



B I S B Y



# The Art of Living

Design and sophistication are embedded in the fabric of Bisby. Residences are detailed with luxurious finishes, boasting thoughtful and spacious layouts to elevate your everyday. Soaring glass-railed balconies offer a breath of fresh air and bring skyline panoramas right to your backyard.

A perfect balance of amenities are located throughout the common areas and social lounges. Bisby's signature roof deck is a majestic 33,000 square foot outdoor space featuring pickleball courts, grills, and breathtaking views. Curated spaces include an inviting 2-story coworking space, two unique content creator studios, and a state-of-the-art golf simulator.

Bisby is located in the heart of Newport, right next to one of Jersey City's largest parks, Newport Green. The park features a waterfront boardwalk, a seasonal carousel, multiple playgrounds, open turf, walking trails, and an urban beach. Living in Newport means waterfront, greenspace, dining, culture, entertainment, and transportation are all right outside your door.

**Welcome to life at Bisby, and experience the art of living.**



# UNMATCHED AMENITIES



## A Welcoming Arrival

The Bisby welcomes you with style. The ground level features a 24-hour attended elegantly designed lobby with an adjacent cafe. Residents can grab a coffee and relax in the lobby's stylish seating. It's the perfect spot to chat and catch up.

# A Rooftop Oasis



# Raising the Standard



The rooftop deck is designed to elevate your experience with each amenity providing a seamless blend of relaxation, recreation, and unparalleled luxury.

Relax in the sun-soaked lounge or challenge friends to a game of pickleball with the backdrop of stunning city views. Savor delectable meals from the outdoor kitchen, host unforgettable gatherings, and keep your furry friends active in the dog run. Take your workout outdoors in the fitness zone and embrace the invigorating atmosphere of this elevated oasis.



## Elevated Entertaining

The social lounge is a versatile space that sets the stage for memorable occasions. Unwind with movie nights in our private screening room, engage in friendly competition in the gaming area, or throw a celebration in the hosting room. Bisby is where connections are made, and unforgettable moments are created.



## Next Level Home Office

The coworking space offers an unparalleled blend of functionality and inspiration. Two-story windows bathe the area in natural light and provide an ideal setting for collaborative brainstorming, completing daily tasks, and quiet calls. The expansive space also supports small meetings in its adjoining private workspaces.







## Revitalize Your Routine

Our expansive fitness center is the ultimate retreat for health and balance. It features an outdoor workout zone, invigorating cardio sessions, yoga studio, and a wide array of top-tier equipment including bikes, treadmills, rowers, free weights, and strength machines to sculpt the perfect workout leaving you refreshed, energized, and ready to conquer the day.



# Bring the Course Home

Catch 18 holes without leaving the comfort of home at the Bisby's golf simulator. Whether you're a seasoned pro or a beginner, our state-of-the-art simulator provides a virtual golfing haven.



## A World of Play

The children's playroom is a lively indoor and outdoor space designed for young minds and bodies to embark on playful adventures and creative exploration.



## Create and Inspire

Elevate your content game in our dedicated creation spaces—where your ideas come to life, ready to be shared with all your followers.

ICONIC  
RESIDENCES,  
EPIC VIEWS



# The Essence of Luxury

Bisby's living spaces artfully blend luxury with functionality. Oversized windows invite in Manhattan's skyline painting a captivating backdrop. Spacious layouts boast meticulous design offering impeccably appointed homes with integrated smart features.



## Breathtaking Views

Step outside to balconies floating over unbelievable panoramic views of Manhattan. Southern-facing balconies unveil remarkable downtown cityscapes, while eastern-facing ones present awe-inspiring midtown vistas.





## Modern Elegance

Distinctive kitchens feature an open design that seamlessly combines practicality and style. Cooking is easy and convenient with top-of-the-line appliances, and sophisticated fixtures add an elegant touch. The modern stone countertops provide the perfect canvas for artful culinary creations.



# Unwind in Comfort

Discover true sanctuary in Bisby's bedrooms where oversized windows frame breathtaking views and natural light dances across the spacious rooms creating a haven of tranquility.





## Redefine Relaxation

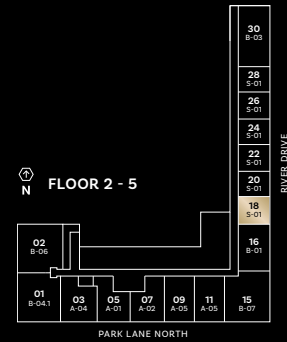
Transform daily routines into luxurious escapes. The spa-inspired bathrooms feature contemporary design with clean lines, contrasting tiles, and luxurious fixtures.

# STUDIOS THROUGH PENTHOUSES

PLAN TYPE

S01

Studio  
484 Sq Ft



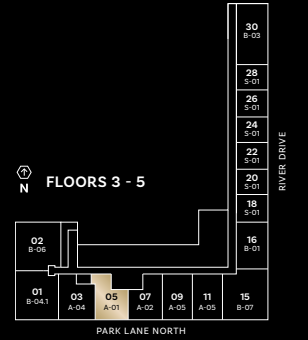
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PLAN TYPE

A01

1 Bedroom  
1 Bathroom  
773 Sq Ft +  
94 - 147 Sq Ft  
Balcony

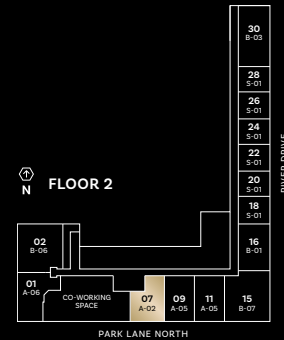
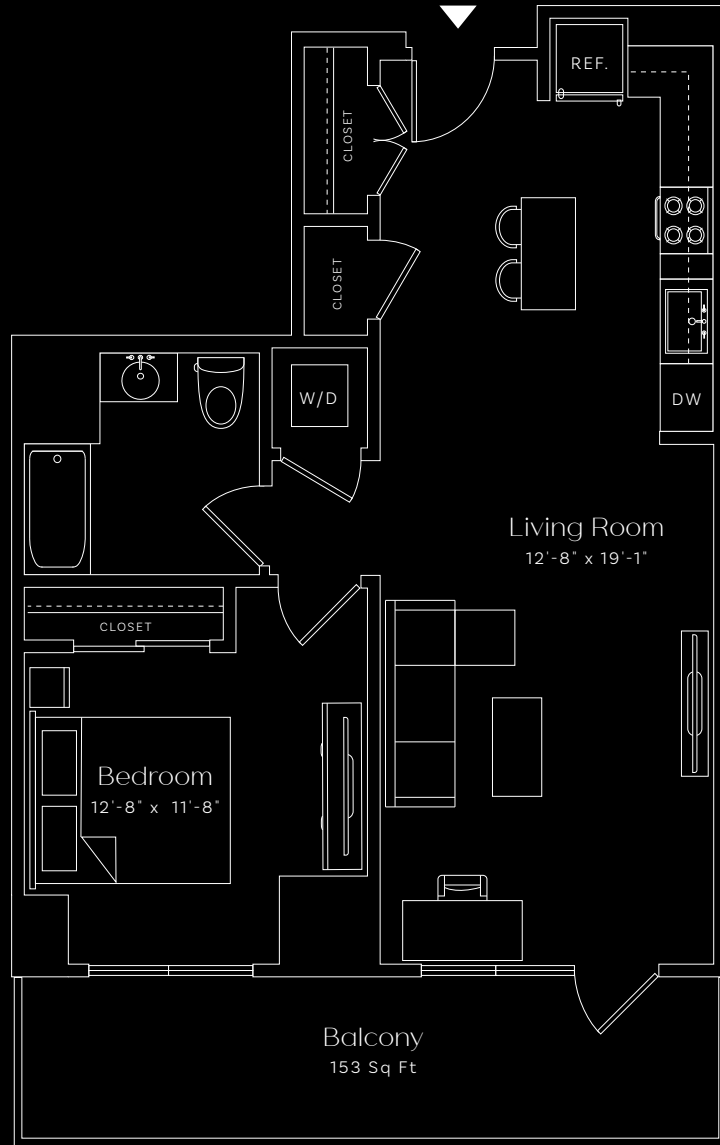




PLAN TYPE

# A02

1 Bedroom  
1 Bathroom  
780 Sq Ft +  
53 - 153 Sq Ft  
Balcony



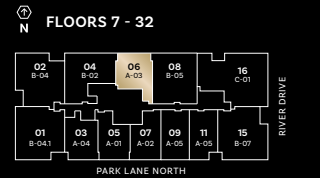
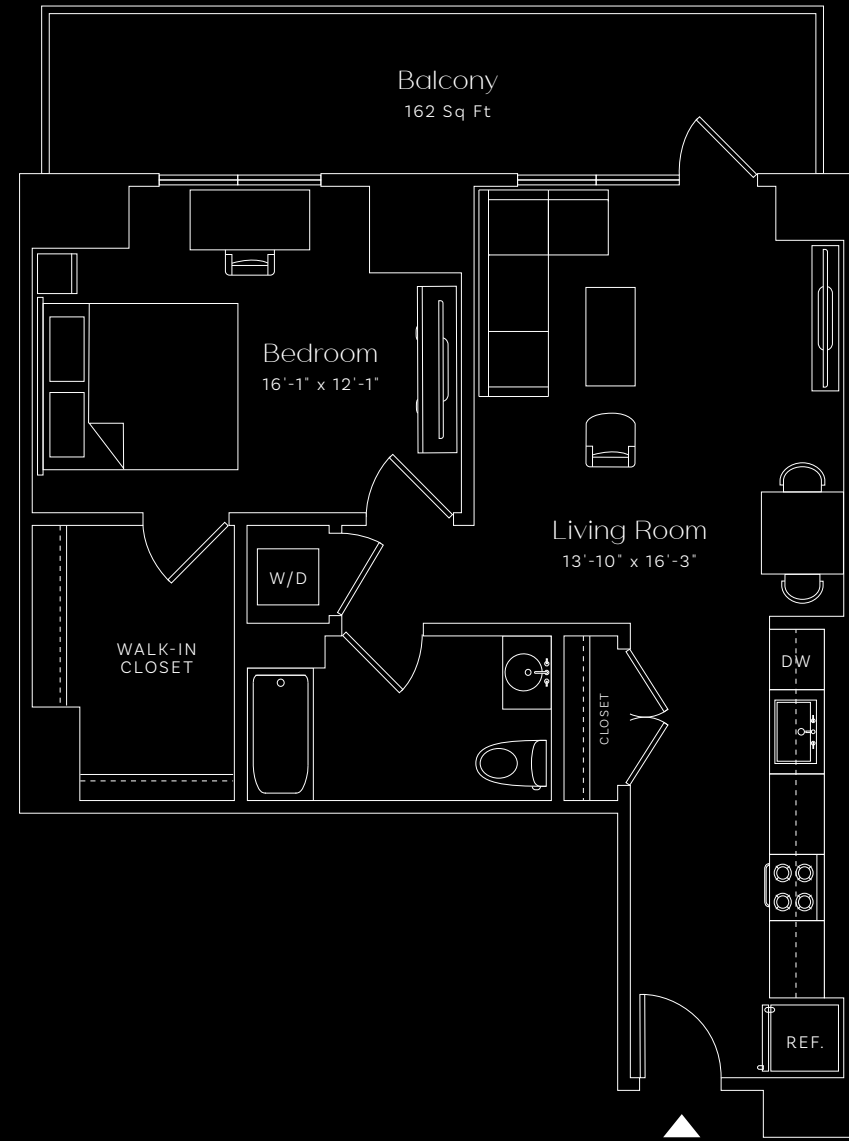
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PLAN TYPE

# A03

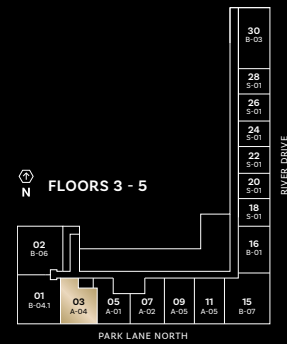
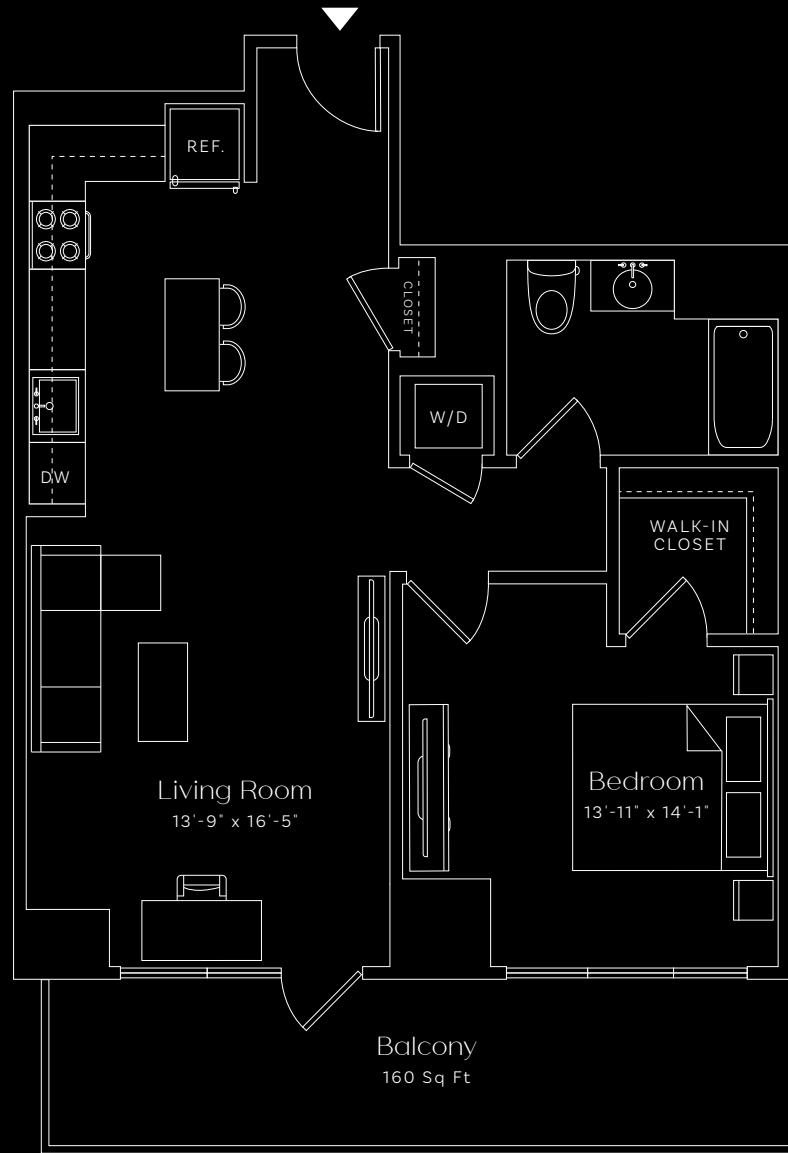
1 Bedroom  
1 Bathroom  
795 Sq Ft +  
63-162 Sq Ft  
Balcony



PLAN TYPE

# A04

1 Bedroom  
1 Bathroom  
835 Sq Ft +  
151-160 Sq Ft  
Balcony



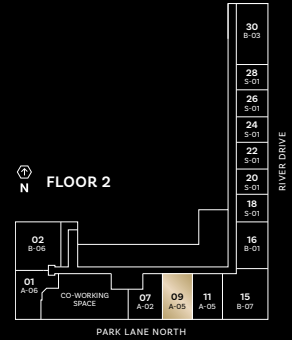
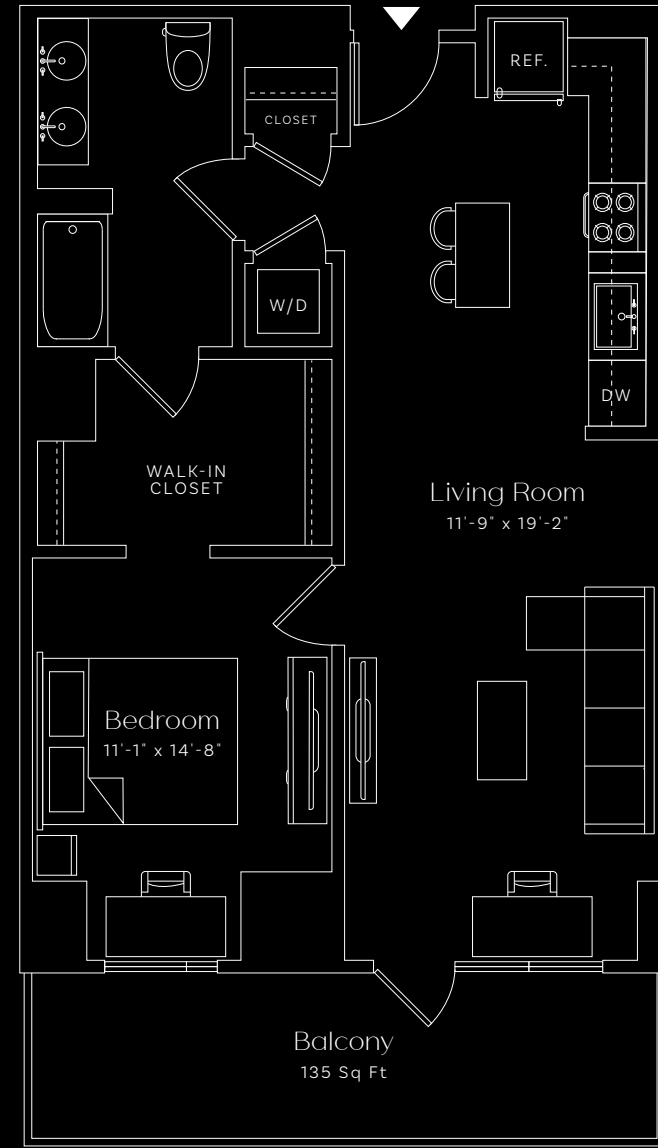
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PLAN TYPE

# A05

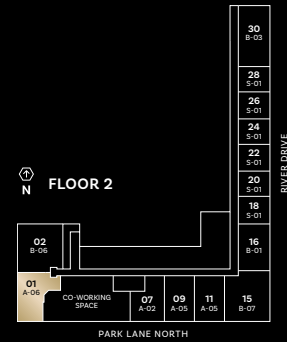
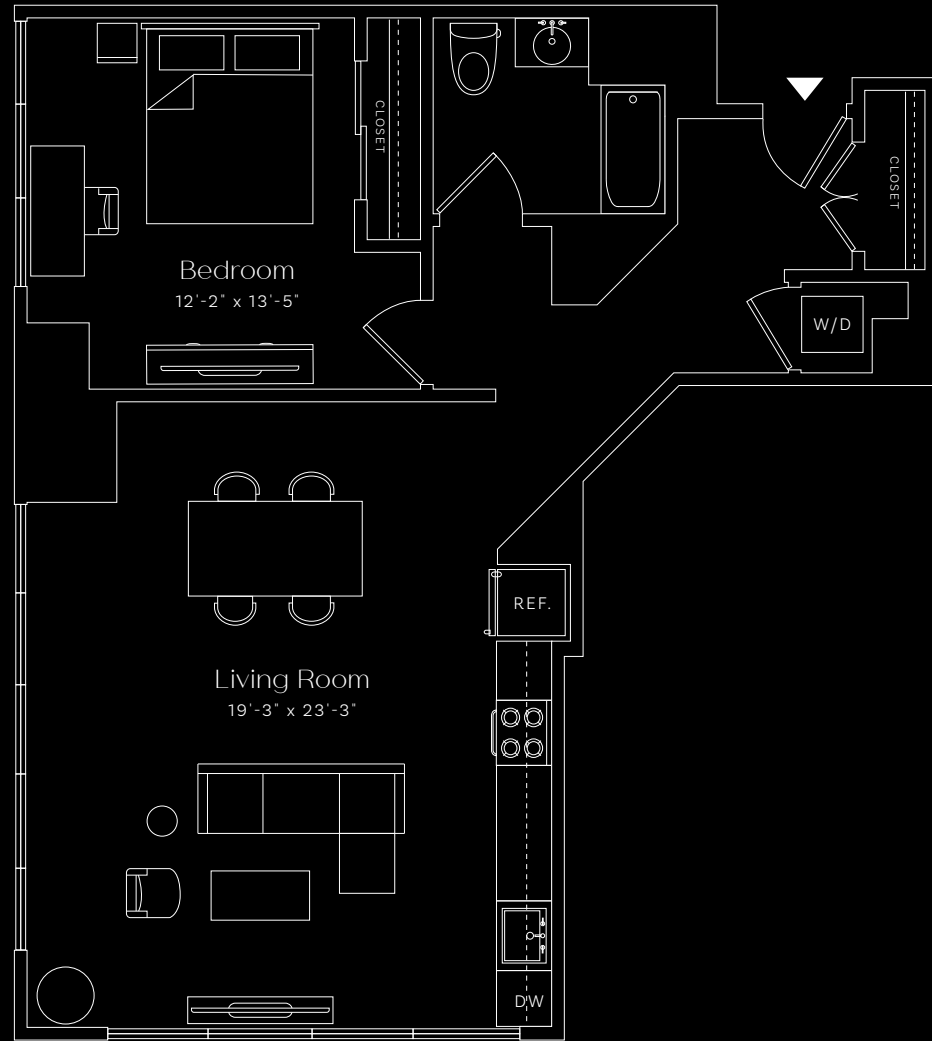
1 Bedroom  
1 Bathroom  
827 Sq Ft +  
90-135 Sq Ft  
Balcony



PLAN TYPE

# A06

1 Bedroom  
1 Bathroom  
943 Sq Ft



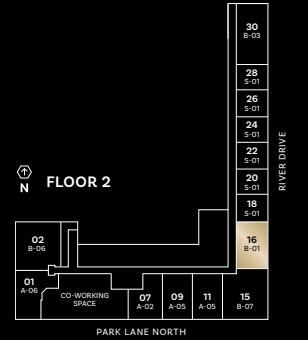
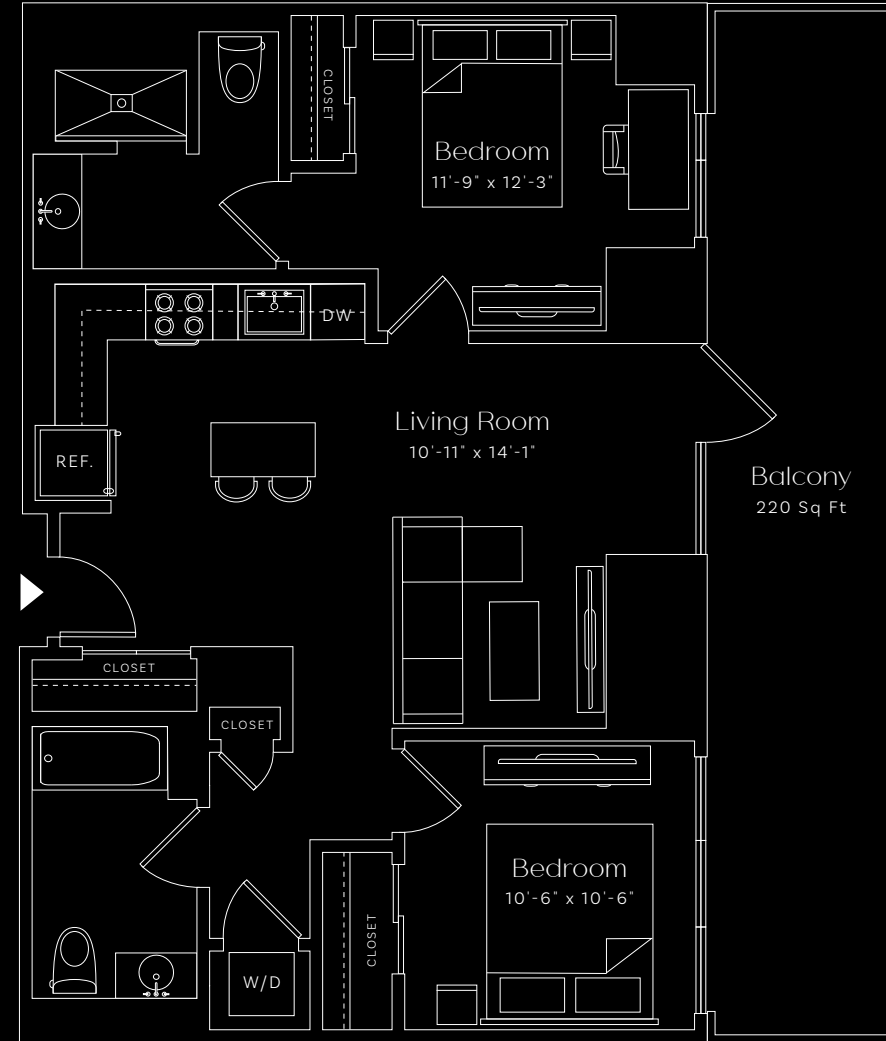
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PLAN TYPE

# B01

2 Bedroom  
2 Bathroom  
942 Sq Ft +  
220 Sq Ft Balcony

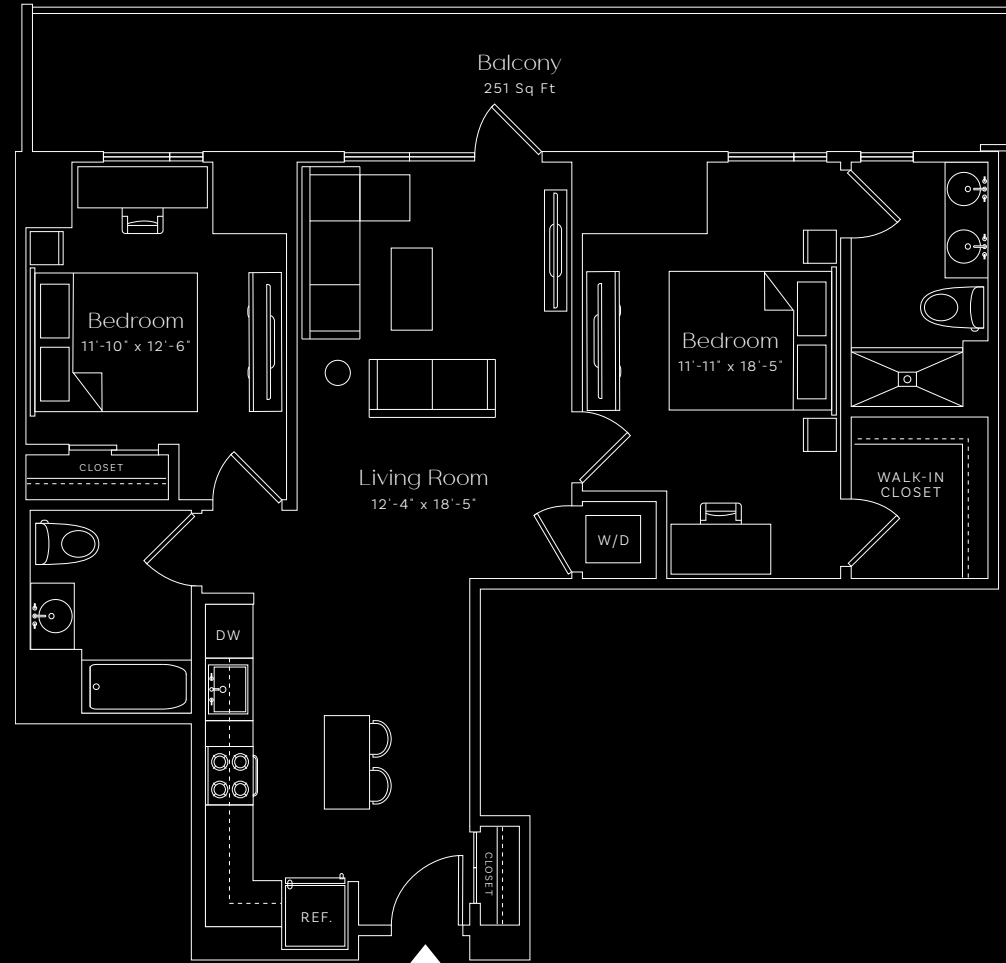




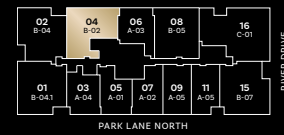
PLAN TYPE

# B02

2 Bedroom  
2 Bathroom  
1,080 Sq Ft +  
251 Sq Ft Balcony



FLOORS 7 - 32



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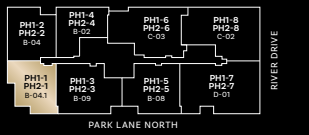
PLAN TYPE

# B03

2 Bedroom  
2 Bathroom  
1,146 Sq Ft



FLOORS 33 - 34

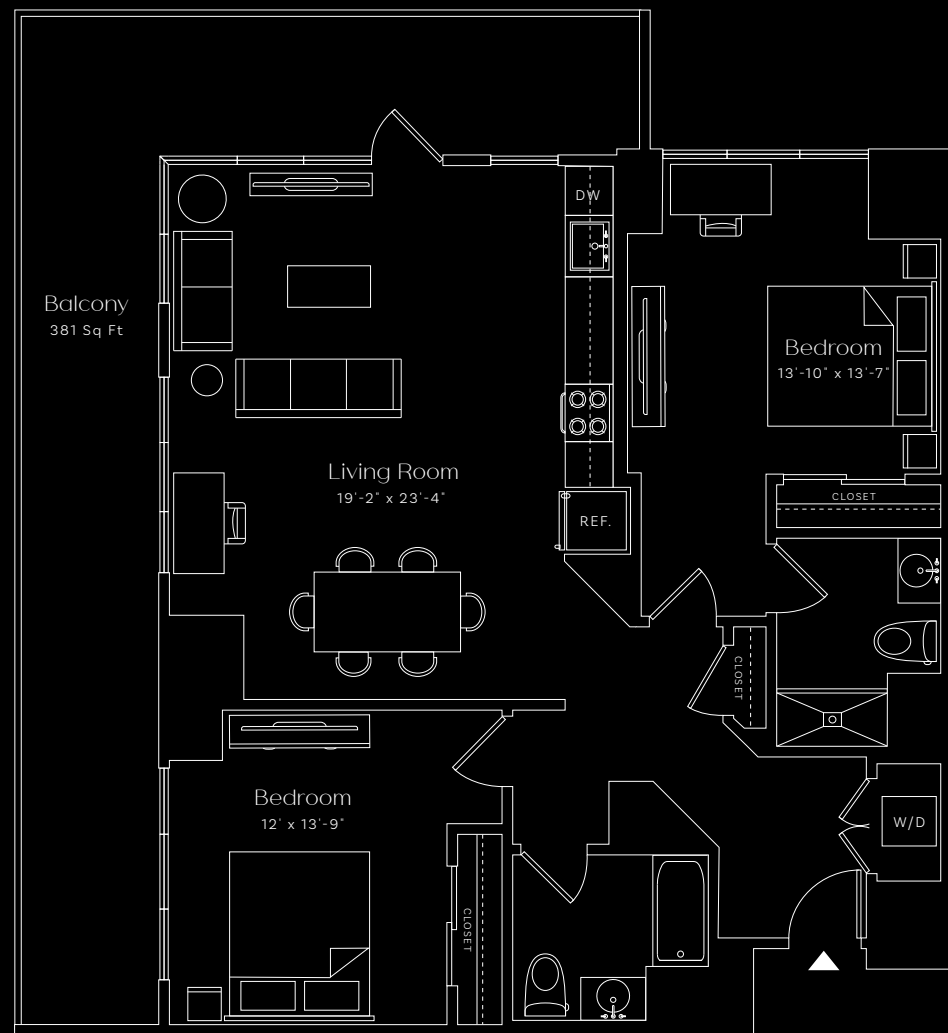




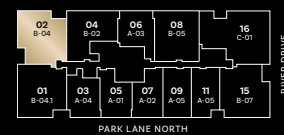
PLAN TYPE

# B04

2 Bedroom  
2 Bathroom  
1,267 Sq Ft +  
300-381 Sq Ft  
Balcony



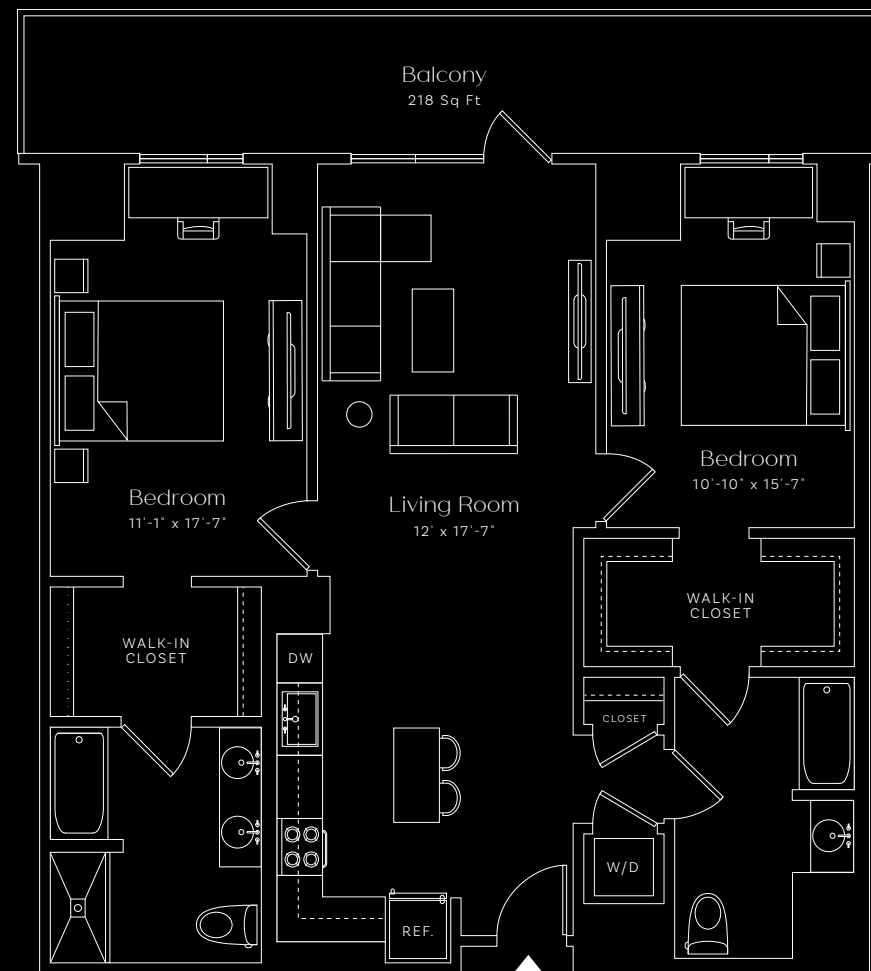
FLOORS 7 - 32



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Balcony  
218 Sq Ft

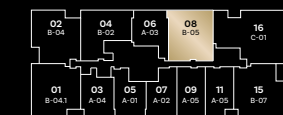


PLAN TYPE

# B05

2 Bedroom  
2 Bathroom  
1,266 Sq Ft +  
218 Sq Ft Balcony

FLOORS 7 - 32



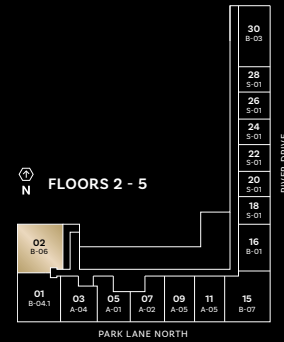
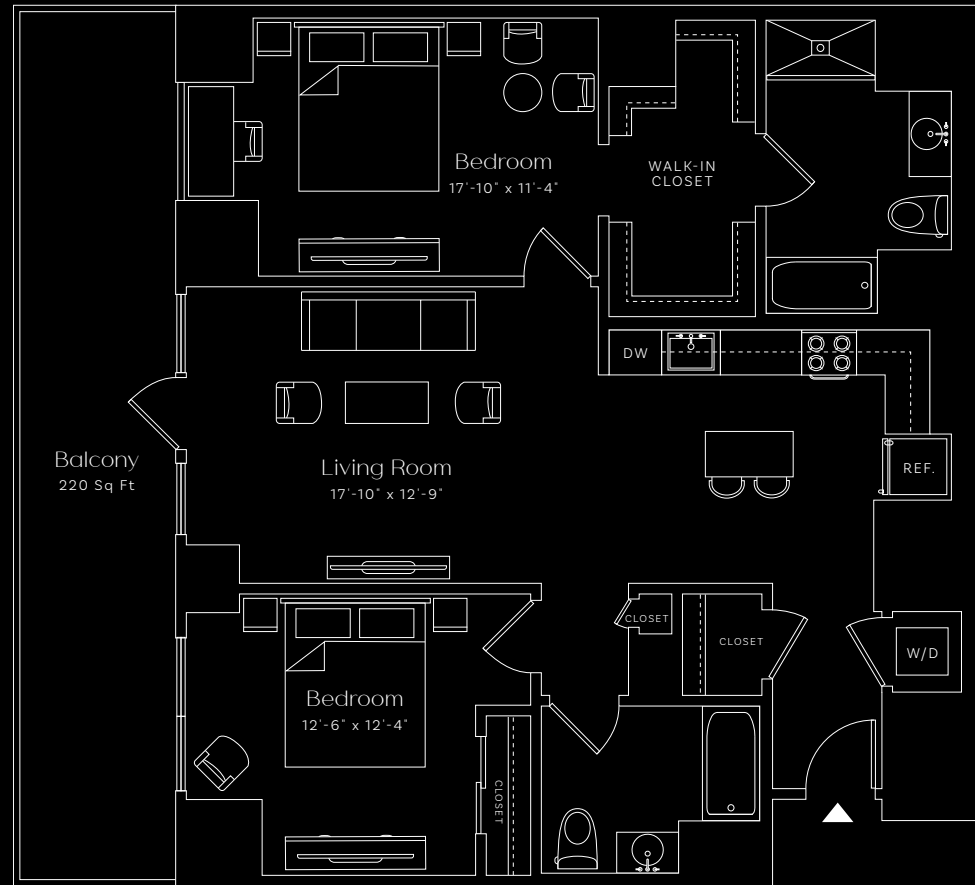




PLAN TYPE

# B06

2 Bedroom  
2 Bathroom  
1,268 Sq Ft +  
220 Sq Ft Balcony



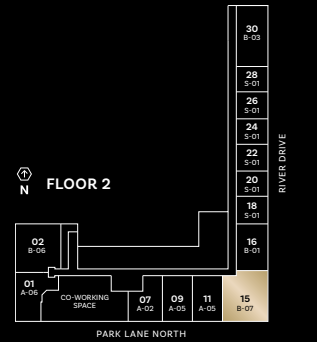
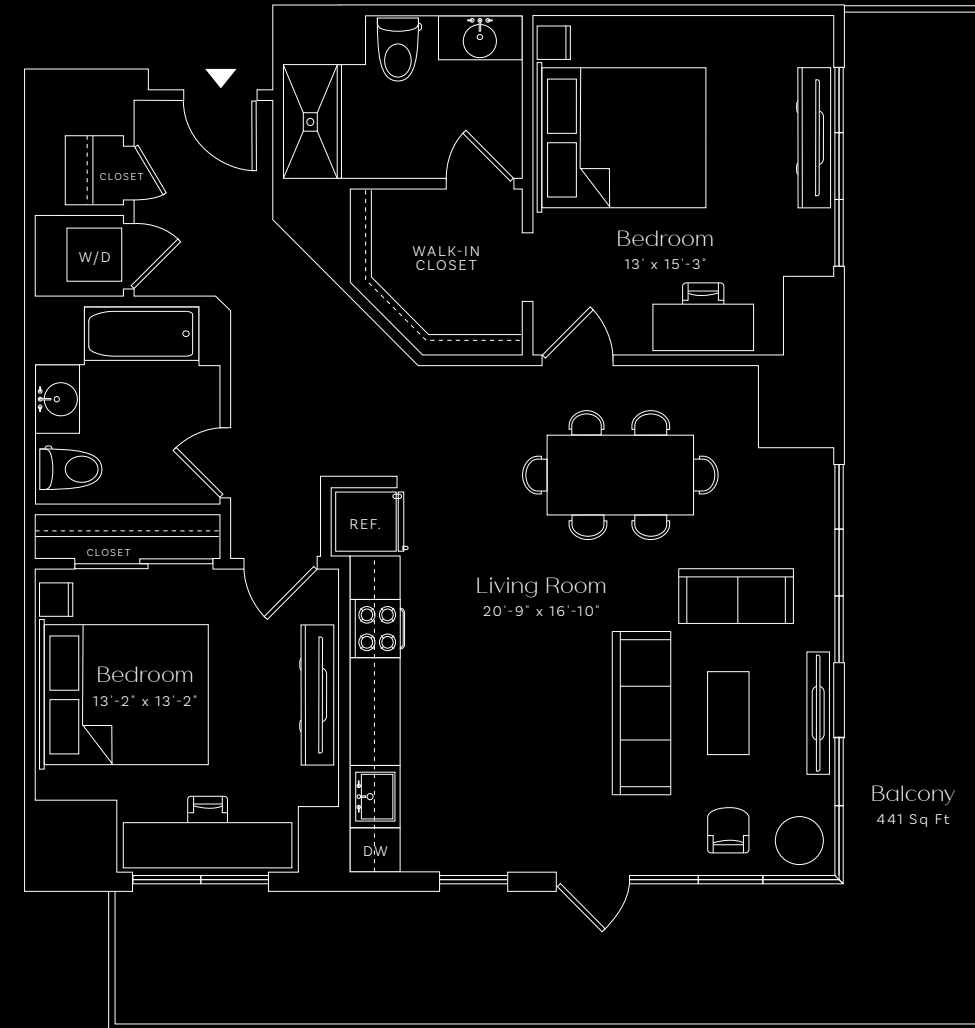
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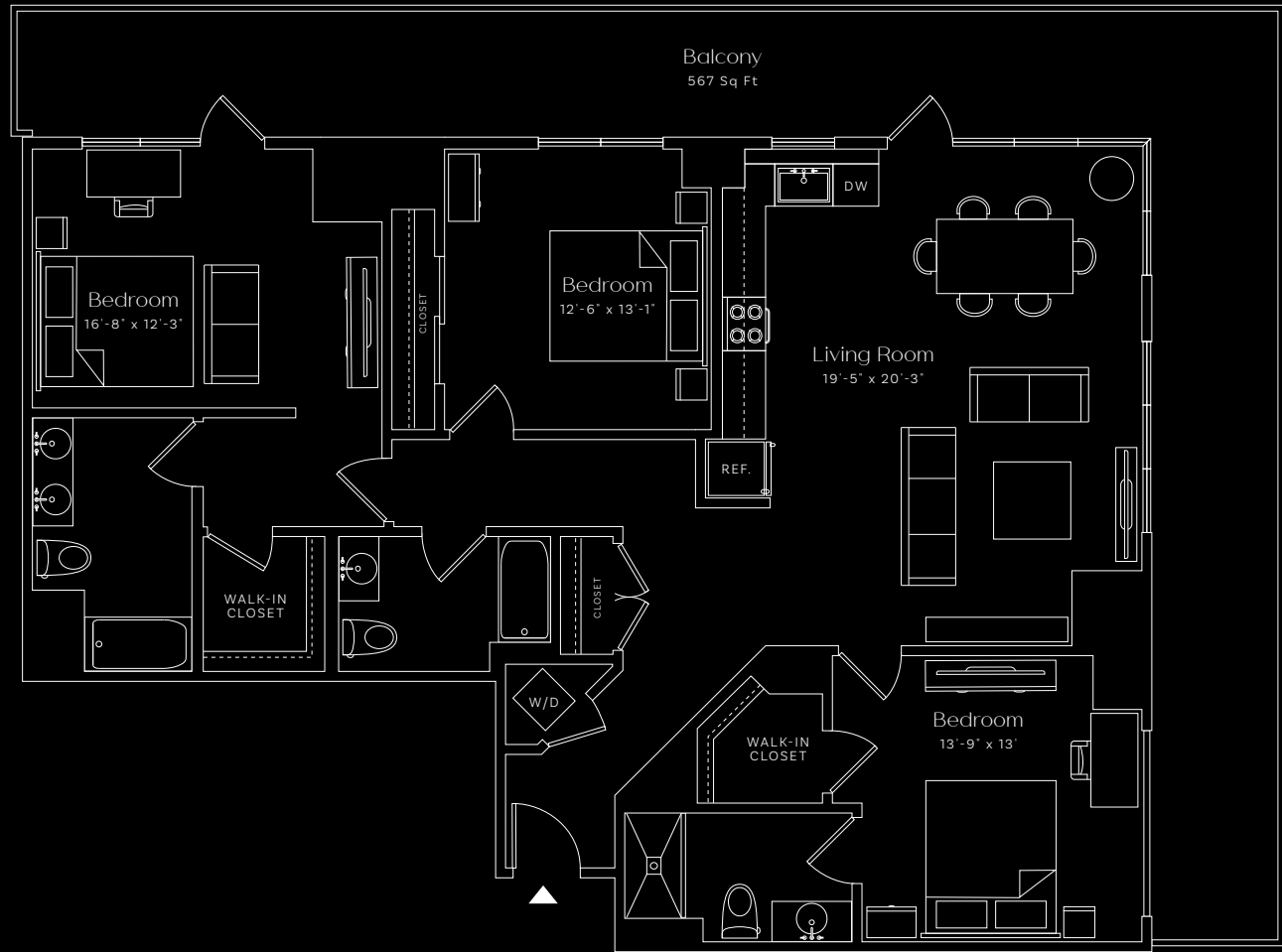


PLAN TYPE

# B07

2 Bedroom  
2 Bathroom  
1,292 Sq Ft +  
356-441 Sq Ft  
Balcony



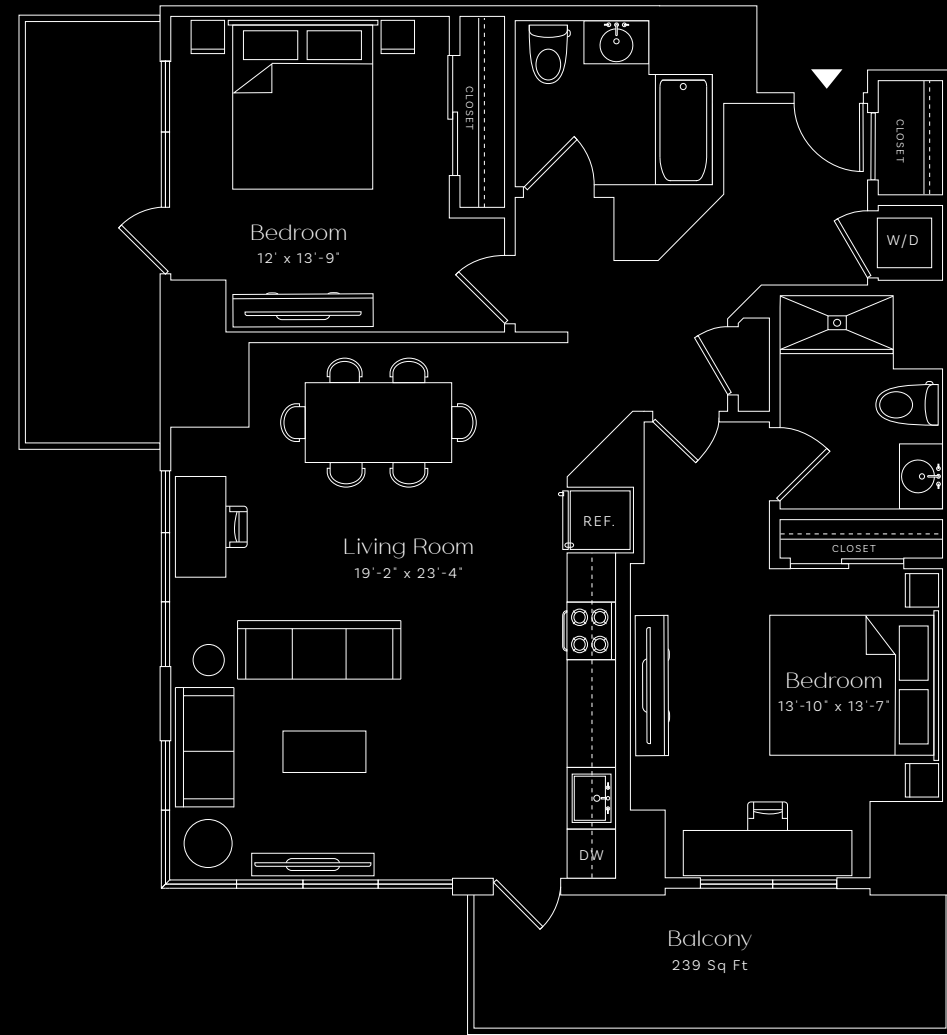
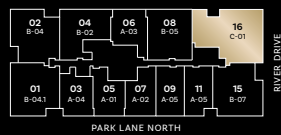


PLAN TYPE

C01

3 Bedroom | 3 Bathroom  
1,701 Sq Ft + 507-567 Sq Ft Balcony

FLOORS 7 - 32

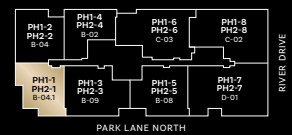


PLAN TYPE

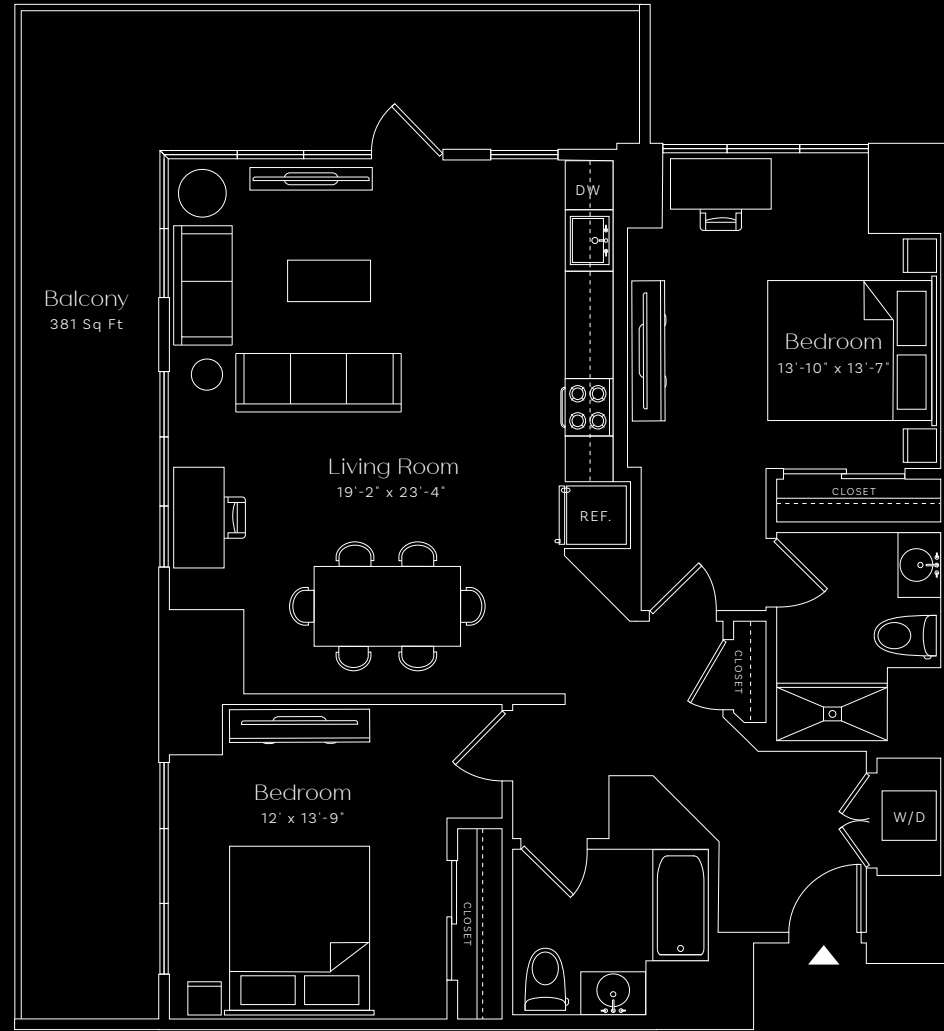
PH01

2 Bedroom | 2 Bathroom  
1,267 Sq Ft + 239 Sq Ft Balcony

FLOORS 33 - 34



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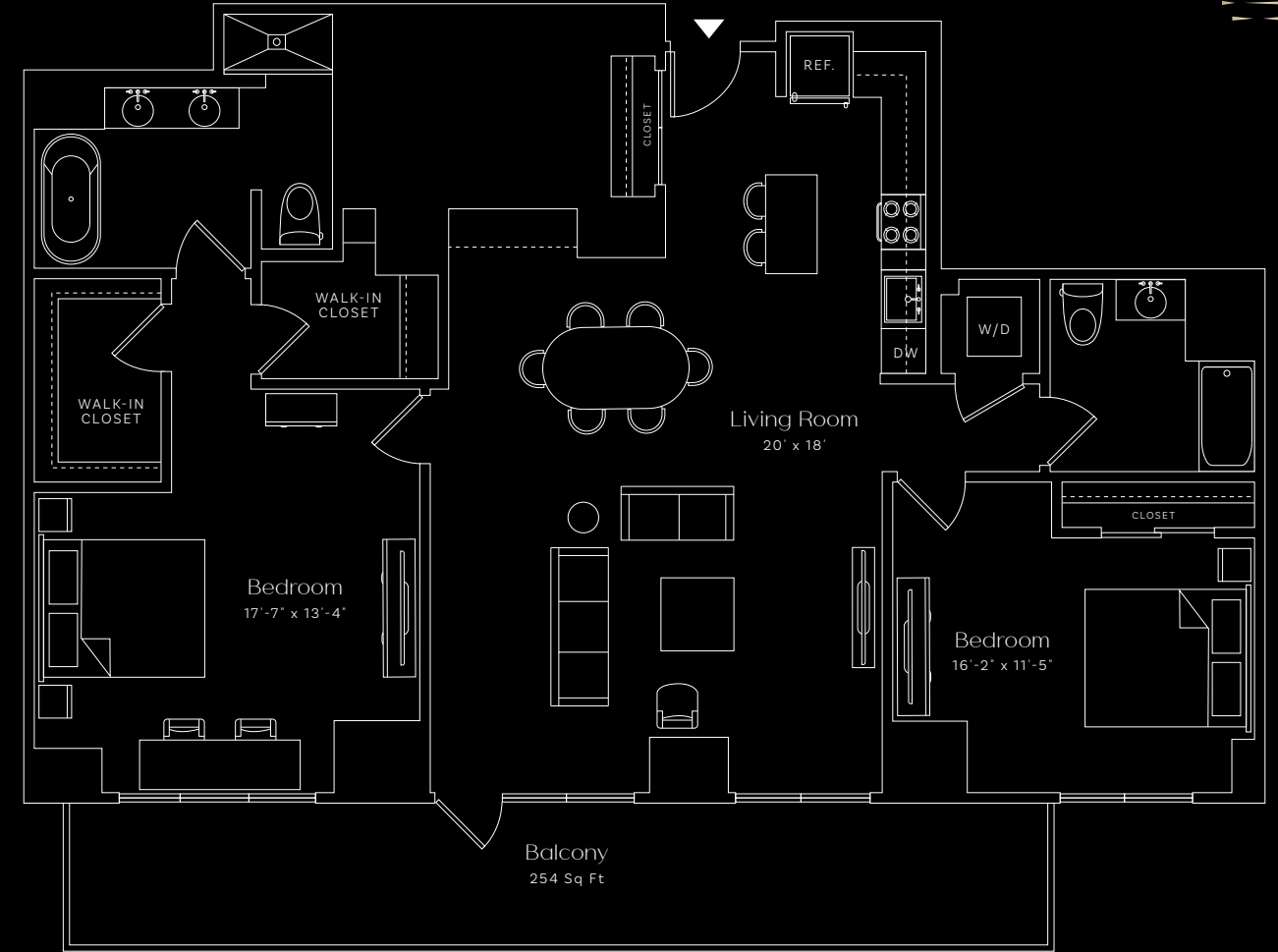
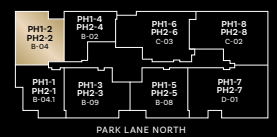


PLAN TYPE

PH02

2 Bedroom | 2 Bathroom  
1,267 Sq Ft + 381 Sq Ft Balcony

FLOORS 33 - 34

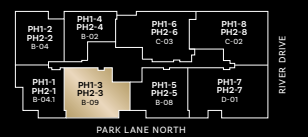


PLAN TYPE

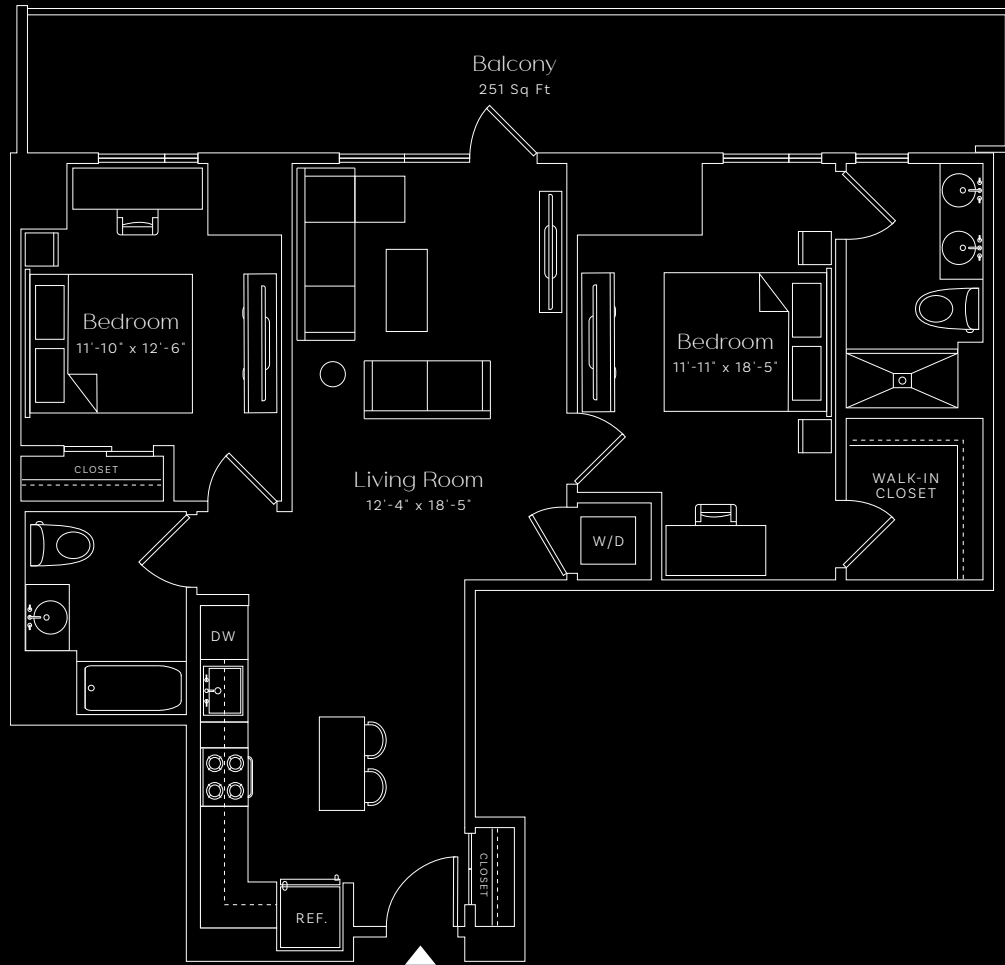
PH03

2 Bedroom | 2 Bathroom  
1,619 Sq Ft + 264 Sq Ft Balcony

FLOORS 33 - 34



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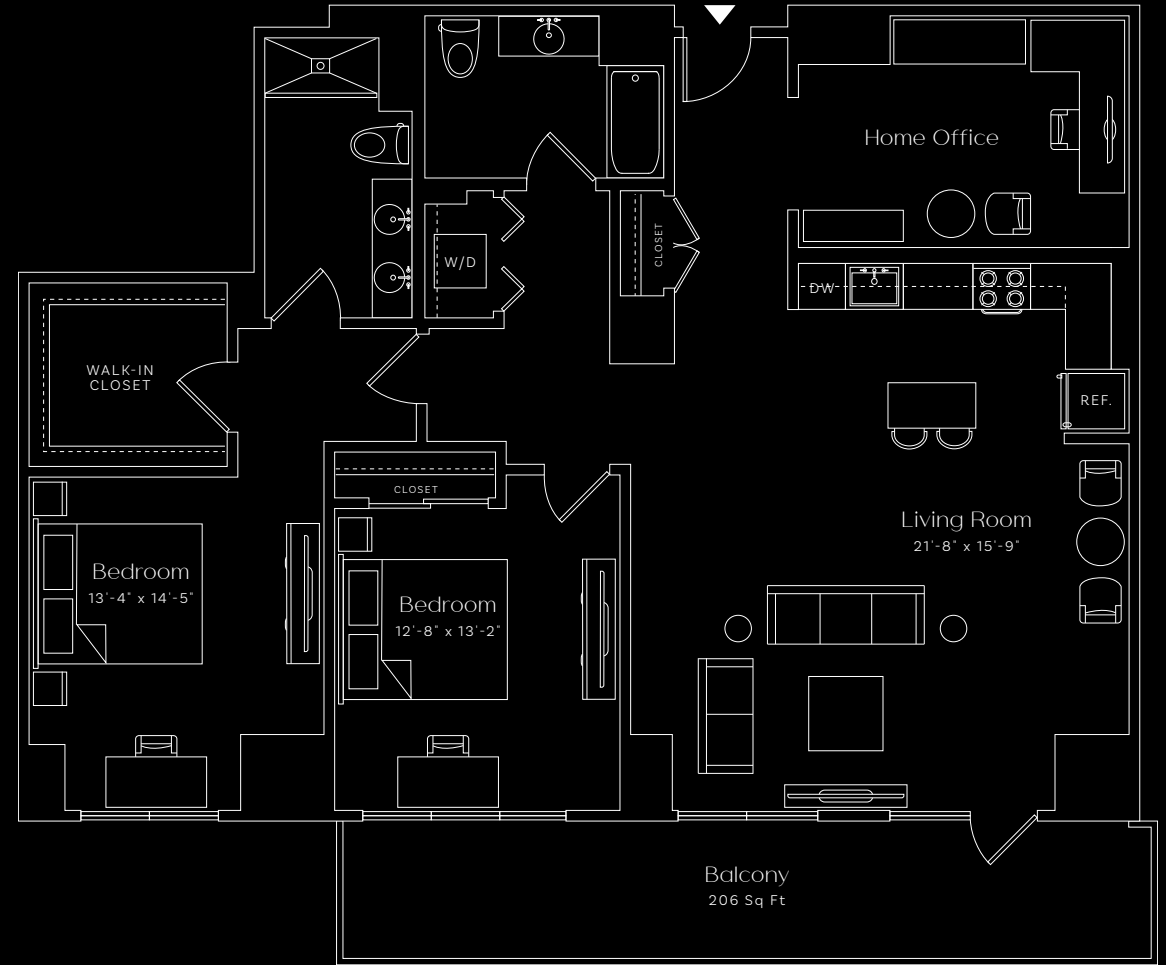
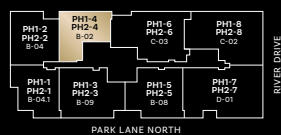


PLAN TYPE

**PH04**

2 Bedroom | 2 Bathroom  
1,080 Sq Ft + 251 Sq Ft Balcony

FLOORS 33 - 34

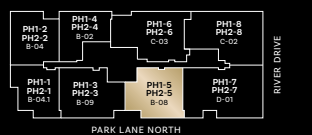


PLAN TYPE

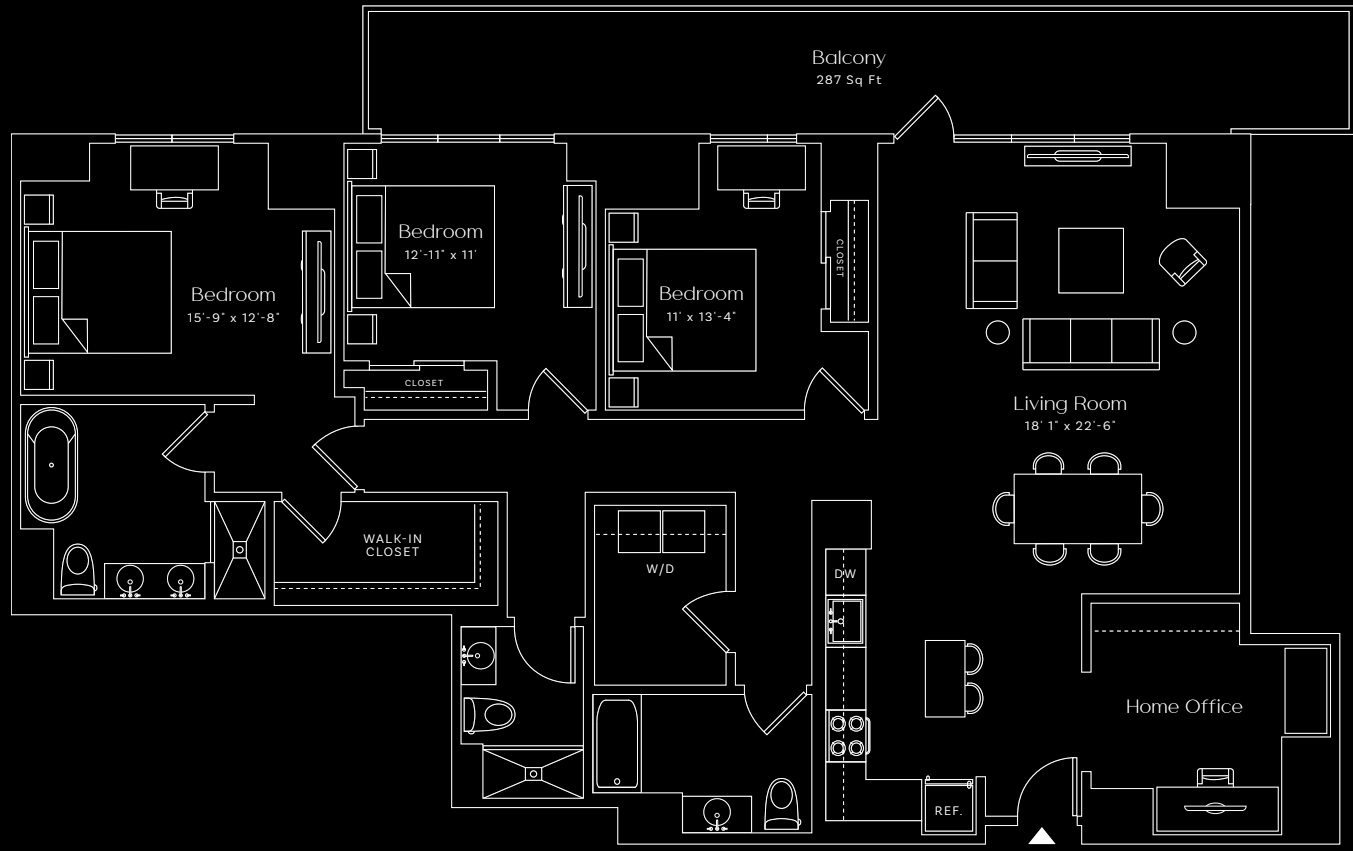
**PH05**

2 Bedroom | 2 Bathroom  
1,580 Sq Ft + 206 Sq Ft Balcony

FLOORS 33 - 34



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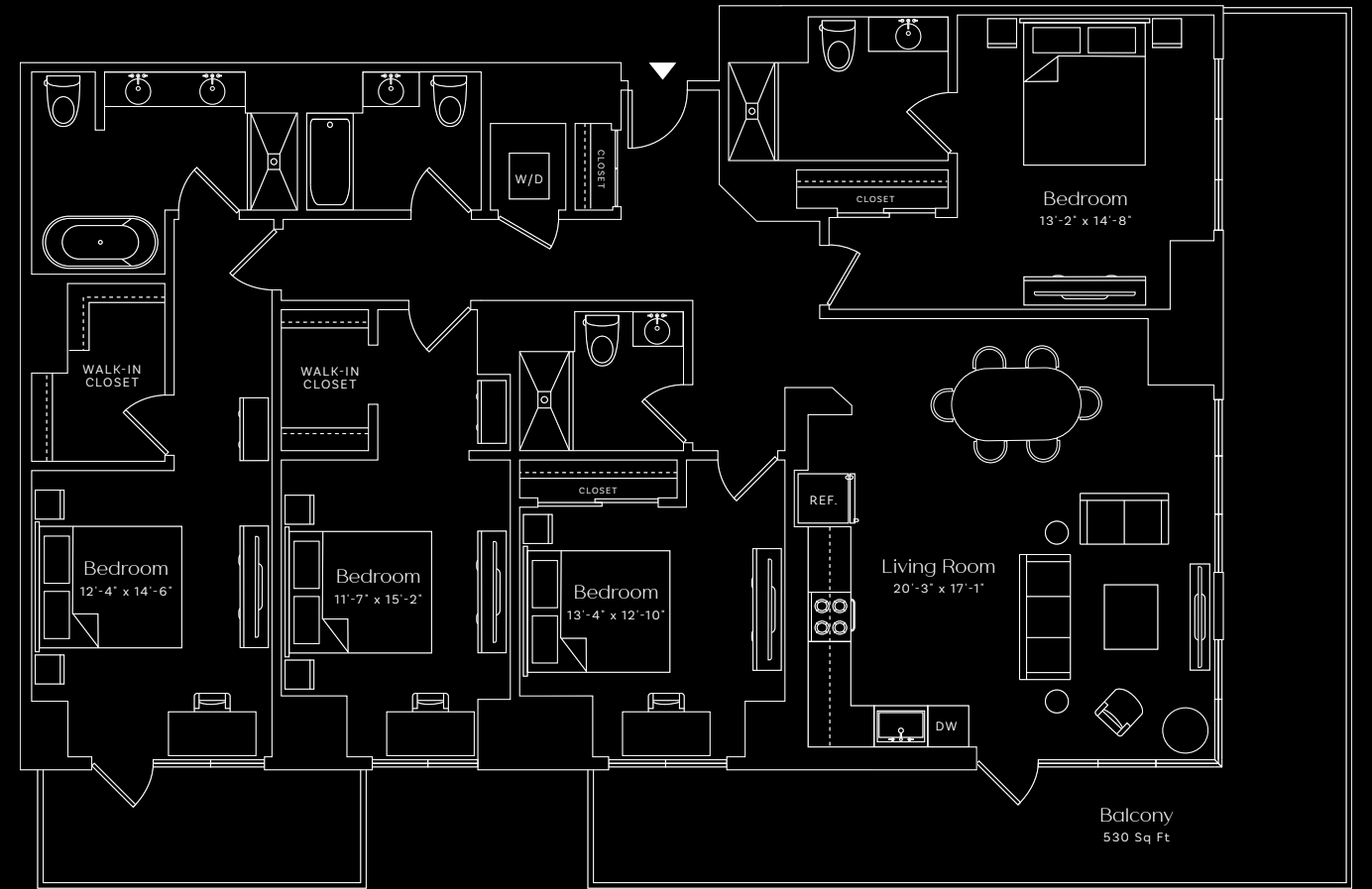
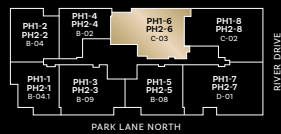


PLAN TYPE

PH06

3 Bedroom | 3 Bathroom  
1,930 Sq Ft + 287 Sq Ft Balcony

FLOORS 33 - 34

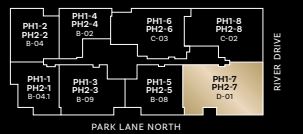


PLAN TYPE

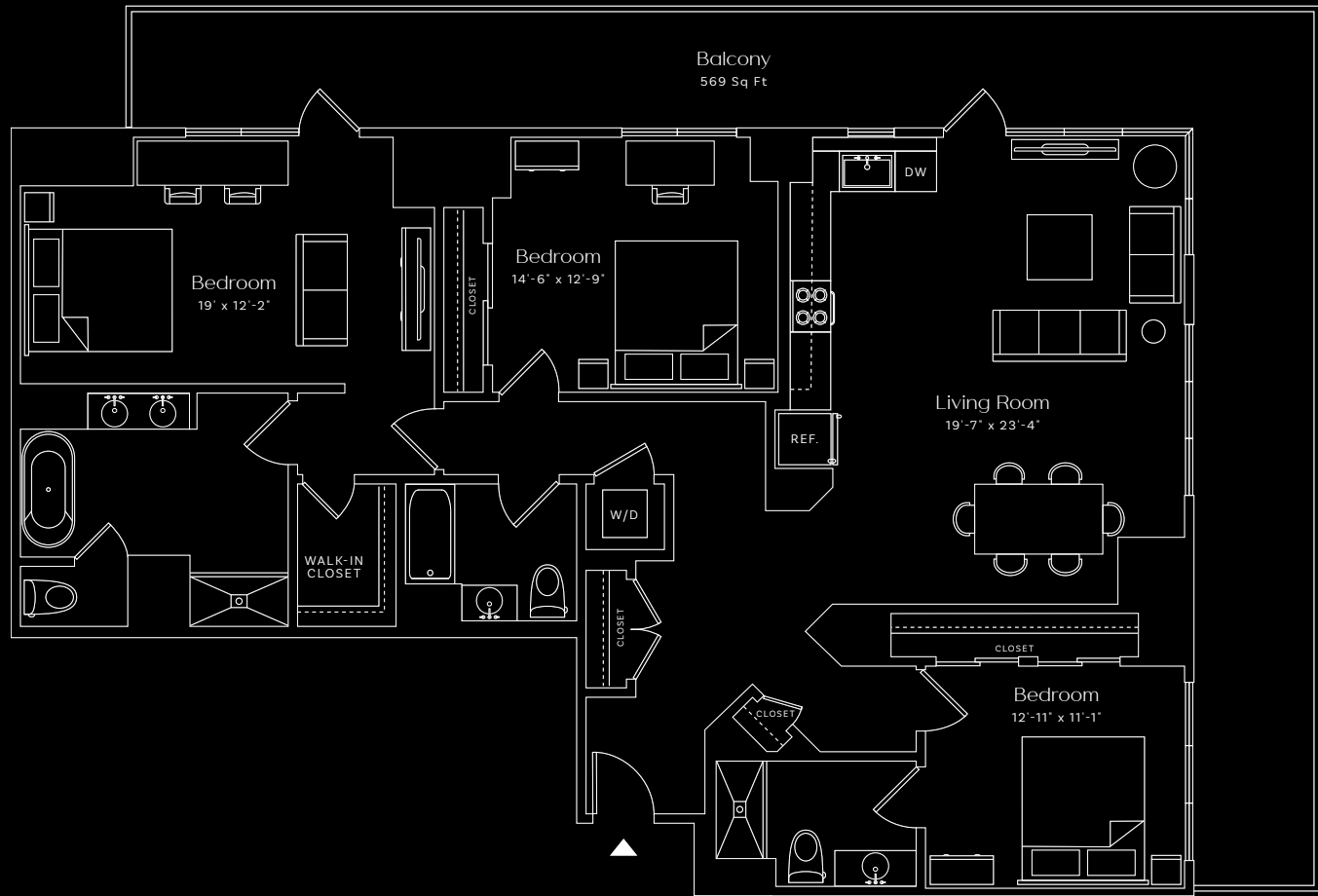
PH07

4 Bedroom | 4 Bathroom  
2,171 Sq Ft + 530 Sq Ft Balcony

FLOORS 33 - 34



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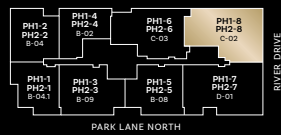


PLAN TYPE

# PH08

3 Bedroom | 3 Bathroom  
 1,831 Sq Ft + 569 Sq Ft Balcony

FLOORS 33 - 34



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# LIVING IN NEWPORT







## Quintessential Waterfront Community & Culture

The Bisby is ideally situated in the heart of Newport, Jersey City, offering unparalleled and easy access to transportation, shopping, fine dining, green space, and year-round entertainment. The convenience of everything connected, right at your doorstep.





## Connect, Relax, and Recharge

Bisby is located right on Newport Green, a four-acre exquisitely landscaped park that boasts a one-of-a-kind urban beach.

Beyond the beach, a vibrant tapestry of amenities awaits featuring multiple playgrounds, a playport with water features, a seasonal carousel, and much more. As the sun sets, the park transforms into a hub of community activity, with residents gathering for outdoor movie screenings under the stars, live concerts, and beach festivals. Enjoy the fresh air, lush greenery, and boundless opportunities to unwind and connect with others.





## Something New to Explore

Newport is an ever-evolving waterfront destination with new shops, restaurants, events, and attractions you won't find anywhere else. There's something for everyone around every corner. From the Newport Centre Mall, a shopping destination featuring your favorite brands and exclusive boutiques, to the many stores and services at Newport River Market - there are always new local flavors to discover.



## Scenic Riverside Escapes

Beyond its breathtaking views, the 1.2 mile Waterfront Walkway is perfect for biking, jogging, or walking along the Hudson River. If you want to slow things down, take a break and relax at the urban beach at Newport Green, or experience Water's Soul, the iconic monumental sculpture, designed specifically for the Newport Pier.



## Seasonal and Cultural Events – All Year Round

Newport offers a vibrant tapestry of seasonal and cultural experiences. Throughout the year, Newport Green's calendar of resident events includes enchanting Shakespeare performances, the joyful spectacle of the annual Christmas tree lighting ceremony, a pop-up winter ice skating rink, and more. As summer arrives, revel in the enchantment of the carousel opening, an annual tradition that brings families and friends together in a whirl of excitement. Delight in musical performances that resonate with the soul, indulge in the flavors of festivals celebrating community and culture, and embrace the endless array of events that enrich every moment spent in this dynamic waterfront community.



## A Community Where Creativity Flourishes

Jersey City's art scene is an inspiring collection of local artists where the excitement of creativity is alive, supported, and thriving. Newport's latest public installation, the monumental *Water's Soul*, was created by the world-renowned artist, Jaume Plensa, specifically for Newport. Looking across the Hudson River, *Water's Soul* acknowledges the surrounding waterfronts and provides a powerful art experience for residents and visitors of Newport.

Bisby recognizes and continues to support the local art community by commissioning exclusive works to be showcased in select amenities spaces, as well as a permanent kinetic art installation.





# Connected to Everywhere

Experience the unparalleled convenience of Newport, offering a one-stop commute to Wall Street, Midtown Manhattan, and beyond. Living in Newport means your commute is swift and efficient with an on-site PATH subway station, proximity to the Hoboken Terminal, and easy access to light rail, ferry services, and NJ Transit buses.



# B I S B Y

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JC Rental Agency LLC.  
Licensed Real Estate Broker

