





FOUR SEASONS  
PRIVATE RESIDENCES

*Manila Peninsula*

A SILVERSTEIN PROPERTIES DEVELOPMENT

THIRTY PARK PLACE



**FOUR SEASONS**  
PRIVATE RESIDENCES

*New York Downtown*

A SILVERSTEIN PROPERTIES DEVELOPMENT

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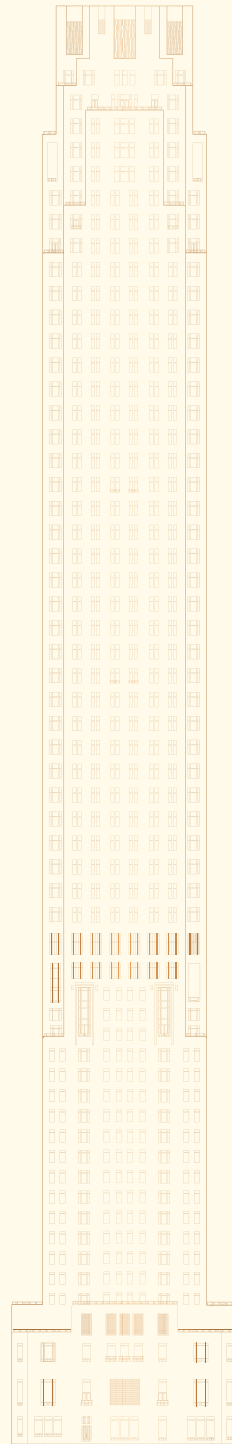
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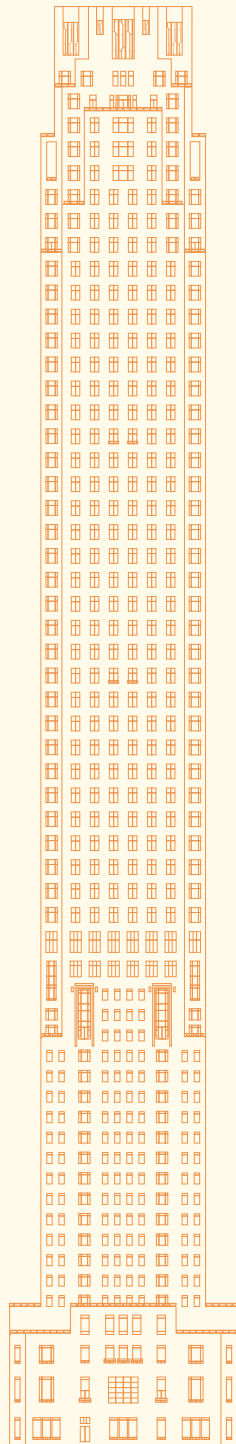
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WHERE INSPIRATION ELEVATES DESIGN  
WHERE SERVICE TRANSCENDS EXPECTATION  
WHERE VIEWS KISS THE SKY

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WHERE SERVICE TRANSCENDS EXPECTATION  
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Welcome to 30 Park Place, Four Seasons Private Residences New York, Downtown, the perfect Tribeca home. Masterfully designed inside and out by renowned Robert A.M. Stern Architects, graciously serviced by legendary Four Seasons Hotels and Resorts, and developed by the visionary Silverstein Properties. Offering a new paradigm in luxurious living, it is a beacon to those seeking an urban refuge of great character and beauty. From the ground to the crown, it leaves little to be desired, apart from more time to indulge in its extraordinary amenities.

The tallest residential tower to grace the Downtown skyline, 30 Park Place stands an impressive 926 feet tall, with 82 stories and sweeping 360-degree views of New York City. Its 157 residences are perched above a Four Seasons Hotel whose interiors are designed by Yabu Pushelberg, the international firm acclaimed for its artful aesthetic.



# An Urban Love Story

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SILVERSTEIN  
PROPERTIES

30 PARK PLACE IS LARRY SILVERSTEIN'S TRIBUTE TO  
A NEIGHBORHOOD HE HOLDS CLOSE TO HIS HEART.

Larry Silverstein, Chairman of Silverstein Properties and one of the most influential real estate developers of the modern era, is passionate about elevating the Downtown landscape to new heights and highlighting its dynamic mix of historic and modern New York. Tribeca, already rich in culture and brimming with life, is primed to embrace an elegant architectural icon that establishes a new standard of luxurious living. And there is no better team to deliver it than the one assembled by Silverstein Properties, including Robert A.M. Stern Architects, widely celebrated for its sophisticated urban residences, and Four Seasons Hotels and Resorts, renowned as a paragon of unparalleled service.

As a young man growing up in Brooklyn, Larry Silverstein liked nothing better than to admire the New York City skyline. This view of Manhattan affected him profoundly, and he became inspired to contribute to its beauty and wonder. His extraordinary team at Silverstein Properties is developing 20 million square feet of real estate around the world, including several towers at the new World Trade Center that are part of a thoughtfully planned nexus of retail, restaurant, and arts experiences shaping the new Downtown. This vibrant New York City destination will enrich and further enhance the daily lives of 30 Park Place's discerning residents.



# A Perfectly Serviced Life

FOUR SEASONS  
HOTELS AND RESORTS

THIS IS THE LIFE—THE ONE THAT EXCEEDS EXPECTATIONS,  
THE ONE THAT FOUR SEASONS HAS HELPED DEFINE.

From the moment their first hotel opened in 1961, Four Seasons Hotels and Resorts has held the deep respect, appreciation, and loyalty of the most discerning guests. Wherever a hotel opens, it is preceded by a stellar reputation. Four Seasons stands for extraordinary amenities and the highest level of service, and this well-known narrative comes to life at each of its properties. To reside within a Four Seasons residence is to know peace and comfort with uninterrupted certainty.

At 30 Park Place, such perfectly pitched luxury and rigorously upheld standards of service—always alert, never intrusive—introduces a new caliber of residential living in New York City. Refined and exclusive, Four Seasons service is always warmly hospitable and highly personalized. The expertly trained staff offers discretion and expertise, inspiring confidence and an effortless sense of relaxation, enabling residents to always rest assured.

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“Four Seasons today is a brand that people  
equate with exceptional experiences and the  
lifelong memories that come with them.”

ISADORE SHARP,  
FOUNDER AND CHAIRMAN,  
FOUR SEASONS HOTELS AND RESORTS



FOUR SEASONS SERVICES

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THE STANDARD IN DEDICATION AND  
DISCRETION, EXPERTLY TRAINED FOUR SEASONS  
STAFF IS ALWAYS AT YOUR DISPOSAL

RESIDENTS WILL HAVE ACCESS TO TAILORED  
À LA CARTE SERVICES THROUGH FOUR SEASONS  
HOTEL NEW YORK, DOWNTOWN

### In-Residence Dining

FOUR SEASONS ELEVATES THE CONCEPT OF TAKEOUT, PROVIDING ALL OF THE ELEGANCE AND ATTENTION TO DETAIL OF THE FINEST RESTAURANTS, CONVENIENTLY DELIVERED TO YOU IN THE COMFORT AND PRIVACY OF YOUR OWN HOME.

### Housekeeping Services

THE FULL RANGE OF SERVICES REQUIRED TO KEEP A HOME SPARKLING AND PRISTINE ARE OFFERED, INCLUDING DAILY OR PERIODIC HOUSEKEEPING; LINEN PROVISION AND PROCESSING; AND PRE-ARRIVAL/DEPARTURE CLEANING.

### Grocery and Floral Provisions

A FULLY STOCKED REFRIGERATOR AND FLOWERS ON THE MANTEL ARE THE KINDS OF DETAILS THAT PERSONALIZE A RESIDENCE. YOURS WILL AWAIT YOU, WITH EFFORTLESS GROCERY AND FLORAL PROVISION SERVICES, ACCORDING TO YOUR SCHEDULE AND SPECIFICATIONS.

### In-Residence Catering

WHETHER YOU'RE DINING À *DEUX*, HOSTING A WINE TASTING, OR THROWING A DINNER PARTY, FOUR SEASONS CAN HELP MAKE THE OCCASION DELIGHTFUL AND DELICIOUS. SERVICES RANGE FROM PLANNING TO CATERING TO ENSURE A MEMORABLE EVENT.

### Personal, Child, and Pet Care

A FULL SUPPORT STAFF IS AVAILABLE TO MAKE SURE YOU AND YOUR LOVED ONES RECEIVE THE CARE AND ATTENTION YOU REQUIRE. FOUR SEASONS CAN PROVIDE ACCESS TO ALL OF THEIR FULLY VETTED TRAINERS, PET CARE PROVIDERS, AND BABYSITTERS.

### Travel and Town Car Services

IT IS OFTEN SAID THAT THE GREATEST LUXURY IN THE CITY IS HAVING A CAR AND DRIVER. FOR OUT-OF-TOWN EXCURSIONS, AIRPORT PICKUPS, BUSINESS MEETINGS, OR A DAY OF SHOPPING, FOUR SEASONS OFFERS YOU THE COMFORT AND CONVENIENCE OF PRE-ARRANGED TRANSPORTATION.

### Dry Cleaning and Tailoring

BECAUSE A WELL-MAINTAINED WARDROBE IS ESSENTIAL, FOUR SEASONS OFFERS DRY CLEANING, LAUNDRY, PRESSING, TAILORING, AND SHOE SHINE SERVICES. EVERYTHING CAN BE DELIVERED TO YOUR FRONT DOOR.

### Car Washing and Detailing

IN THE SAME WAY THAT FOUR SEASONS CAN HELP WITH THE MAINTENANCE OF YOUR HOME AND WARDROBE, FOUR SEASONS WILL ENSURE THAT YOUR CAR IS SPOTLESS AND GLEAMING.  
  
SERVICES AVAILABLE AT ADDITIONAL COST

# Stature in the Sky

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ROBERT A.M. STERN  
ARCHITECTS

82 MAGNIFICENT STORIES ADD UP TO THE KIND OF  
UNABASHED GLAMOUR THAT IS THE VERY ESSENCE  
OF NEW YORK CITY.

Robert A.M. Stern Architects, the internationally renowned firm founded and led by Robert A.M. Stern, Dean of the Yale School of Architecture, has created some of the most distinguished edifices of the late 20th and early 21st centuries. Known for architecture that takes inspiration from its surroundings, Stern and his team take a scholarly approach to their work and build upon the history of architecture to create their own impressive designs.

For 30 Park Place, the architects have designed a powerful skyline silhouette sculpted by penthouse terraces. Bay windows and notched corners allow for rooms to flood with daylight. At night, the building is transformed by the play of light that illuminates the spectrum of life within its sculptural walls. The residential lobby includes sleek expanses of granite and marble floors, white laquer walls, elaborate bronze work, and ornamental sconces. Robert A.M. Stern Architects' gift for visual artistry informs the refined aesthetic—including every carefully calibrated detail—of 30 Park Place.



“At the foot of the soaring tower,  
you’ll be greeted by a front door  
that says, ‘Welcome home.’”

ROBERT A.M. STERN  
FOUNDER, ROBERT A.M. STERN ARCHITECTS



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“We’re reinventing a New York tradition.  
30 Park Place will recall the towers of the  
1920s and 30s with an intricacy of shape and  
a strong skyline silhouette. You’ll get a first  
impression that’s a knockout, and then as  
your eye travels over the surfaces, you’ll begin  
to see a depth of detail.”

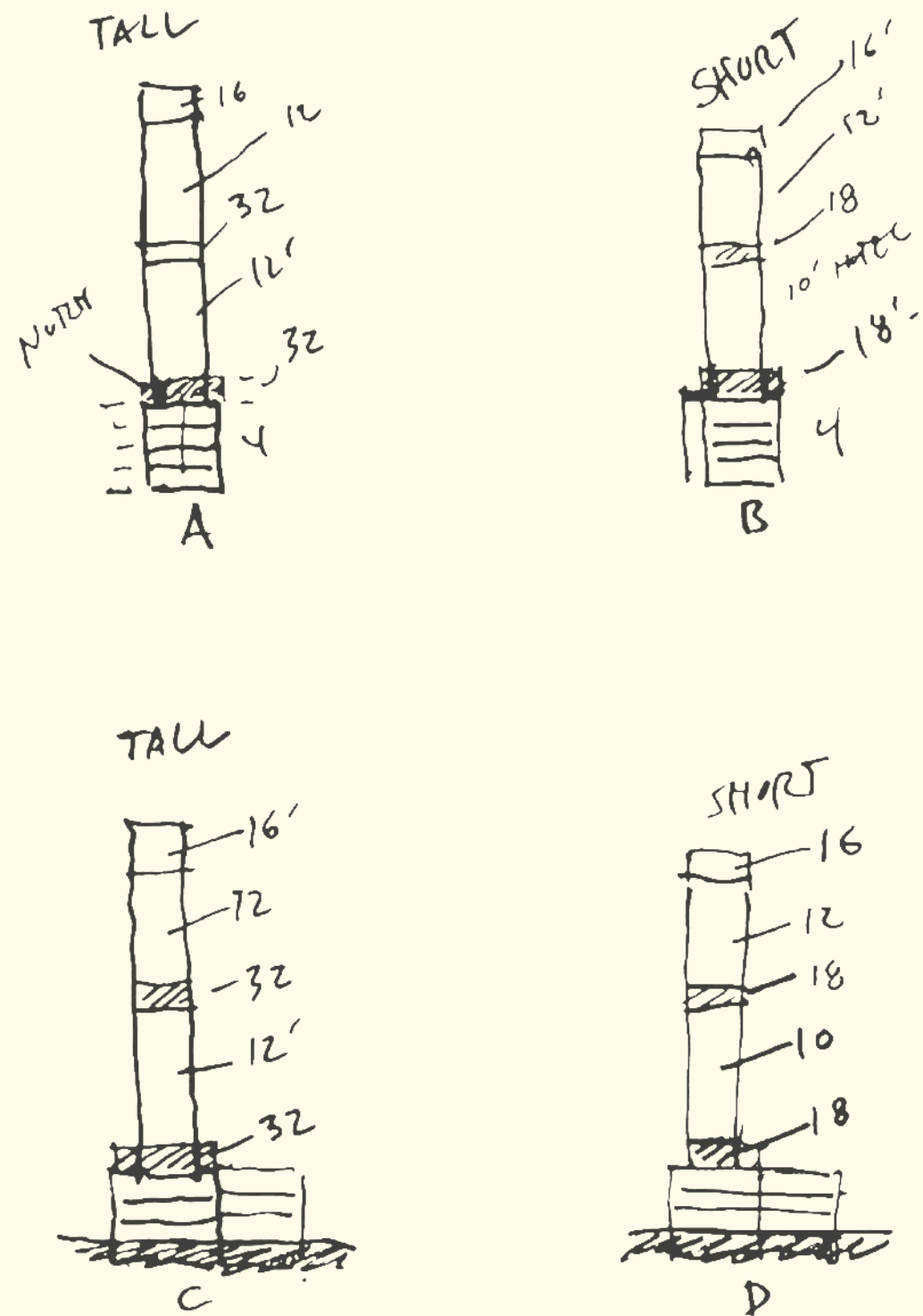
ROBERT A.M. STERN  
FOUNDER, ROBERT A.M. STERN ARCHITECTS



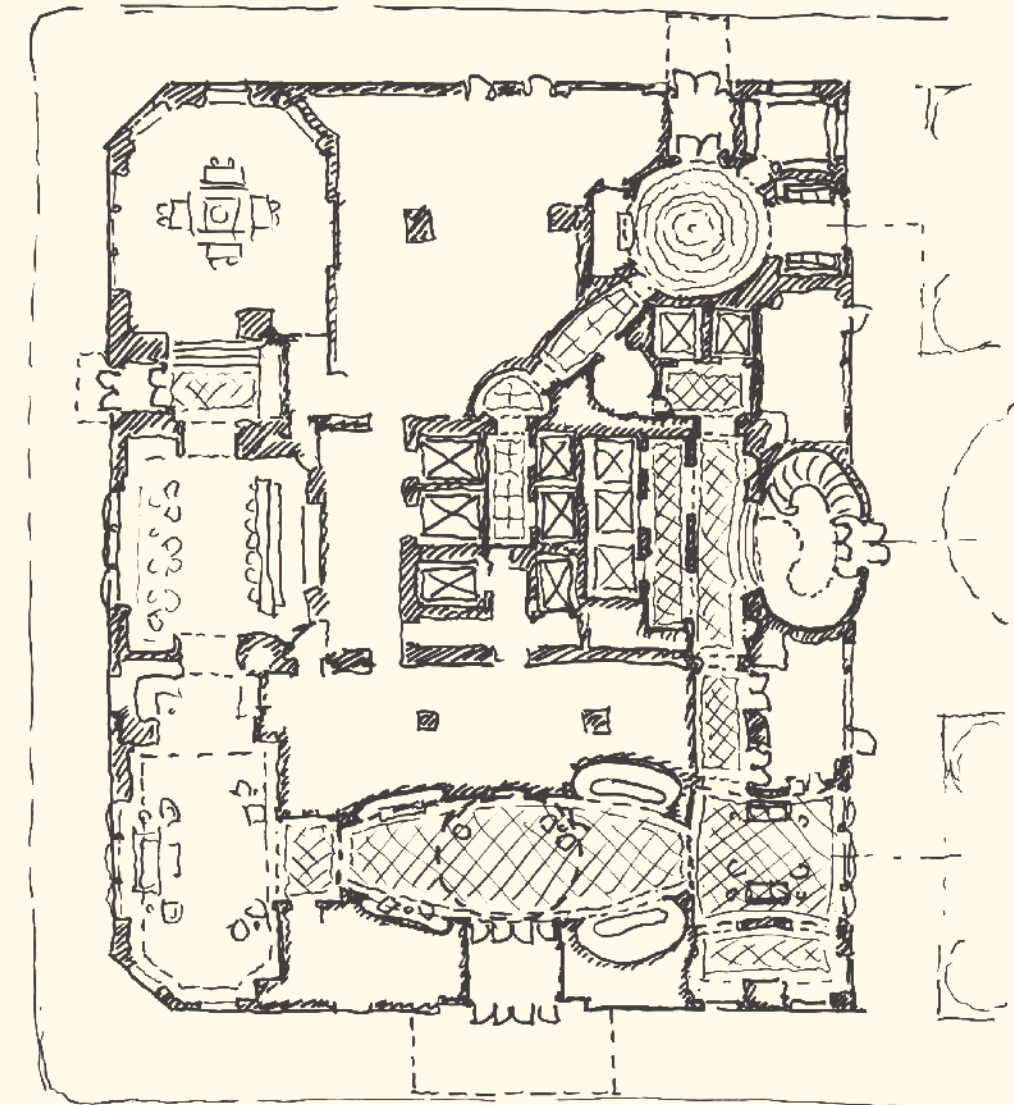
THE ARCHITECT’S SKETCHBOOK

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THESE HAND-DRAWN RENDERINGS  
REPRESENT THE INTRICATE PROCESS  
OF TURNING VISION INTO REALITY



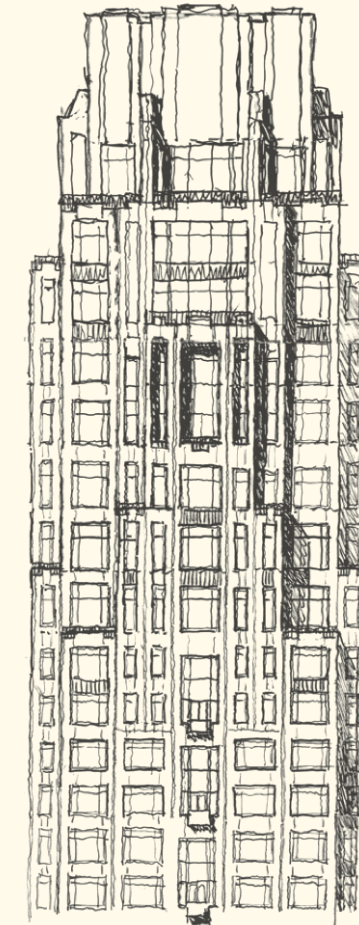
ONE OF THE ORIGINAL "HEIGHT VERSUS AREA" STUDIES, THIS REFLECTS THE ELEGANT PROPORTIONS FOR WHICH ROBERT A.M. STERN ARCHITECTS IS KNOWN



A SKETCH OF THE GROUND FLOOR LOBBY DEPICTING THE RELATIONSHIP BETWEEN 30 PARK PLACE AND FOUR SEASONS HOTEL



A VARIETY OF FAÇADES WERE CONSIDERED, ALL  
OF THEM INCORPORATING ARCHITECTURAL STYLES  
FOUND THROUGHOUT THE NEIGHBORHOOD



THE ART DECO-INFLUENCED CROWN WAS INSPIRED BY  
THE MASTERPIECES THAT COMPRISED THE NEW YORK SKYLINE  
OF THE 1920S AND 30S

# Inspired Interiors

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ROBERT A.M. STERN  
ARCHITECTS—INTERIORS

THE LAYOUTS ARE THOUGHTFULLY DESIGNED TO  
ACCOMMODATE AND ENHANCE MODERN LIVING.

Robert A.M. Stern Architects' residences are characterized by interiors with generous proportions, spectacular views, and highly versatile layouts. The firm's keen understanding of how people like to live in their homes is thoughtfully expressed at 30 Park Place. Every step of each resident's journey, from the main lobby to their own residences, is carefully considered and meticulously choreographed to achieve the most welcoming and gracious flow.

Oversized windows frame scenic views and let light flood in. The tower's notched corners allow for double exposures in two rooms at each corner of the building. Classic pre-war elements inform the layouts, offering a sense of heritage without compromising the modern aesthetic. Ceilings that soar to nearly 14 feet and solid white oak wood flooring in three different patterns create warmth, adding to the character of these beautifully designed residences.





KITCHEN WITH ADJACENT FAMILY ROOM AND BAY WINDOW  
WITH A VIEW TOWARDS THE EMPIRE STATE BUILDING





CONSERVATORY WITH VAULTED CEILING  
AND ADJACENT LOGGIA

# Gracious Amenities

FOUR SEASONS  
SERVICES AND AMENITIES

EVERY DETAIL IS CAREFULLY CONSIDERED TO ENSURE  
THE MOST SEAMLESS AND MEMORABLE EXPERIENCE.

The privileges of owning a Four Seasons Private Residence are legion. At 30 Park Place, the 38th floor is a residential retreat that serves as an extension of your own home, with handsomely appointed amenities devoted to services that enhance daily life. Amenities are thoughtfully managed by Four Seasons to ensure the finest service is extended at every turn. A concierge is always on call to provide exclusive access and informed recommendations, as well as to make any necessary arrangements.

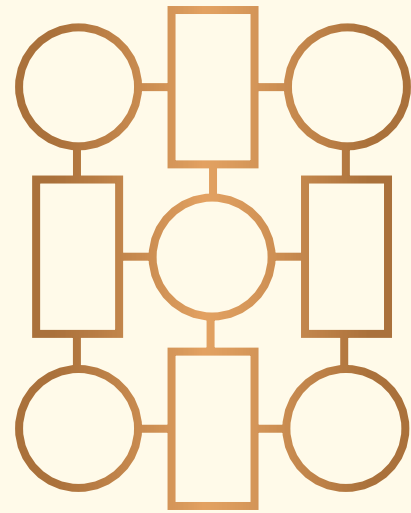
The residences' exclusive amenities floor includes a fitness facility with yoga room, screening room, private dining room, conservatory, lounge, and children's room. Residents also have access to Four Seasons Hotel amenities including a 75-foot swimming pool and a luxurious spa offering a full range of treatments. All of this is provided so that owners have more time to enjoy and explore, with the enhanced peace of mind that comes from knowing that Four Seasons will take care of everything.







From superb amenities to intuitive services, each element is meticulously planned and executed to create the ultimate expression of luxury, perfectly balanced between pragmatism and glamour.



LIFE-ENHANCING AMENITIES

THE COMFORTS OF HOME ARE ELEVATED  
BY AN ENTIRE FLOOR OF BEAUTIFULLY  
APPOINTED DESTINATIONS

IT IS NOT JUST THE EXTENSIVE LIST OF AMENITIES THAT  
SETS THIS CURATED LIVING EXPERIENCE APART FROM  
ALL OTHERS—IT IS THE LEVEL OF SERVICE THAT MAKES  
OWNERSHIP AT 30 PARK PLACE WITHOUT EQUAL

### Conservatory with Loggia

THIS LIGHT-DRENCHED CONSERVATORY WITH A VAULTED 20-FOOT CEILING AND POLISHED LIMESTONE FLOORS IS THE PERFECT RETREAT TO ADMIRE THE MANHATTAN SKYLINE FROM EITHER INDOORS OR OUTDOORS.

### Private Dining Room with Loggia

A ROBERT A.M. STERN CUSTOM-DESIGNED APPLIQUE CEILING ENHANCES THIS PRIVATE DINING ROOM. AN ADJACENT CATERING KITCHEN AND LOGGIA MAKE DINNER FOR 12 AN ELEGANT AFFAIR.

### Screening Room

EQUIPPED WITH A FULL ENTERTAINMENT SYSTEM, THIS BEAUTIFULLY APPOINTED AND COMFORTABLE PRIVATE VIEWING ROOM IS IDEAL FOR MOVIE NIGHT.

### Fitness Center with Yoga Studio

EXHILARATING VIEWS OF MANHATTAN, STATE-OF-THE-ART EQUIPMENT, AND A GLASS-WALLED YOGA STUDIO TRANSFORM THE AVERAGE WORKOUT INTO SOMETHING MORE.

### Lounge with Adjacent Loggia

THIS INTIMATE WOOD-PANELED LOUNGE WITH FIREPLACE AND OUTDOOR SPACE IS A QUIET SPOT FOR READING AND REFLECTION.

### Children’s Playroom

THIS LIGHT-FILLED PLAYROOM DESIGNED BY ROTO IS A SPECIAL TREAT FOR THE YOUNGER SET AND THEIR PARENTS.

### Four Seasons Restaurant

30 PARK PLACE RESIDENTS WILL ENJOY READY ACCESS TO A FINE DINING EXPERIENCE, EXTENSIVE WINE OFFERINGS, AND UNSURPASSED SERVICE—ALL WITHIN THEIR OWN BUILDING.

### 75-Foot Swimming Pool

FLOODED WITH LIGHT AND NATURAL STONE THROUGHOUT, THIS LAP POOL IS A TRANQUIL SPOT FOR EXERCISE AND RELAXATION. THE ADJACENT SPA FACILITY WITH STEAM ROOMS AND SAUNAS COMPLETES THE EXPERIENCE.

### Bar and Lounge

A SOPHISTICATED FOUR SEASONS CLIENTELE CAN TAP INTO CLASSIC COCKTAILS AND THE LATEST IN MODERN MIXOLOGY AT THIS ELEGANTLY APPOINTED AND CONVENIENTLY LOCATED BAR AND LOUNGE.

### Additional Amenities

ATTENDED PARKING GARAGE  
MEN’S AND WOMEN’S CHANGING ROOMS  
MEN’S AND WOMEN’S STEAM ROOMS  
PACKAGE ROOM WITH REFRIGERATED STORAGE  
BUSINESS CENTER AND MEETING ROOMS  
BICYCLE STORAGE  
STORAGE BINS  
ACCESSORY SUITES

### Ballroom for 250 People

THIS SPLENDID EVENT SPACE WITH BANQUET FACILITIES CAN ACCOMMODATE THE MOST SPECIAL CELEBRATIONS, FROM MILESTONE BIRTHDAY PARTIES TO GRAND WEDDINGS.

ADDITIONAL FEES MAY APPLY TO SERVICES AND SELECT AMENITIES

# A Sense of Place

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## TRIBECA

LIFE IN TRIBECA REPRESENTS THE QUINTESSENTIAL NEW YORK EXPERIENCE: ECLECTIC, ENERGETIC, AND ALWAYS EVOLVING.

30 Park Place is a perfect fit with a neighborhood that embraces exceptional design. Once an artists' enclave, Tribeca remains a sophisticated and culturally significant community that's packed with creative types and tastemakers of every stripe. The area's cast-iron buildings, cobblestone streets, and warehouses—authentic vestiges of its industrial past—now house galleries and performance spaces, luxurious lofts, and some of New York City's finest restaurants.

The Tribeca experience is also enhanced by its superb views, green spaces, and proximity to the High Line and the Hudson River. With easy access to the excellent luxury retail, dining, galleries, and nightlife of Soho, Greenwich Village, and the Meatpacking District—not to mention the neighborhood's own yearly Tribeca Film Festival—residents of 30 Park Place are living in the vibrant heart of the city.



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“Downtown Manhattan is the most exciting and dynamic urban neighborhood anywhere in the country, and maybe the world. For me, there is no better place to live, visit, work, shop, eat, and explore.”

LARRY SILVERSTEIN  
CHAIRMAN, SILVERSTEIN PROPERTIES, INC.

SILVERSTEIN  
PROPERTIES

FOUR SEASONS  
PRIVATE RESIDENCES

RAMSA  
ROBERT A.M. STERN ARCHITECTS

CS  
corcoran sunshine

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