

Glass curtain wall will add to appeal of K. Hovnanian's® 77 Hudson

Imagine a home in a high-rise building that has a spectacular view of the Manhattan skyline. A view that reaches floor to ceiling, corner to corner. A view that may be seen from your living room, kitchen and master bedroom.

If that sounds like your kind of home, you will want to find out more about 77 Hudson, K. Hovnanian's luxurious and highly amenitized condominium offering in Paulus Hook, Jersey City.

77 Hudson, the first Manhattan-style skyscraper in Jersey City, will feature a glass curtain wall, a system that not only gives the building unique aesthetic appeal but gives each home an unobstructed view and an abundance of natural light.

John Cetra of Cetra/Ruddy, the award-winning architectural firm that is designing 77 Hudson for K. Hovnanian, said that although glass curtain walls have been a trend for a number of years, the system at 77 Hudson is far superior.

"From an aesthetic standpoint, the glass will highlight the form of the building," Cetra said. "The stingray design of the building is perfect for this kind of wall. Every home has a bay window feel – you can stand in your living room and look in three different directions – there is nothing to impede the view. In most buildings, only the corner homes have corner views. In this building, just about everyone has a corner view."

"This is a SOTA wall system," Cetra explained. "It has a higher level of waterproofing, which is important given the climate, winds and openness that we have in Jersey City. This system is far superior to any of the neighboring residential buildings that are going up."

Although glass has been used in building construction for a very long time, Cetra said 77 Hudson will use glass in a very contemporary way.

"We've incorporated three colors of blue and green glass into the design of the building," he said. "When you look up at a glass building and see the reflection of the sky,

sometimes you'll see different colors – we've enhanced that by incorporating three colors that reflect the true colors of the sky."

The glass in the curtain wall is partially reflective, which is done for thermal insulation as well as to reduce fading of furniture and carpets. The double layer of glass, though only about an inch thick, is sealed with advanced methods to help reduce noise.

"This curtain wall system is used in some of the best residential projects around the world, including Manhattan," Cetra said.

In its design of 77 Hudson, Cetra/Ruddy also is planning to use innovative materials not typically used in housing outside Manhattan, including exotic stones and tiles, Italian cabinetry, custom faucets, and custom-designed cantilevered, vanities.

The condominiums, 75 percent with Manhattan skyline views, will include approximately 228 one-bedroom homes, 120 two-bedroom homes, 27 three-bedroom homes, and 45 studios.

Home prices start in the low \$400s and extend to \$2 million for the penthouses. The average pricing will be in the mid \$800s.

Compared to Manhattan and Brooklyn prices, homebuyers seeking waterfront homes minutes away from downtown Manhattan will get a strong value for their dollar. In addition to large kitchens with free-standing islands and living spaces, each condominium home will have the ability to

purchase one or more parking spaces within the shared parking garage. Most also will have incredible views. The building will have nearly 19,000 square feet of retail space on the ground floor, a spa/fitness center a rooftop park and a dramatic lobby that lives like that of a hotel.

The VIP list is now forming for 77 Hudson, which will be opening soon. Those on the VIP list get first choice of homes before the building is opened to the general public. For more information or a spot on the VIP list, call (866) 459-4072 or visit www.77hudson.com. 🍷

