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Here's Why Nine on the Hudson Is Transforming Big Applers Into Garden Staters

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As Manhattan becomes a prohibitively expensive place to live, and with Brooklyn not far behind, more and more New Yorkers are heading over the river. The west side of the Hudson has been raising its game as quickly as the east side has been raising its prices. The dining scene is red-hot. The commutes are quick. The communities are diverse. But most importantly, Garden State residents enjoy access to nicer buildings with better amenities than they'd get in New York.

Nine on the Hudson is a perfect example of the kind of only-in-Jersey lifestyle experience that's prompting the westward exodus. This stunning 13-story Port Imperial condominium combines river and skyline views, spectacular social spaces and ample amenities, and luxurious residences, all wrapped up in a big green bow — twenty years of tax savings.



That's because homeowners can take advantage of a unique tax abatement program*, the only one of its kind in Port Imperial. For the first ten years, the tax rate is only 1.1%*. Homeowners will see significant savings in the next ten years too, with a total tax discount* of \$231,600 over those two decades per \$1 million in sales price

Of course, the bottom line isn't the only thing to love about Nine on the Hudson. There's also the commuter-friendly location — less than a mile away from the Port Imperial Ferry terminal and its ten-minute ride to Midtown Manhattan. It's an easy walk to the grocery store, restaurants, and the Light Rail.

But residents don't have to go anywhere to enjoy the Nine on the Hudson lifestyle. Residents can avail themselves of 31,655 sq. ft. of indoor and outdoor amenities. There's a state-of-the-art fitness center with a full two stories of workout awaiting. Choose from strength or cardio equipment, or hit the virtual golf simulator, the sauna, or a fitness studio with classes on demand.

There's also a resort-style infinity pool and hot tub on the rooftop, offering incredible views. Up here you'll also find cabanas, daybeds, and a courtyard equipped with picnic



tables and grills. Other amenities include an indoor party room and a resident lounge with a big-screen TV perfect for movie screenings, a fireplace, and a billiards table. For dog people, there's a dedicated grooming and wash space.

Downstairs in the lobby, a dedicated concierge is on hand 24/7 to attend to residents' needs. Sending and receiving packages has never been easier, with a convenient lobby drop-off as well as cold storage for deliveries. Bike storage and lockers assist with clutter management. The business center and conference room encourage productivity. Even your dry cleaning can be dropped off right in the lobby!

And we haven't even opened the door to the residences themselves — sleek, spacious, and stylish spaces outfitted with premium finishes and high-tech accouterments. White oak hardwood floors are from Kährs®, and kitchens are stacked with a built-in Thermador® refrigerator, Bosch® appliances, and custom Italian Pedini® cabinets. Countertops are made of Aspen® quartz and accentuated with waterfall edges. Step into the owner's suite and you'll find walk-in closets and balcony access. Owner's baths take inspiration from spa indulgence, with Moen chrome faucets, custom cabinets, marble floors and walls, and a rainfall showerhead.