

OTTO

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OTTO at Old River Road



# Prosperity Defined

**Edgewater's premier option for spacious, balanced living  
in New Jersey's most dynamic neighborhood.**



OTTO from north-east perspective (Artist's Rendering)



South-east facade view from OTTO (Artist's Rendering)

Situated at 143 Old River Road, OTTO is a boutique collection of 58 units offering studio to three-bedroom condominiums. OTTO features a harmonious indoor&outdoor living space and a versatile den option in most units to accommodate any lifestyle. Located in the most dynamic and popular neighborhood in New Jersey, OTTO is centrally located to nearby shops, restaurants and situated just across the street from the Hudson River waterfront, Public walkway and a mere 25-minute drive to midtown Manhattan.

## RESIDENCE

Each residence at OTTO is designed to enhance the feeling of space and freedom and encourage a harmonious balance at home. All residence include a spacious living and private outdoor space(s), plentiful storage and abundance of natural light from the oversized window walls.



Bedroom (Artist's rendering)



Artist's rendering

### Living & Dining Space

The radiant, light-filled living & dining space is defined by oversized window walls, high ceilings and extraordinary generous indoor/outdoor living space. The open concept floor plan offers for a harmonious flow from the kitchen, living, dining and outdoor space.



Artist's rendering

### Kitchen

Chef-caliber kitchen features a suite of premium Bosch appliances, externally vented range hood from Broan, and in-unit Whirlpool washer and dryer. Quartz backsplash and countertop complement the sleek and contemporary kitchen.



Artist's rendering

### Den

A versatile Den option is offered in most floor plans at OTTO. This space can be easily converted into a space that meets your current lifestyle needs.





Artist's rendering

### Master Bathroom

Luxurious spa-like master bathrooms features both shower and bath spaces in most residences. Marble-patterned tiles pair with artistic mosaic tiles in spacious showering space, brings together the relaxing yet elegant space. All bathrooms offers one-piece custom vanity top and oversized mirrored medicine cabinets, and stainless fixtures from Kohler.

# AMENITIES

Elevate the everyday with a wide range of carefully curated amenities. Otto at 143 Old River Road offers residents an impressive array of bespoke amenities featuring adaptable areas for working or relaxing and exceptional outdoor spaces.



North corner of rooftop (Artist's rendering)



Artist's rendering

### Lobby

Attended Lobby with two level of entrance, creating a welcoming entrance for both residents and visitors. The interior design of grandiose lower lobby was inspired by the art of Piet Mondrian, one of the greatest artists of the 20th century.



Resident Lounge (Artist's Rendering)



Artist's rendering



Artist's rendering

**Left: Children's Play Room**

The children's play room is a safe and enriched learning playing space for our younger residences by offering kid-size furniture, foam tiles and educational/sensory toys.

**Right: Library**

A multipurpose library designed for both entertaining and conference. It also offers a private space for personal or business meetings.



South corner of rooftop (Artist's Rendering)

# NEIGHBORHOOD

Live in New Jersey's most dynamic and vibrant neighborhood. Edgewater is often rated one of the top neighborhoods in New Jersey thanks to its schools, top-rated medical facilities and abundant options for shopping and waterfront dining.









OTTO from south-west perspective (Artist's Rendering)

TEAM

**MB EDGEWATER LLC**  
Developer

**MARCHETTO HIGGINS STIEVE**  
Architect

**INTEGRA MANAGEMENT CORP**  
Management

**PURSUIT**  
Branding

**SORDONI CONSTRUCTION**  
Construction

**MCGINLEY DESIGN**  
Interior Design

**PROMINENT PROPERTIES SOTHEBY'S  
INTERNATIONAL REALTY**  
Sales and Marketing

## FEATURES

### Residence

- Each unit has at least one private outdoor space
- Versatile den and walk-in closet options in most floor plans
- Oversized window walls
- Air conditioning system from Daikin for both heating and cooling. Features quiet operation and multi-zone system
- 6 inch NüWüd floor (Designed to be the most durable flooring)
- Custom quartz backsplash and countertop
- Premium appliance package including
  - Bosch energy-efficient double-door refrigerator
  - Bosch stainless steel gas range with 5 to 6 burners
  - Bosch 24" Bar handle dishwasher
  - Sharp microwave drawer (Offered in One to Three-bedrooms)
  - Broan externally vented range hood
  - Whirlpool washer and dryer
- Spa-like bathrooms
  - Most master bathrooms include both shower and bath option
  - Secondary bathroom features three way shower system
  - Stainless plumbing fixtures from Kohler
  - Custom-made one-piece solid surface vanity top

### Amenity

- Attended Lobby with two level of entrance
- Fitness center furnished with state-of-art cardio and weight training equipment. Additional space available to accommodate personal training and yoga
- Resident lounge with double ceiling height features outdoor deck, dining space, bar section, entertaining space, a kitchenette and private card room. Flex space for gathering or communal work space
- Children's room equipped with custom furniture and protective foam tiles
- Multi-purpose billiard room designed for both entertaining and conferences
- Bike storage
- Roof deck with grill stations, outdoor dining area, cabanas and outdoor showering. It connects to the indoor sky lounge with a minibar
- Designated parking space(s) for each unit
- Electric car charging stations

### SALES OFFICE

143 Old River Road, Edgewater, NJ 07020  
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