

*One&Only*  
PRIVATE HOMES

THE HUDSON VALLEY, *NEW YORK*

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*A private haven, connected to it all.*

Just 90 minutes from New York City, the Hudson Valley is a sanctuary of wooded hills, riverside trails, and timeless charm. A serene escape where life moves in rhythm with nature and every moment invites connection and wonder.

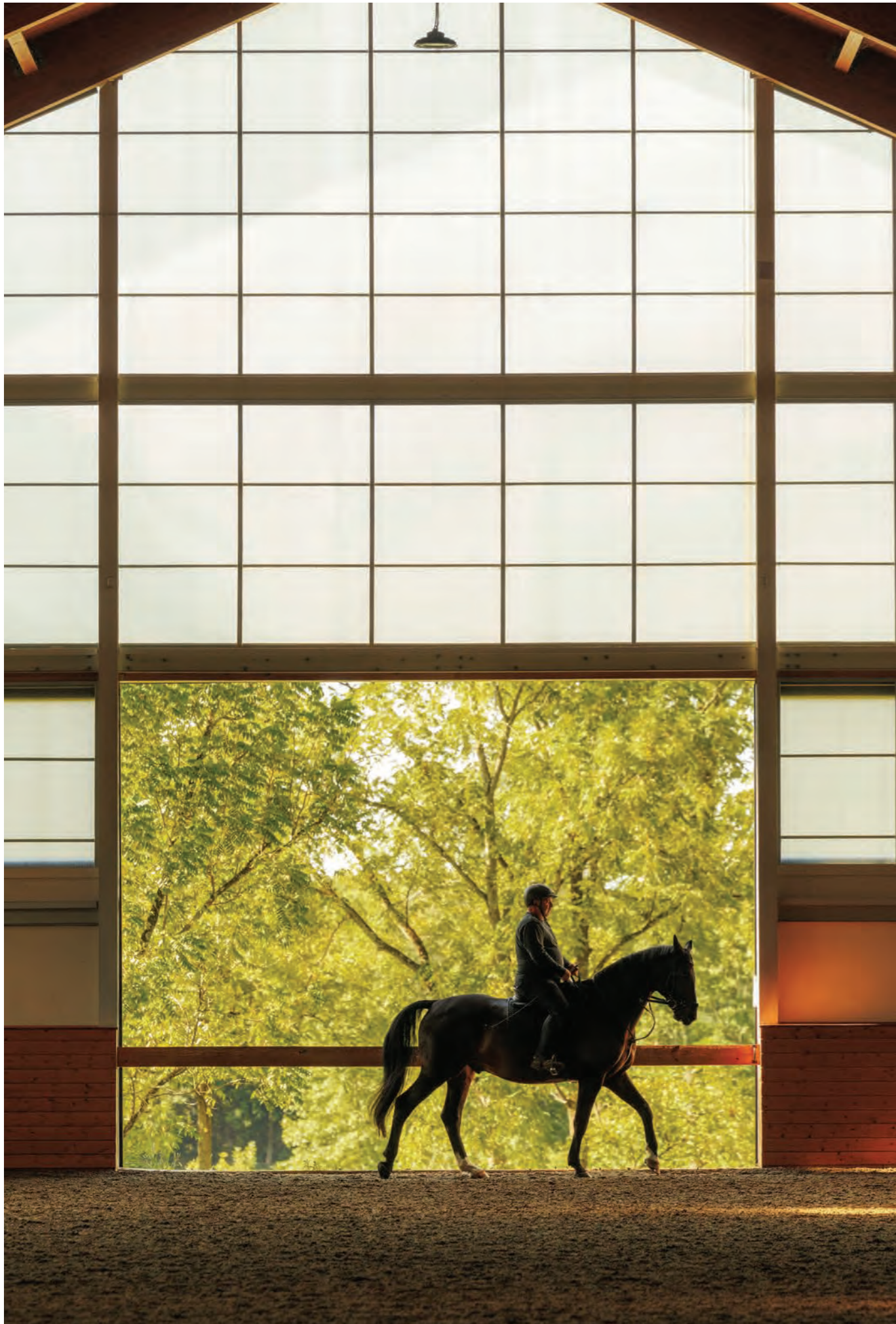
Restorative nature, elevated gastronomy, and purposeful wellbeing come together in the heart of the Hudson Valley. Adjacent to the Culinary Institute of America, the art of dining comes alive through hands-on masterclasses and world-class cuisine.

At its heart, the first Longevity Hub by Clinique La Prairie in the United States embodies a longevity-first philosophy, where science-led care, nutrition-driven cuisine, and nature immersion create lasting experiences of restoration and energy.

Beside the world-renowned Culinary Institute of America, a rare culinary dialogue begins. Residents and guests step beyond the dining room into masterclasses, private workshops, and tastings guided by leading talent. Each course tells the story of the valley and the season that inspired it.

One&Only Private Homes in the Hudson Valley introduce a new expression of private living, where architecture, nature, and tranquility exist in perfect balance. This limited collection of 54 carefully crafted villas, ranging from two to five bedrooms, embraces the surrounding landscape and complete privacy.

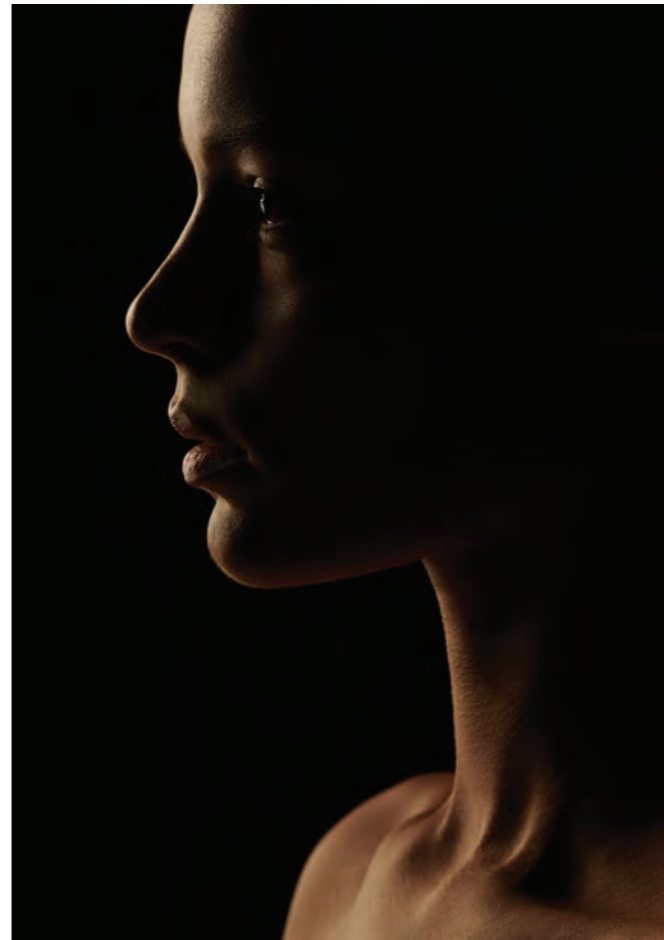
This is Hudson Valley living, reimagined through the lens of One&Only.



WHERE NATURE

MEETS

EXTRAORDINARY LIVING



## A SANCTUARY FOR THE SENSES

*Authentic connection to place*

Surrounded by the natural beauty of the valley, this destination brings together the art of wellbeing, the culture of cuisine, and the rhythm of nature. In partnership with the Longevity Hub by Clinique La Prairie and the Culinary Institute of America, the experience celebrates craftsmanship, discovery, and a deep connection to place.

A like-minded community gathers through private events and seasonal celebrations, where connection feels natural and privacy is always respected. From breathtaking fall foliage to quiet winter evenings and vibrant summer gatherings, the year unfolds with its own rhythm and ritual.

Your private home rooted in belonging.





A HOME OF YOUR OWN,  
LIKE NO OTHER

*Where the valley becomes yours*

Imagine waking to a golden sunrise over the valley, in a home crafted to honor the natural beauty of the Hudson Valley. One&Only Private Homes blend world-class resort amenities with the essence of the region, where modern luxury and revitalizing nature exist as one.

Enjoy the signature warmth and intuitive service of One&Only hospitality, extended into every aspect of your private home. From your personal concierge to daily care, your needs are met before you ever have to ask.

An extraordinary destination to call home.

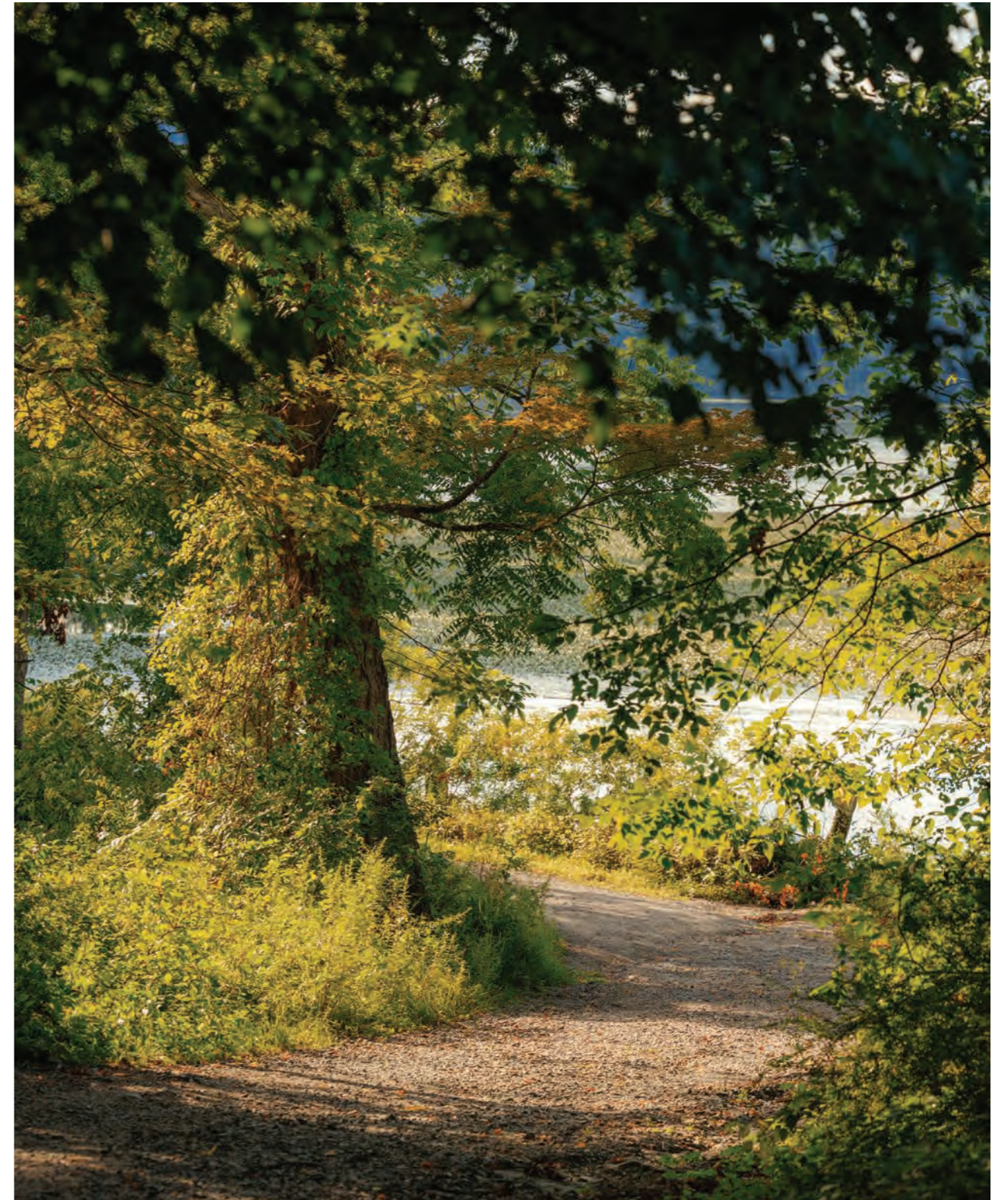


## SIGNATURE HUDSON VALLEY EXPERIENCES

*Shaped by the seasons*

Mornings begin beneath a canopy of trees, the river glinting just beyond. The air is crisp. The pace is yours.

From the Experience Center within the Hearth, each day takes shape with quiet ease. E-bikes await for scenic rides across the estate. Tennis and padel courts call for spirited play. Every detail is considered so you can simply step out and begin.



An extensive trail network threads through the property and links directly to the CIA campus, the FDR historic estate and national-park trail system, and northward to the Vanderbilt Estate, Norrie State Park, and the marina. Whether on foot, on water, or on two wheels, the outdoors become a natural extension of home.





## A REGION OF TIMELESS BEAUTY

### *Discover the Valley*

In the heart of New York State, the Hudson Valley is a landscape shaped by river and ridge, orchard and vineyard. Here, historic towns meet thriving culture, and the year paints a new canvas with every turn. Just 90 minutes north of Manhattan, discover a retreat into nature and a gateway to world-class institutions.

From the galleries of Hudson to the farm-to-table restaurants of Rhinebeck, the region has long inspired artists, chefs, and makers. The Culinary Institute of America, a global leader in gastronomy, anchors this culinary heritage, ensuring the Hudson Valley remains one of the world's great dining destinations.



NATURALLY SECLUDED.  
PERFECTLY CONNECTED.

*Surrounded by natural beauty, yet perfectly connected.*

Just 90 minutes from New York City by train or car, the Hudson Valley is also served by Hudson Valley Regional Airport just 20 minutes away, with Stewart International and Westchester County airports offering seamless regional and private aviation access across the Northeast.

**BY AIR**

Hudson Valley Regional Airport, 20 minutes  
Stewart International Airport  
Westchester County Airport

**BY CAR**

New York City, 90 minutes

**BY TRAIN**

Amtrak and Metro-North services to the Hudson Valley



## THINGS TO DO IN THE HUDSON VALLEY

### *A year-round destination*

A year-round destination for those who seek harmony, permanence, and authentic connection to place, where the seasons define the experience. Spring awakens in bloom. Summer lingers long into golden evenings. Autumn sets the valley ablaze in color. Winter settles in with a hush that feels deeply restorative.

Historic river towns line the valley with galleries, bookstores, antiques, and architecture that speak to centuries of heritage. From vibrant Kingston to storybook Rhinebeck and artistic Hudson, each town carries a distinct character, blending history with contemporary life.

Here, the landscape is lived, all year round.





## GASTRONOMY BY THE CULINARY INSTITUTE OF AMERICA

*Cuisine, rooted in the valley*

Culinary life at the resort is guided by the mastery of the Culinary Institute of America. Hearth serves as the all-day restaurant and lobby bar, while The Under-Study brings a relaxed, sociable rhythm to casual dining.

CIA chefs lead food-enthusiast kitchens, workshops, and guided tastings that celebrate seasonal ingredients and the valley's producers, creating a gastronomic journey from morning to late evening. From the open kitchen to the private table, the flavor of the Hudson Valley is present in every detail.



## LONGEVITY HUB BY CLINIQUE LA PRAIRIE

*A pioneering approach to wellbeing*

At the heart of the resort, the Longevity Hub by Clinique La Prairie introduces its pioneering approach to longevity, uniting advanced medical science with holistic wellbeing. Guided by decades of research, the experience integrates diagnostics, personalized therapies, and daily rituals that nurture restoration from within.

For over 90 years, Clinique La Prairie has pioneered integrative health, combining advanced medical expertise, bespoke wellness experiences, and regenerative therapies that enhance energy and extend quality of life. Surrounded by forest and light, the facility offers an atmosphere crafted for balance, clarity, and lasting wellbeing.





## THE ART OF OWNERSHIP

*Living the One&Only way*

Every private home is nestled within the estate with complete privacy, oriented to embrace the valley's changing light and the rhythm of the seasons. Generous terraces open to the surrounding woodland, where the boundary between home and landscape dissolves with ease.

Considered proportions, handcrafted finishes, and an unwavering attention to detail define every home. Architecture and environment exist in quiet harmony, creating residences that feel grounded and effortlessly sophisticated.

Adjacent to the Culinary Institute of America, daily life is enriched by world-class gastronomy. Hearth, the resort's all-day restaurant, and The Under-Study, a relaxed lounge for casual dining, bring exceptional cuisine steps from your door.

At the heart of the resort, the first Longevity Hub by Clinique La Prairie in the United States offers a science-led approach to wellbeing. Personalized diagnostics, regenerative therapies, and restorative rituals are woven into the fabric of life here.

The resort's amenities become an extension of daily life. The Racket Center, an extensive trail network, the Experience Center, NEO Boutique, Event Barn, and KidsOnly Club at Winnakee Preserve offer something for every member of the family, every day of the year.

A dedicated One Contact ensures every detail is attended to before you arrive. From home management and pre-stocking to concierge and daily care, One&Only hospitality is present in every aspect of ownership.



## THE COLLECTION

*A private address in the Hudson Valley*

Thoughtfully placed within one of America's most celebrated landscapes, each residence follows the natural contours of the estate. From intimate two-bedroom retreats to expansive five-bedroom homes, the collection of 54 villas is designed for year-round living, where the Hudson Valley becomes a private address like no other.









## YOUR EXCLUSIVE PRIVILEGES

### *Owner benefits*

Owning a One&Only Private Home in the Hudson Valley opens the door to a global network of privileges. From personalized service at home to recognition at One&Only and Kerzner International destinations worldwide, every aspect of ownership is crafted to enrich your life.

#### ONE CONTACT

At the heart of your experience is your dedicated One Contact, who coordinates every detail of your life at One&Only. A familiar face who knows you and how you like things to be, from home management and daily requests to pre-ordered groceries, a pre-heated pool, and unpacking on arrival.

#### WORLDWIDE RECOGNITION

Homeowners and their immediate family members enjoy savings of 30% at One&Only and Kerzner International resorts across the globe on stays, dining, spa, retail, and recreation (exclusions apply).

#### FAMILY & FRIENDS

Feeling at home means having loved ones around you. We welcome your friends and family like extended members of your own circle. Homeowner privileges extend to up to eight named guests.

#### WIDER CIRCLE

Friends and family are welcome to stay within the home, provided that their stay has been authorized by the homeowner, and that a list of their names is given to the One&Only Private Homes services team in advance.

#### PRIVATE HOMES RENTAL PROGRAM

Join the One&Only Private Homes Rental Program for the opportunity to earn revenue from your home while you are away.

#### HOMEOWNER EXCHANGE PROGRAM

The Homeowner Exchange Program offers participating homeowners the opportunity to enjoy stays in fellow One&Only Private Homes across selected resorts worldwide, from Montenegro and Mauritius to Mexico, Montana, and beyond. Every stay is curated to reflect the same refinement, privacy, and personalized service you experience in your own residence.

*All benefits and savings are based on seasonality, availability, and prior reservation, and are subject to final negotiations with third parties.*









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