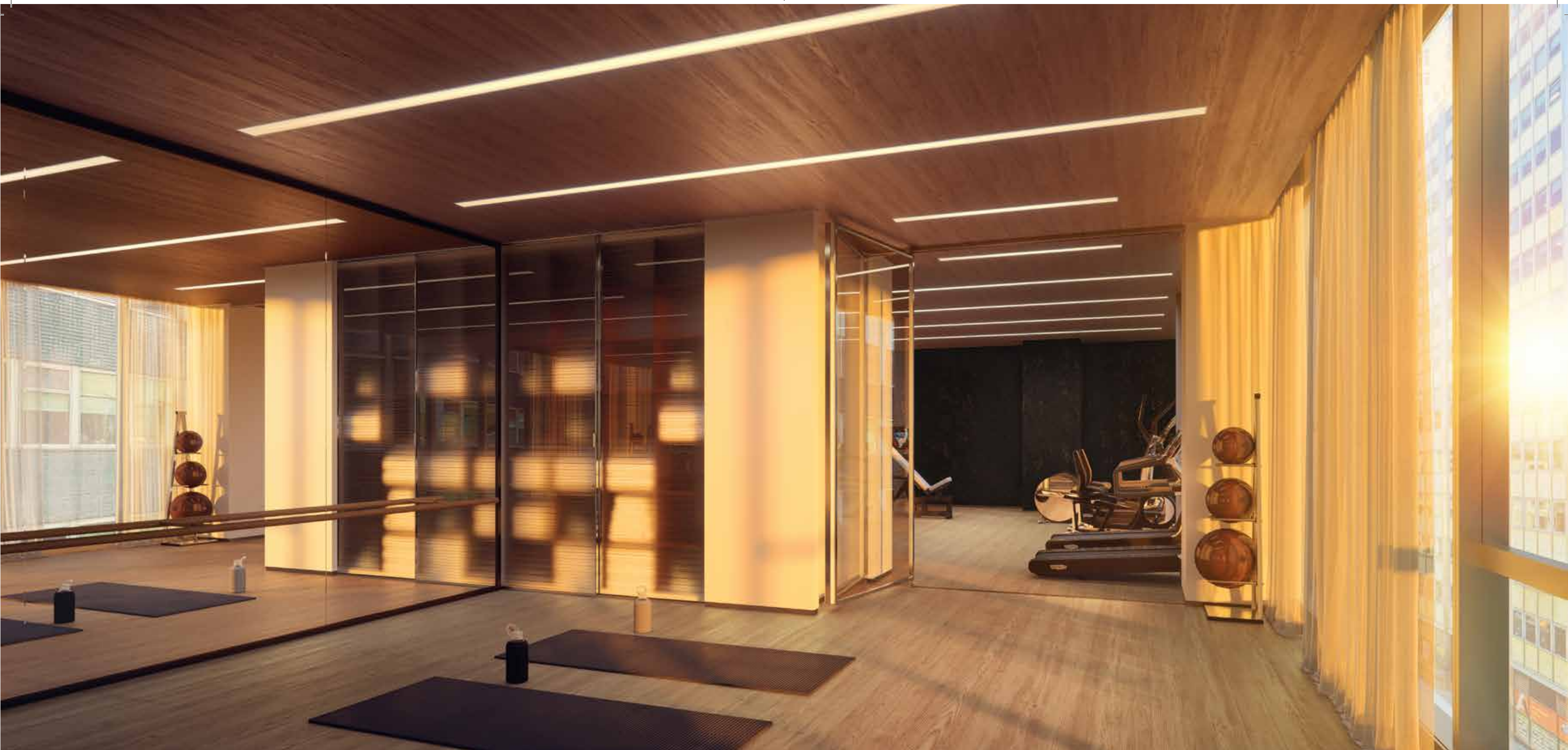
The amenities collection, envisioned by Piero Lissoni, will be a natural extension of the modern luxury living embodied at 45 Park Place. Indulgent in scale and thoughtful in design, the three levels of amenities are exclusively reserved for the fifty homeowners. Residents will enjoy a stunning pool and spa, a state-of-the-art gym and yoga studio, a private residents' lounge, and a children's playspace.





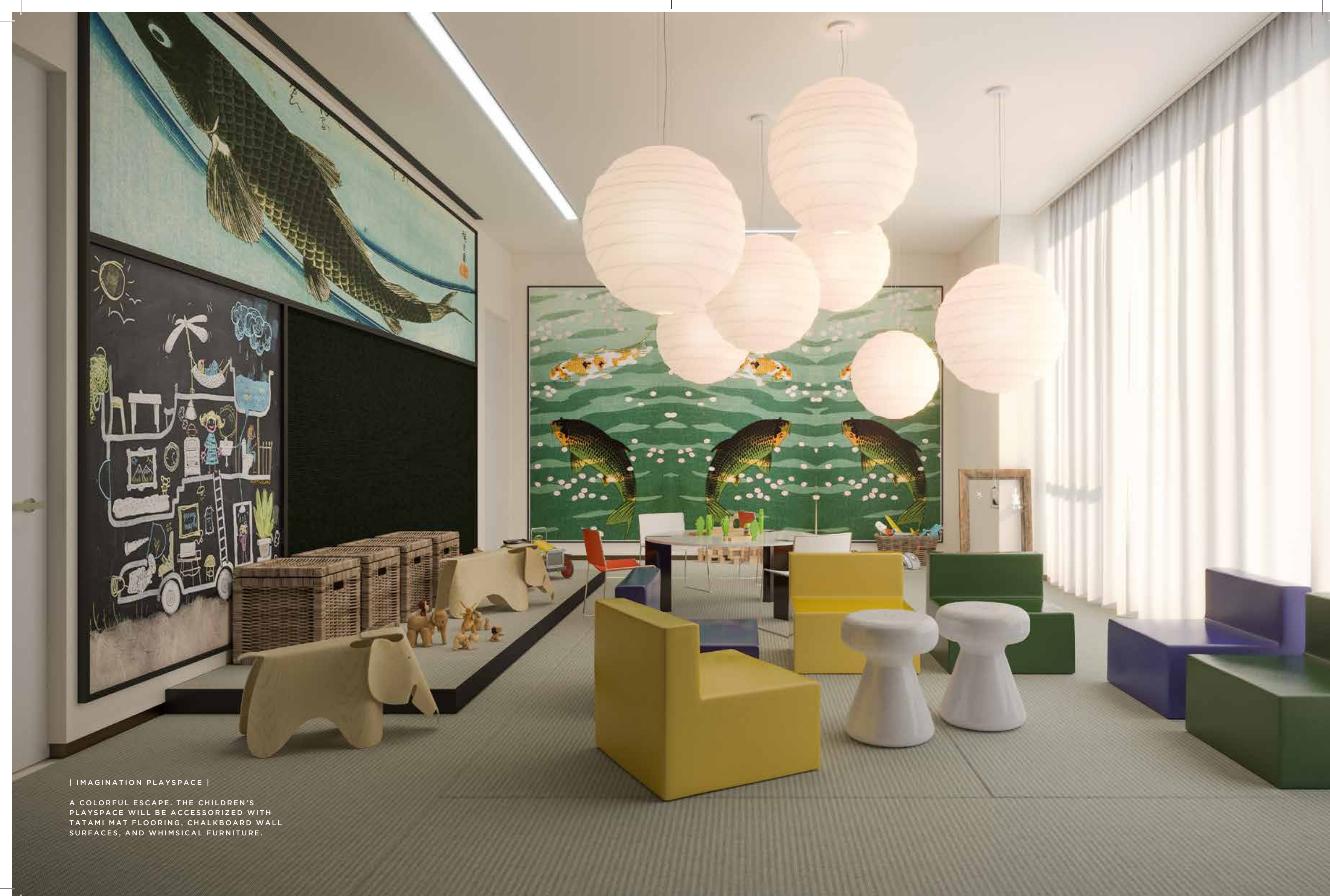
THE POOL EXPERIENCE

The fifty-foot indoor lap pool is delicately illuminated and clad with mosaic tile in shades of white, with deep green Verdi Alpi marble floors surrounded by Ceppo di Gre stone walls, a relaxation lounge area, and a large private cedarwood sauna.



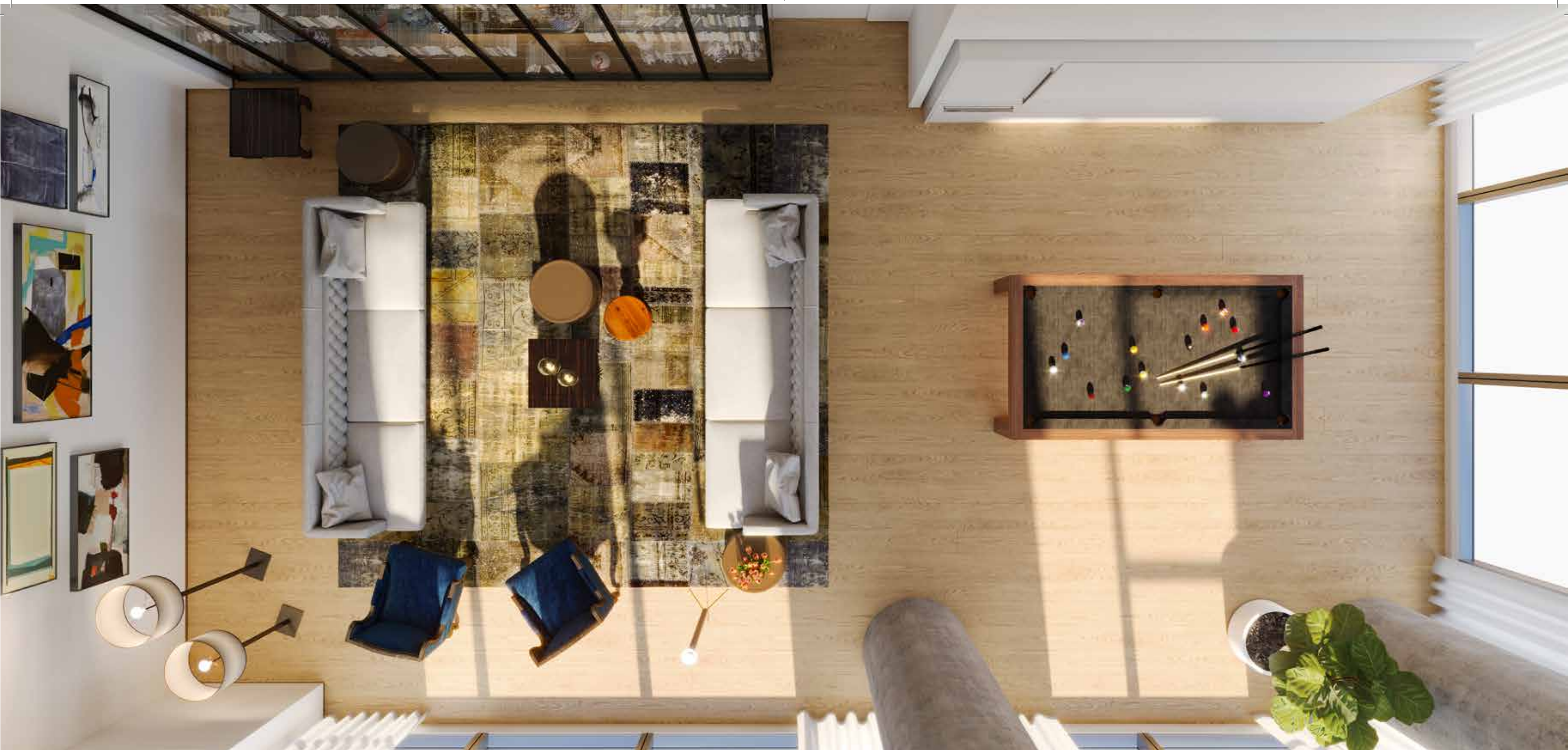
THE FITNESS
PERFORMANCE
STUDIO

The Fitness Performance Studio is outfitted with state-of-the-art machines, providing residents with elite-caliber gym equipment twenty-four hours a day. The mirrored yoga studio will offer residents a light-filled space for quiet reflection and/or personal training sessions.



| IMAGINATION PLAYSPACE |

A COLORFUL ESCAPE. THE CHILDREN'S
PLAYSPACE WILL BE ACCESSORIZED WITH
TATAMI MAT FLOORING, CHALKBOARD WALL
SURFACES, AND WHIMSICAL FURNITURE.



THE RESIDENTS' LOUNGE

A natural extension of each private home. With a retractable screen, bespoke pool table, and a Boffi catering pantry, Piero Lissoni carefully curated the Residents' Lounge to easily accommodate informal entertaining.

3

THE
VISIONARIES

SHARIF EL-GAMAL
PIERO LISSONI
MICHEL ABOUD
JEAN NOUVEL

THE COLLABORATORS

45 Park Place brings together four of the most important avant-garde and established talents in the design world for a first-in-New York partnership including the first New York development featuring interiors by Piero Lissoni. This rarity ensures that each residence at 45 Park Place will be a globally recognized limited edition.



AN APPRECIATION FOR EXEMPLARY DESIGN

SHARIF EL-GAMAL | SOHO PROPERTIES
DEVELOPER

An accomplished visionary, Sharif El-Gamal carefully assembled some of the world's most prominent architects for a momentous collaboration at 45 Park Place. With over fifteen years of experience in New York City real estate investment, Sharif El-Gamal envisioned an exceptional tower that would combine the highest level of luxury, sophisticated aesthetics, and superior functionality. The extraordinary world-class partnership curated for this address ensures that 45 Park Place is one of New York's most prominent internationally recognized modern residential landmarks.





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AN EYE FOR DETAIL

PIERO LISSONI | BYLISSONI
INTERIOR DESIGNER

A world-renowned Italian architect and interior designer, Piero Lissoni is the art director for major Italian luxury brands such as Alpi, Boffi, De Padova, Living Divani, Lema, Lualdi, Porro and many others. He is sought after worldwide to design luxury interiors for hotels, restaurants, yachts, and private residences.



A RISING TALENT

MICHEL ABBOUD | SOMA
DESIGN ARCHITECTURE

Renowned worldwide for his avant-garde portfolio, including the anticipated One at Palm Jumeirah, and a reputation for projects that combine design aesthetics and user-friendly functionality, Lebanese architect Michel Abboud lends a fresh perspective and a strong point of view to this sculpted tower that will rise to take its place in New York's iconic skyline.

AN ESTABLISHED MASTER

JEAN NOUVEL | ATELIERS JEAN NOUVEL
CULTURAL CENTER & PLAZA DESIGN

Winner of the 2008 Pritzker Prize, Studio Nouvel's important commissions include Arab World Institute in Paris, Reina Sofia Museum in Madrid, the Louvre in Abu Dhabi, and the Burj Qatar in Doha. Jean Nouvel has designed an architectural gem adjacent to 45 Park Place that will house a future Islamic Museum of New York.





THE NEW CENTER
OF INFLUENCE

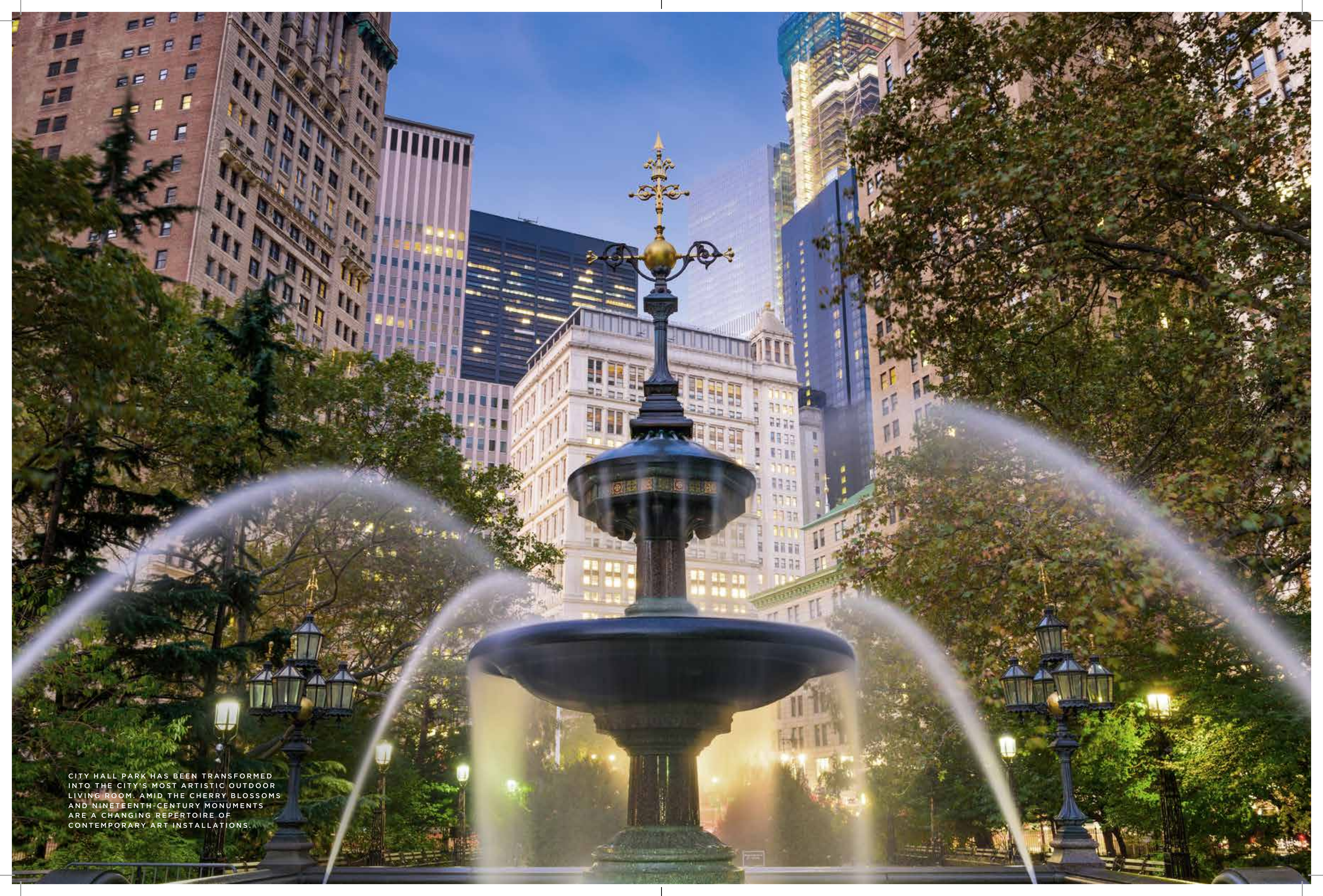
THE PRESTIGE OF PARK PLACE
HISTORICAL TRIBECA
THE HUDSON RIVER WATERFRONT
BROOKFIELD PLACE
THE OCULUS
SOUTH STREET SEAPORT
NEIGHBORHOOD DINING



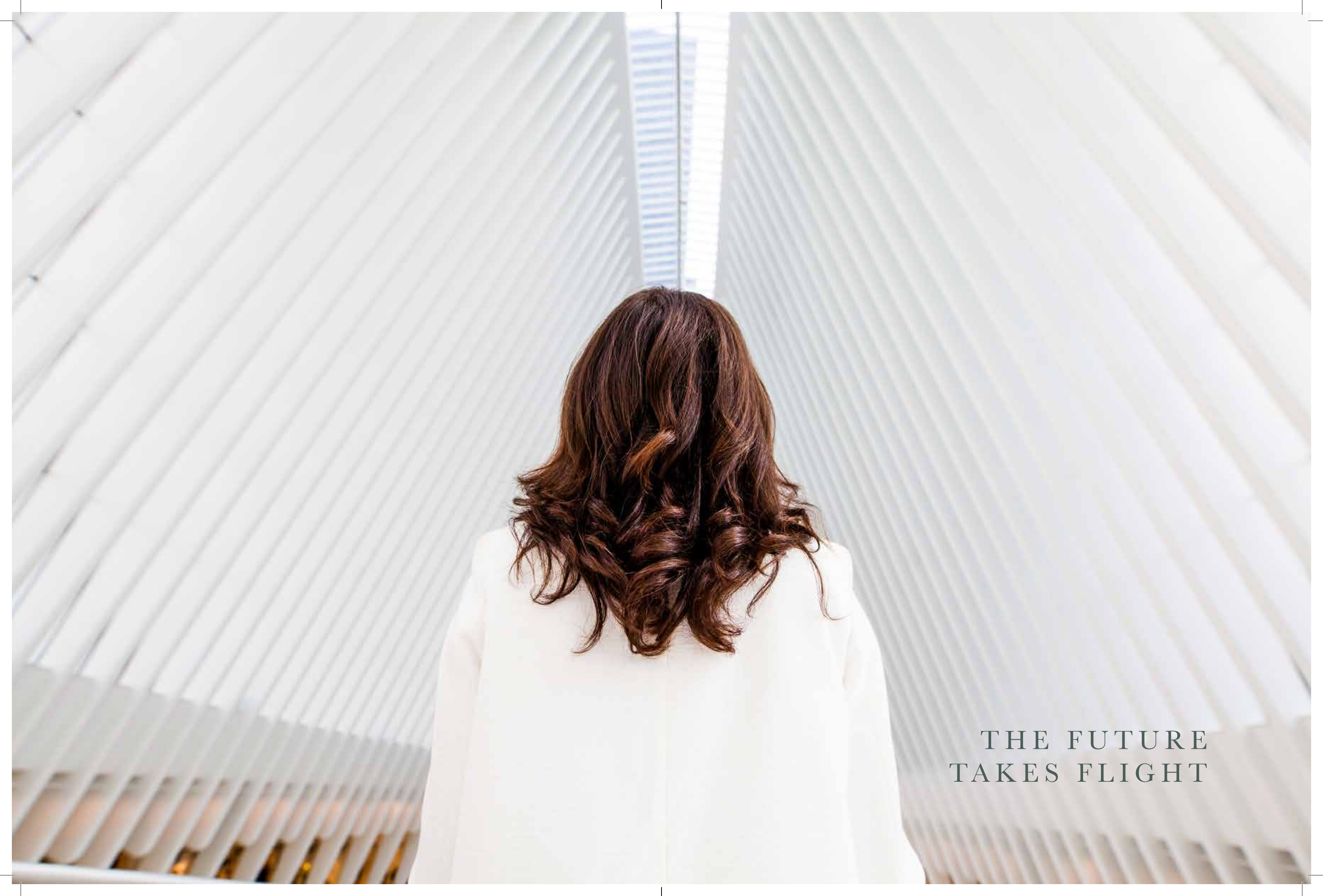
THE PRESTIGE OF
PARK PLACE

Park Place is transforming into the “Park Avenue” of downtown New York. Signifying the start of Tribeca, Park Place unites Tribeca’s most iconic addresses, including the restored City Hall Park, the Woolworth Building, designed by Cass Gilbert, and the Four Seasons Hotel Tribeca, orchestrated by Robert A.M. Stern. 45 Park Place stands sentry where the charm of historic Tribeca meets the luxurious innovations of downtown New York.





CITY HALL PARK HAS BEEN TRANSFORMED INTO THE CITY'S MOST ARTISTIC OUTDOOR LIVING ROOM. AMID THE CHERRY BLOSSOMS AND NINETEENTH-CENTURY MONUMENTS ARE A CHANGING REPERTOIRE OF CONTEMPORARY ART INSTALLATIONS.



THE FUTURE
TAKES FLIGHT



HISTORICAL CHIC

45 Park Place is located in Manhattan's most coveted residential neighborhood. From historic cobblestone streets to hidden alleys, from new gallery openings to ten-course Michelin-starred omakase, each block of Tribeca offers a new discovery.

ASSETS ON THE HUDSON

Hudson River Park is a \$500 million investment to create the second-biggest park in Manhattan. Beautifully landscaped promenades lead to reclaimed piers offering “beach” volleyball, kayaking, sailing, and dining alfresco.

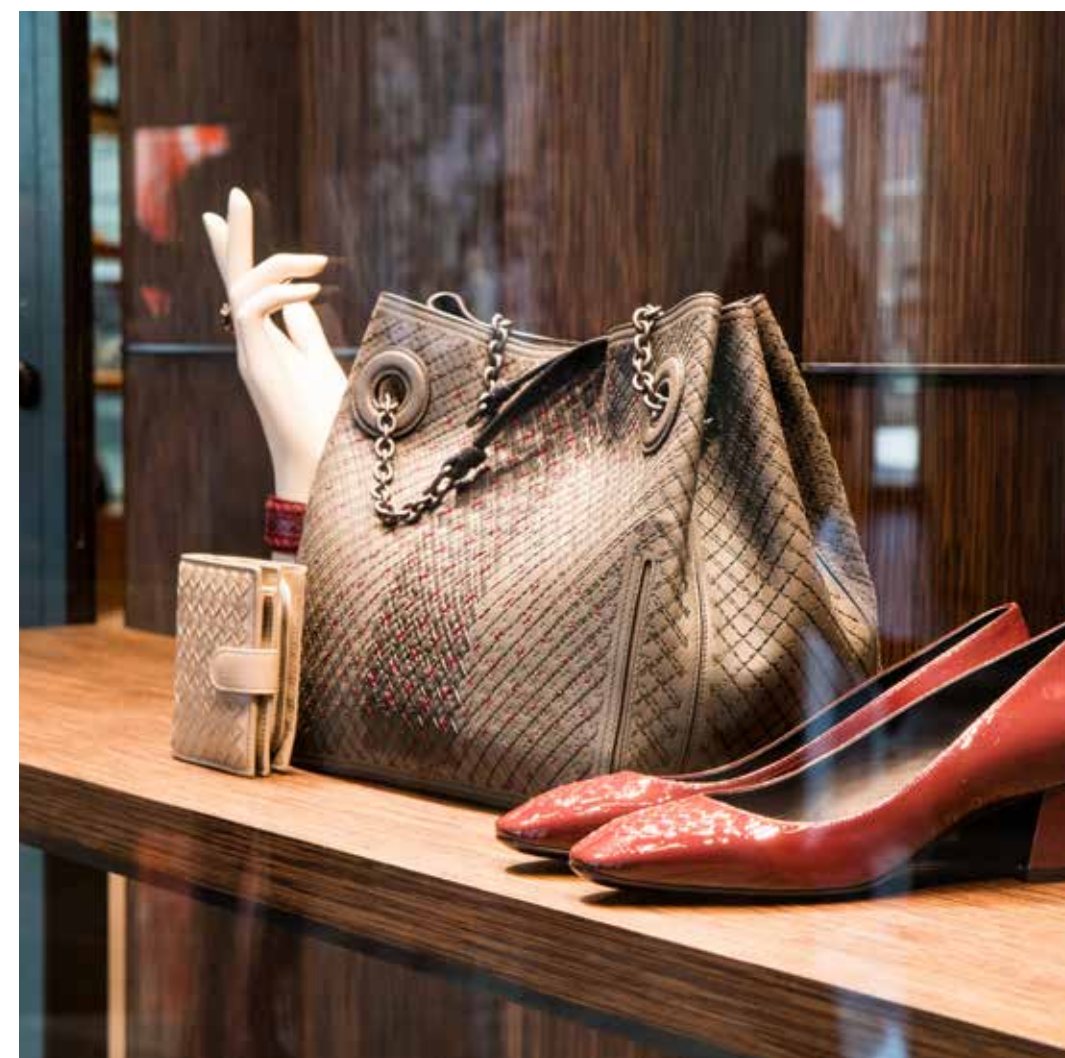


RUNWAY BY THE WATER

| BROOKFIELD PLACE |

A new Madison Avenue for downtown New York has opened just south of 45 Park Place. The sixty high-profile tenants at Brookfield Place include Saks Fifth Avenue, Gucci, Burberry, Hermes, and Le District, an acclaimed French marketplace.





WINDOW SHOPPING UNDER THE PALMS

The Winter Garden at Brookfield Place is lined with an impressive roster of internationally recognized designer shopping.



WESTFIELD AT
THE OCULUS



CORRIDORS OF CONNECTIVITY

| WESTFIELD AT THE OCULUS |

Surrounding the neighboring Oculus, Westfield World Trade Center features an impressive tenancy that complements the connected Brookfield Place experience. From the necessary to the luxurious, the collection includes Apple, Stuart Weitzman, Smythson, Dior, Eataly, and Lady M Confections.



ALL-ACCESS LIVING

Santiago Calatrava's sculptural Oculus may be one of the most celebrated transit centers in the world, offering underground access to all points north, south, east, and west. Or embrace the waterfront location and set sail on the expansive New York Ferry Network.





| SOUTH STREET SEAPORT |

NEW YORK'S OLDEST NEIGHBORHOOD IS TRANSFORMING INTO ONE OF THE CITY'S MOST EXCITING DESTINATIONS WITH ANTICIPATED OPENINGS INCLUDING A SEAFOOD-FOCUSED EPICUREAN MARKETPLACE BY JEAN-GEORGES VONGERICHTEN, A FLAGSHIP EATERY BY DAVID CHANG, AND THE STATESIDE DEBUT BY THE MILAN TEMPLE OF DESIGN, 10 CORSO COMO.

YOUR LITTLE BLACK BOOK TO DINING STARTS HERE

| CULINARY EXPERIENCE |

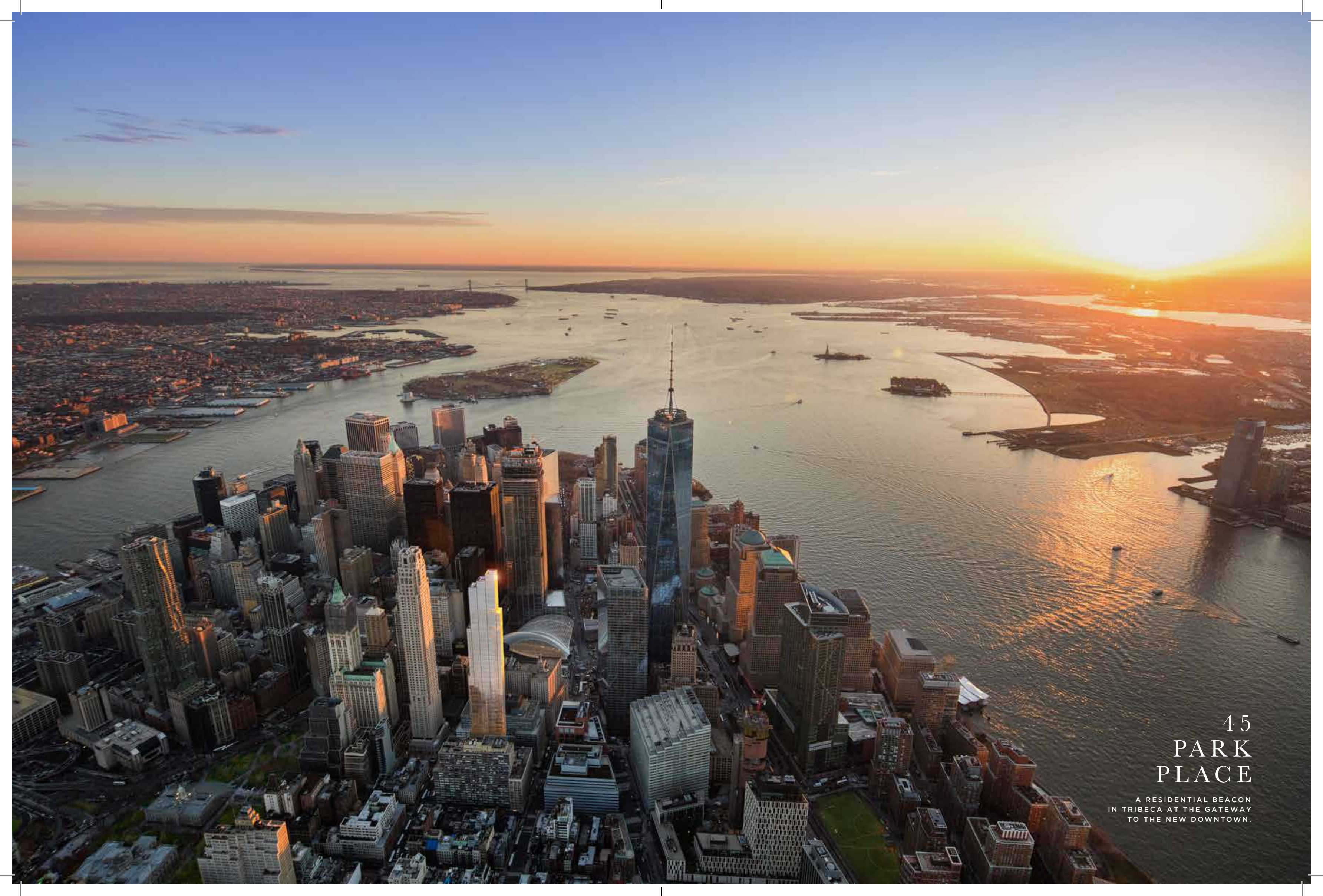
All around Tribeca and downtown, the world's most celebrated chefs and restaurateurs are opening new outposts, including Keith McNally, Nobu Matsuhisa, Wolfgang Puck, Jean-Georges Vongerichten, Tom Colicchio, and David Bouley. Standards range from the classic The Odeon to the inventive Michelin-starred reinterpretations of Korean cuisine at Jungsik.





EIGHTEEN COURSES THAT
TRANSFORM THE SENSES

INTIMATE IN SIZE, INVENTIVE
IN TASTE, ATERA OFFERS THE
CITY'S MOST IN-DEMAND CHEFS'
TASTING COUNTER. THE TASTING
MENU AT ATERA, RECIPIENT OF
TWO MICHELIN STARS, TOPS EVERY
CRITICS'S LIST AND MAY OFFER
THE MOST DEFINITIVE DINING
EXPERIENCE IN TRIBECA.



45
PARK
PLACE

A RESIDENTIAL BEACON
IN TRIBECA AT THE GATEWAY
TO THE NEW DOWNTOWN.



HUDSON
RIVER
PARK

PIER 26

PIER 25

TRIBECA

SOHO

CHINATOWN

WHOLE
FOODS
MARKET

ROCKEFELLER
PARK

ONE WORLD
TRADE CENTER

BROOKFIELD
PLACE

NORTH COVE
MARINA

9/11
MEMORIAL
& MUSEUM

4 WORLD
TRADE CENTER

THE
OCULUS

FULTON
CENTER

BATTERY
PARK
CITY

SOUTH
STREET
SEAPORT

PIER 17

FEDERAL
HALL

NYSE

FINANCIAL
DISTRICT

SOUTH
COVE
PARK

HUDSON RIVER

BATTERY
PARK

DOWNTOWN
MANHATTAN
HELIPORT

EAST RIVER

DUMBO

BROOKLYN
HEIGHTS



SALES GALLERY

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