



Special Advertising Feature

New Jersey • Gold Coast Properties

The infinity pool atop Hoboken's Wonder Lofts offers stunning views of Manhattan. It's just one of many luxury amenities that make the property special.

THE GREAT OUTDOORS

Developers are giving the people what they want — room to breathe

by Kelly Bryant



VWU STUDIO

Large windows let the light in on Wonder Lofts' spacious condo offerings, which include two-, three-, four- and five-bedroom floor plans. These expansive residences give homeowners plenty of space to live, work and play.



FIRST LOOK LLC

Bay 151 in Bayonne provides a luxury rental experience for residents, complete with plenty of open-air amenities, including a pool, lounge area, fire pits and barbecues. Whether you want to take a dip or enjoy dinner al fresco, the property is well-equipped.

Pre-pandemic, fresh air features may not have been at the top of an urban homeseeker's list of needs, or even wants. But in this new world, access to outdoor space is everything. The good news is developers along New Jersey's Gold Coast are taking notice, delivering properties that embrace this concept not so much as an amenity, but a necessity.

Hoboken's Wonder Lofts is a prime example of real estate with an alfresco focus. The upscale condominium conversion of the city's historic Wonder Bread building features significant private outdoor space. Each of the newly constructed homes boasts either an attached terrace or rooftop cabana. Four of the 83 residences even lay claim to bona fide backyards, a particularly appealing feature for families with young children who need to stretch their legs.

Then there are the shared amenity spaces that feel truly deluxe and exclusive, providing a resort-like feel at home.

"We have a pretty amazing rooftop infinity pool," says Robert Fourniadis, senior vice president of residential at Prism Capital Partners, which developed Wonder Lofts in partnership with Angelo Gordon and Parkwood Development. "When you're sitting up there overlooking the pool, you're looking right at the Manhattan skyline. Now, we're not the only building in Hoboken, or even along the Gold Coast, that has a rooftop pool, but I'm pretty sure we have the only one where the edge meets that gorgeous skyline."

It's worth mentioning that Wonder Lofts not only has luxury charm on its side, but also height. This enhances the aforementioned view, which makes the fresh air that accompanies it so much more enjoyable.

"The original factory we restored is seven stories,

making us the tallest building in our part of Hoboken," Fourniadis says. "If you're up on the roof or the terraces looking east, every other building between you and Manhattan is just four or five stories, so you have these unobstructed views that are going to be there forever. It has given us the ability to create something really unique."

Buyers are ready to dive right in. Wonder Lofts, which will welcome its residents this spring, is already 70% sold. Its own outdoor offerings aside, the walkable nature of Hoboken makes it easy to take in the sights and sounds of the vibrant community in many different ways. Step out of the property's entrance at 720 Clinton Street and you'll spot a trattoria with patio seating almost immediately to your right. Head to the left a few blocks and you'll stumble upon Columbus Park, complete with athletic courts and a playground begging for outdoor fun to be had.

GO GREEN

In nearby Jersey City, Newport, a mixed-use community with grounds for residences, offices and retail, takes full advantage of its terrain perched right along the water.

"It's a wonderful neighborhood with 17 residential buildings, great infrastructure and amenities within the community, plus plenty of green space," says Richard Wernick, managing director of residen-

Continued on M5F

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VIEW STUDIO

An adaptive reuse project in Hoboken, you'll be hard pressed to find two residences in Wonder Lofts that are exactly alike.



FIRST LOOK LLC

Bay 151 has a third residential building in the works to meet the demand of luxury living on the waterfront.



NEWPORT LEASING OFFICE

Newport is a sensational mix of residential, retail and office space with all the comforts one could want.

Continued from M5A

tial leasing at LeFrak, the family-owned property company responsible for Newport.

He isn't kidding. Not only is it adjacent to the Hudson River Waterfront Walkway, which stretches for miles along the community's edge, but there's also Newport Green. This multiacre park, developed and maintained by Newport Associates Development Company, is open to the public. There's also a dog run for those pet parents who want to give their pup a workout, and a recently installed 80-foot sculpture by renowned artist Jaume Plensa called *Water's Soul*, 2020. It was dedicated in October 2021 and is a tribute to the river as well as a nod to Jersey City's artist community.

"We've been focused on trying to adapt to this post-pandemic world when we look at our properties," Wernick says. "We've also been mindful to create more collaborative workspaces, working lounges, resident lounges and setups for people who want to work from home but still get out of their apartment."

LeFrak has added roof decks to their buildings and their newest offering, The Beach, is just 20 feet from the water's edge with two thoughtfully designed outdoor spaces. There's a swimming pool on the ground level facing Manhattan, as well as designated barbecue and lounge areas. At Newport's landmark building, The Ellipse, there's an additional children's pool for little ones to have fun in the sun.

"We place a lot of importance on creating outdoor spaces for people to breathe," Wernick says. "In the past we've done things like outdoor movie nights and hosted events at the park. Aside from Newport Green, we also have Elephant Park, which has water features in the summer and gets converted into

an ice skating rink in the winter. There are endless options for people who want to be outside and take advantage of the space we have."

With plenty of dining options on the Newport campus, from sandwich shops to finer fare, there is hardly a reason for residents to leave the vicinity. You can get everything you need within a stone's throw of home, all while getting out in the open for a little slice of nature in a luxury environment.

CALM COMFORTS

Hoboken and Jersey City have long been popular havens for those who want proximity to Manhattan without its hustle and bustle or, especially in this hot market, astronomical prices. But a little further south along the Gold Coast you'll find the city of Bayonne. From here, you still have easy access to the Big Apple and can experience a lovely waterfront lifestyle at the same time.

Bay 151, which consists of two buildings of luxury rental residences, is situated on a scenic, 16-acre property on a peninsula surrounded by New York Harbor being transformed into a waterfront destination with a mix of uses and access to public transportation. A third phase is in the works and, when completed, will bring the development's total number of apartments to an impressive 625 units.

KRE Group, the developer of Bay 151, put common courtyards in both of the existing buildings. These outdoor spaces are accessible to all tenants. While one has a pool, the other has space for grilling and alfresco dining. There's also plenty of room for lounging when an open-air respite is in order.

"We're providing all sorts of different outdoor

access," says Jeremy Kaplan, chief operating officer of KRE Group. "If you don't want to be in an active pool area, you can go to the more subdued courtyard for quiet relaxation. We wanted to be able to provide our residents with different experiences, all with a lot of space. You never feel like you're overcrowded. That's something we're able to do because of the way the buildings are designed and the amount of space we have to work with."

Even indoors, spacious floor plans and floor-to-ceiling windows make for comfortable, easy breathing. Modern kitchens and extended closet spaces add to the feeling that Bay 151 residents are in their own little world, even if it's one with access to all of the amenities a person could ask for in a residential community.

Similar to Wonder Lofts and Newport, the neighborhood surrounding Bay 151 is walkable and has plenty within reach. Residents can easily grab a coffee or groceries a brief stroll away, or take a sojourn along the Bayonne section of the Hudson River Waterfront Walkway, where a bordering golf club provides a lush green landscape.

"We like to design our buildings to meet all different categories of people, offering services and amenity spaces that can be appealing to families, retirees or young professionals living by themselves," Kaplan says. "Because to us, it actually enhances the community to have a lot of different people living there. Building something that appeals to being part of a larger community better serves everyone."

Kelly Bryant is a freelance writer in Los Angeles specializing in real estate and lifestyle topics.