



FIFTY THIRD AND EIGHTH FACT SHEET

FIFTY THIRD AND EIGHTH, located at 301 West 53rd Street, is situated in the heart of one of Manhattan's most vibrant communities, Hell's Kitchen, a neighborhood steeped in art and culture. The 25-story full-service condominium offers luxurious one to three-bedroom residences for those who want to experience true New York character in the center of it all—near a wide array of high-end shopping, fine dining, entertainment, and world-renowned attractions including Central Park, MoMA, and Columbus Circle. The property also offers three levels of well-appointed amenity space geared for entertainment, relaxation, and convenience.

BUILDING FEATURES

- One- to three-bedroom residences in a range of sizes and layout options
- Modern finishes and premium appliances
- Sophisticated and welcoming lobby and amenities designed by ASH NYC
- Light-filled city skyline and Hudson River water views
- Low monthly common charges
- Immediate occupancy

SERVICES AND AMENITIES

- Second floor amenity space dedicated entirely to healthy living and community
 - Windowed fitness center
- Roof terrace featuring sweeping 360-degree views of the Manhattan skyline and the Hudson River

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- Modern laundry room
- 24-hour concierge
- On-site valet
- On-site garage*
- Private storage units*
- Cold storage
- Bike storage

**Available at additional charge*

INTERIOR FEATURES

- 5" white oak wood floors
- 24" Bosch washer/dryer in larger residences
- Quirky Aros Smart Window Air Conditioner units in every room

KITCHENS

- White Quartz countertops
- White lacquer and stainless steel cabinetry
- Bosch 30" custom panelized refrigerator
- 24" Bertazzoni gas range in one-bedroom residences
- 30" Bertazzoni gas range in larger residences
- Stainless steel Bosch microwave
- Bosch panelized dishwasher
- Wasteking stainless steel garbage disposal

BATHROOMS

- Custom designed vanity and medicine cabinets
- Glassos white marble floors
- Glassos non-feature walls
- Bathroom feature wall of random mosaic Calacatta Prima Grey Marble in all residences
- Second Bathroom feature wall of Bardiglio marble in three-bedroom

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- residences
- Kohler faucets
- Kohler shower sets with a shower wand in all three-bedroom residences
- Toto toilets

NEIGHBORHOOD

Fifty Third and Eighth is situated in the heart of one of Manhattan's most vibrant neighborhoods, Hell's Kitchen, which boasts an eclectic history rich in art and culture. The lively neighborhood is world-renowned for its wide range of shopping, dining, entertainment and celebrated attractions, including Central Park, MoMA, the Theater District, and less than ten blocks to the cultural epicenter, Lincoln Center. The centrally located neighborhood is also convenient to countless transportation options for easy accessibility within the City, as well as to the surrounding areas.

TEAM

- **HFZ Capital Group:** A Manhattan-based real estate investment and development firm with a notable reputation for restoring and preserving historic buildings to their original grace and refinement, as well as creating ground up developments that deliver architecturally significant properties through collaboration with renowned architects and designers. Today HFZ is managing and developing over 4.5 million square feet of Manhattan real estate.
- **Douglas Elliman Development Marketing:** Douglas Elliman Development Marketing is a branch of Douglas Elliman Real Estate offering unmatched sales and marketing expertise for properties throughout New York City, Long Island, Westchester and the Hamptons, as well as throughout the United States. The firm ranks amongst New York City's most prominent sales and marketing firms

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with over 50 dedicated full time new development team members, and a network of over 5,000 agents across 70 offices.

- **Knight Frank:** With over 110 years' experience, Knight Frank provides clients global coverage from over 412 offices with over 17,000 property professionals in 52 markets throughout Europe, Asia Pacific, Africa, the Middle East and the Americas, focusing on all the prime residential and commercial property markets of the world.
- **BP Architects:** A New York based architectural firm specializing in commercial and residential new construction development, adaptive re-use and historic preservation that is focused on cultivating content, quality, safety and sustainability. BP is organized around a boutique studio concept so as to individualize each project it undertakes and thrives to make every property environmentally responsible.
- **ASH NYC:** An interdisciplinary practice that aspires to bridge the worlds of interior design and property development, while embracing related opportunities to design products, furniture, brands and experiences. ASH finds inspiration in the confluence of history and innovation and believes that the past lends the wisdom of civilizations before us. They subscribe to a design theory that eschews premeditation or calculation in favor of an organic approach that is influenced equally by architecture, history, art, light and color.

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