

RESIDENT

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REAL ESTATE

THE OAKMAN

JERSEY CITY'S LUXURY CONDOMINIUM, REINVENTED

By Olia Golovkina

It's been almost ten years since a new condominium development on a grand scale has appeared on the Jersey City market—until now. The Shuster Group has stepped forward with its offer of 159 brand-new, contemporary residences at 160 First Street, and sales have commenced.

The featured property is the Oakman, an upscale condominium building situated in the Powerhouse Arts District. It combines top-notch amenities with tasteful design, all in a dynamic, convenient location neighboring both Hoboken and Manhattan, not to mention Jersey City's historic downtown. And as an added incentive, the City of New Jersey has granted the building a 20-year tax abatement, making it an even smarter real estate option.

Fogarty Finger Architects shaped the Oakman into a 14-story manifestation of industrial-meets-boutique design that respects the vibe of the locale. The lifestyle begins with studio, one-to three-bedroom, and penthouse homes finished in sleek styles that both comfort and invigorate. Italian-made Pedini

cabinets and appliances—ranging from Fisher-Paykel to Bertazzoni to Miele among others—complete the in-residence kitchens, and private balconies add personalized flair to select units.

From there, tenants may take advantage of a fully-equipped fitness center, private residents' lounge, library and business center, children's playroom, 24-hour concierge, onsite parking garage, and available electric vehicle charging station.

But the Oakman's jewel and distinguishing feature would have to be the million-dollar view of the iconic New York City skyline visible from the building's outdoor rooftop. As the lights flicker from across the Hudson, they echo the sparkling water of the onsite pool; the landscaped rooftop terrace then continues into a barbecue area, a sunbathing area, an outdoor shower, and an adjacent entertainment room with lounge, fireplace, and kitchen.

Eyal Shuster, owner of the Shuster Group, says, "Much like the transformations of Williamsburg, Dumbo, and Long Island City, we believe Jersey City is coming into its own

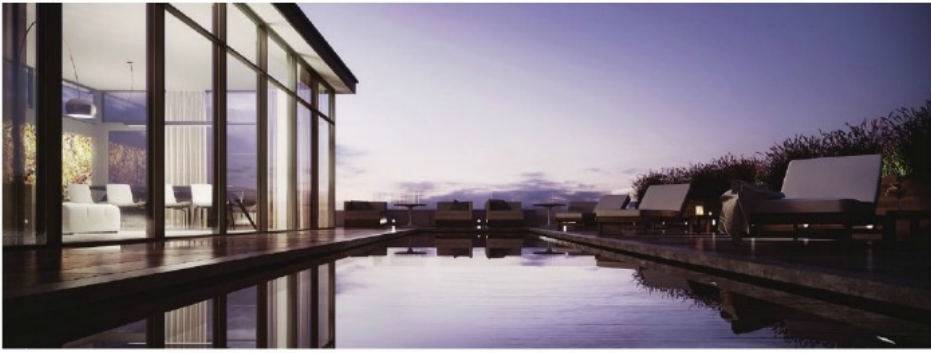
as a well-rounded residential destination, and the time is right to introduce a new luxury condominium offering that will help answer the pent-up demand for upscale, for-sale residences while also fitting in with the character and identity of the neighborhood."

And the Oakman is definitely able to blend practicality with aesthetic. It's located a short commute away from downtown Manhattan by PATH train or New York Waterway ferry; waterfront destinations in New Jersey can also be easily reached by the Hudson-Bergen Light Rail. At the same time, however, the property stands in harmony with the large, warehouse-like architecture that characterizes the Powerhouse Arts District.

"Downtown Jersey City is home to an eclectic mix of coffee houses, bars, and restaurants," says Leah Almog Arazi, Shuster Development's Director of Marketing. "The Powerhouse Arts District itself is a hub for cultural activity with a multitude of galleries, art displays, and visual and performance art. Living at the Oakman puts residents in the center of it all."

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