

PEARL HOUSE

A GUIDE TO SEAPORT LIVING

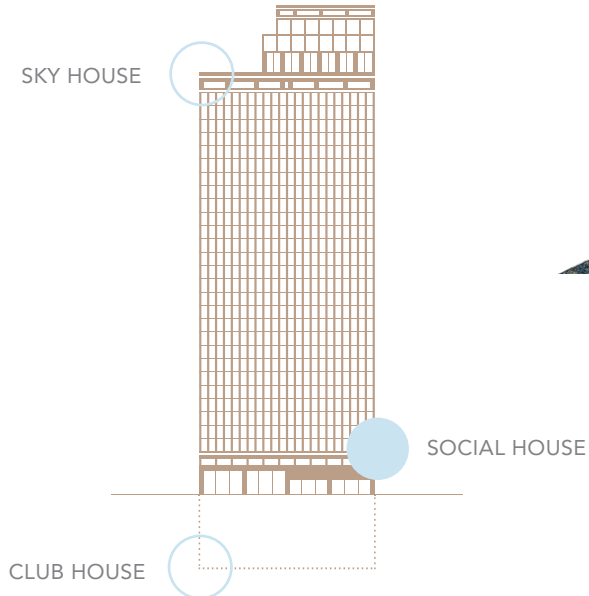


1. A Luminous Lifestyle. 2. Staying Home Is the New Going Out. 3. A Sky-High Hangout. 4. The Beauty of Smart Living. 5. An Oasis at Your Front Door.

SOCIAL HOUSE

Your home offers the benefits of an urban country club. Transformative amenities that embrace three levels. Places to work at home, socialize, recharge, and relax.

SKY HOUSE



A Brighter Way of Living

Pearl House really does have it all. You arrive to a block-long double-height experience we call Social House, with an attended reception, fireside lounges, a gourmet coffee bar, and a grand staircase that starts the progression to over 30,000 square feet of wondrous indoor and outdoor amenities.

Pearl Café

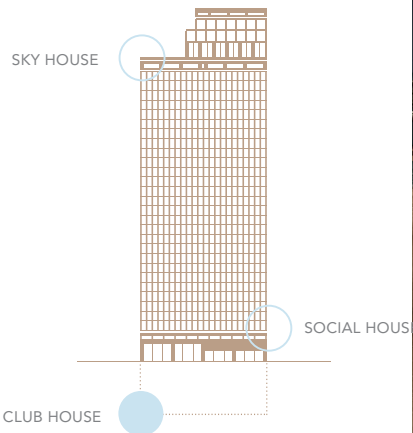
A private perk for residents where something is always brewing.



CLUB HOUSE

Play, Your Way

Extending from Water to Pearl Street, the Club House offers a never-ending array of diversions, including a 3,500-square-foot Fit House gym, interactive lounges and social spaces, and the Pearl Spa.



Club House highlights: Fit House: 3,500-square-foot gym. Pearl Spa: plunge pool & whirlpool. The Social Lounges & Full Swing Suite: eclectic, tech-forward gathering spaces. Sports Box: 12-foot video wall. The Lanes: bowling lounge. Games Den: billiards table. Creator's Room: flexible workspace. Kid's Corner: immersive playroom. Paw Salon: self-service grooming station.





The Lanes

The perfect strike: a bowling alley and social lounge.

Always
Something
Going
Down

Practice Makes Perfect

Full Swing Suite

A high-tech sports simulator offering golf and 13 other sports, complimented by lounge seating and wet bar.





Pearl Spa

Recharge with a cold plunge pool, whirlpool, steam, sauna, and private treatment room.

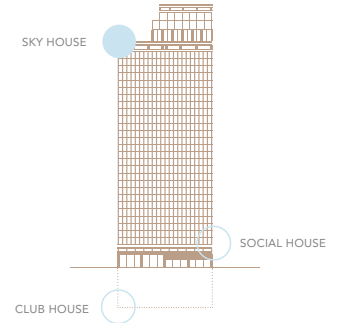
Your
Private
Sanctuary

Fit House

The 3,500-square-foot gym is one of New York's most impressive residential fitness facilities, with a vast array of Technogym cardio and conditioning equipment and also featuring Peloton.



SKY HOUSE



Your Private Club with Altitude

Soaring above The Seaport, Sky House is an entire floor of thoughtfully designed spaces perfect for any and all social gatherings. From the Sky Bar overlooking the landscaped terraces to the Harbor Lounge featuring a chef's kitchen – staying home is the new going out.

Sky House highlights: City Lounge & Harbor Lounge featuring 2 chef's kitchens. Pearl Works: co-working lounge. Sky Box: screening suite with 12-foot video wall. Sky Terrace: day-to-night seating and entertaining. Sky Bar: catering kitchen & integrated big-screen TVs.





Grilling & Cocktails with a Side of Sunset

The wraparound Sky Terrace offers landscaped seating areas and cabanas, accessorized with fire pits, water features, big-screen outdoor TVs and gas grills.



City Lounge & Harbor Lounge

Social lounges seamlessly connect to the terrace and are intentionally designed for chefs and private events.

Pearl Works

Featuring cityscape views, the multipurpose co-working lounge offers an executive conference room and individual offices with thoughtful lighting for virtual meetings.



Home.
Work.

PEARL



Smart Living

Life at Pearl House shines brightly – it's where design meets function. Studio, 1-, and 2-bedroom rental residences feature condominium-quality finishes and smart home technology.

Residence highlights:
Oversized 9'6"
ceiling heights. 55"-
wide double-pane
windows. Integrated
Bertazzoni and Bosch
appliances. Spa-
inspired baths (clad in
Italian porcelain tile).
Bosch washer & dryer.
Bluetooth keyless door
entry. App-controlled
smart home: (recessed
lighting and Ecobee
thermostat).





A
Morning
in
Seaport



Morning

The sunrise casts its warm glow on New York's most livable waterfront residential enclave, where you can personalize your daily ritual: a multitude of parks to walk your dog; a favorite coffee shop to call your own; sweet delights from Eataly, Tin Building, or that old-school patisserie; a rejuvenating jog along the cobblestones of Stone Street or the esplanade on the East River.







After Noon





THE BUILDING
BY JEAN-GEORGES
P.17 NYC

THE BUILDING
BY JEAN-GEORGES

GALLERY

THE BUILDING GALLERY

FULTON FISH CO.





Afternoon

Explore marquee restaurants at Pier 17 or the marina by Brookfield Place, downtown's premier luxury shopping district. Wander into McNally Jackson, New York's leading independent bookstore. Refresh with a spritz, basking in the sun at an outdoor café along Schermerhorn Row. Keep it colorful and healthy with a fresh salad from Beatnic or artful vegetarian at abcV at The Tin Building.





A Night On the Town





Evening

This is a neighborhood that celebrates discovery, with a myriad of cool speakeasies, including The Little Shop, Crown Shy and The Press Room. Or you can choose to entertain at home — the downtown flagship of Whole Foods is just moments away.





A
Weekend
About





Nearby

The Seaport marks the apex of a downtown lifestyle offering immediate access to SoHo, Tribeca, and a litany of waterfront destinations. Set forth on the Governors Island Ferry — a 5-minute jaunt brings you to a 172-acre waterfront park with a host of surprises, including the harbor-front soaking pool at QC NY Spa.



Seaport

Shopping

1. McNally Jackson
2. Brookfield Place
3. The Canvas
4. Club Vintage
5. Mure + Grand
6. Spoiled Parrot
7. She Is Cheval
8. Ox.17 Gallery
9. Tiffany & Co
10. Bowne & Co
11. Hermes
12. Number One Caviar

Parks

13. East River Promenade
14. Hudson River Park
15. Battery Park
16. Piers 1-3, Brooklyn
17. Governors Island

Convenience

18. Pasanella & Son Vintners
19. Whole Foods
20. Eataly
21. Fellow Barber
22. Jubilee Market
23. 55 Fulton Market
24. City Acres
25. Fulton Stall Market

Transportation

26. Wall St (2,3)
27. Broad St (J)
28. Fulton St (6)

29. Wall St (4,5)
30. Rector St (N,R,W)
31. Wall St Ferry

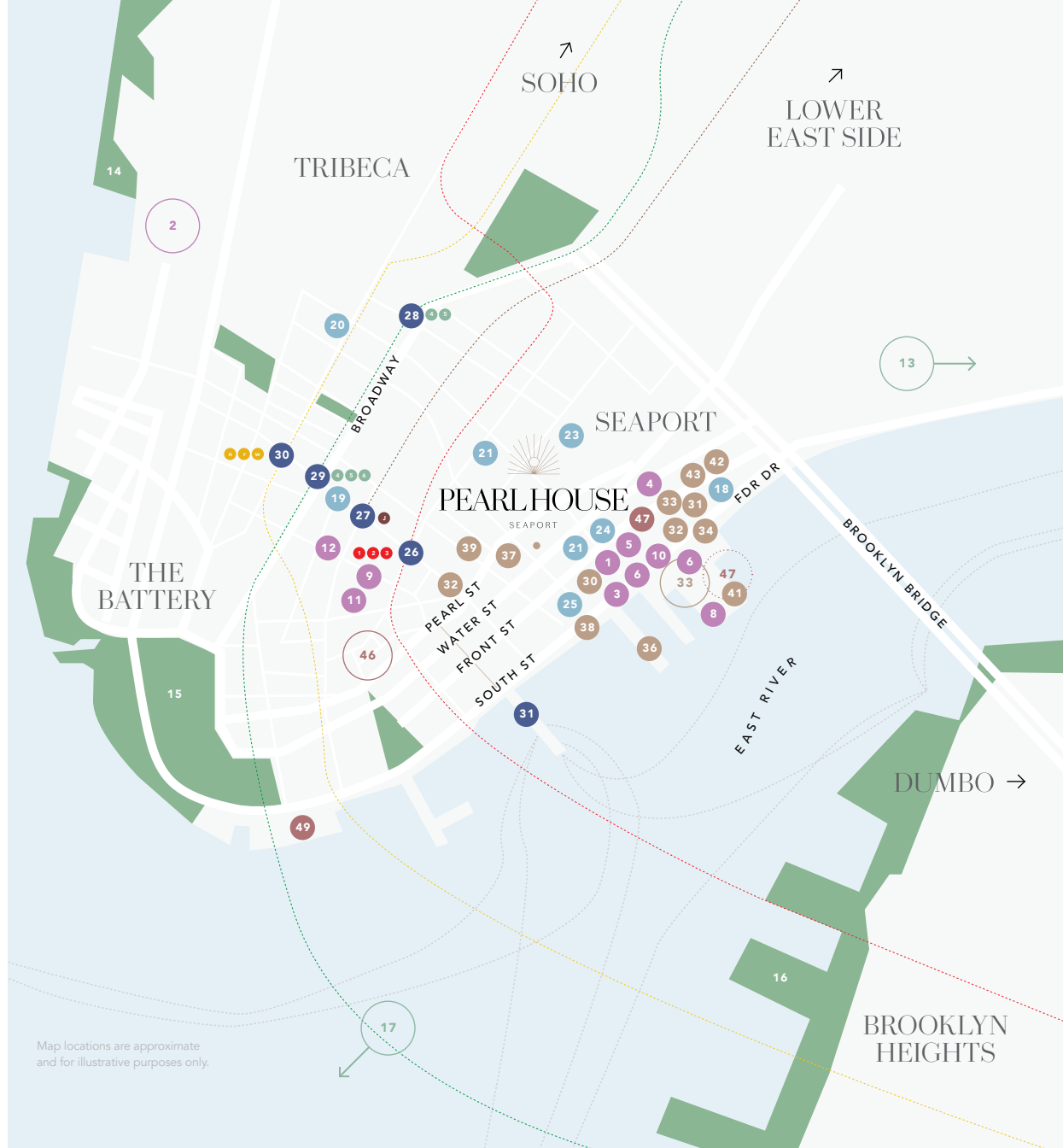
Food and Drink

32. La Colombe Coffee
33. Tin Building
by Jean-Georges
— abcV
— Carne Mare
— Crepes & Dosas
— Double York
— The Frenchman's Dough
— Fulton Fish Co.
— House of the Red Pearl
— Shikku
— Taquito
— T. Brasserie
— T. Café
— The Fulton

34. Beatnic
35. Café Patoro
36. Garden Bar
37. Osteria del Porto
38. The Paris Café
39. Pearl Alley
40. Tagmo
41. Van Leeuwen
42. Industry Kitchen
43. Crown Shy
44. Watermark Bar
45. Pearl Diner

After Hours

46. Stone Street Bars
47. Pier 17
48. iPic Theaters
49. Casa Cipriani





PEARL HOUSE

SEAPORT

160 WATER STREET, NEW YORK, NY 10038

PEARLHOUSENYC.COM

212.220.7090

 **VANBARTON**
GROUP

COMPASS
DEVELOPMENT
MARKETING
GROUP



All residences details are approximate and subject to construction changes and omissions.