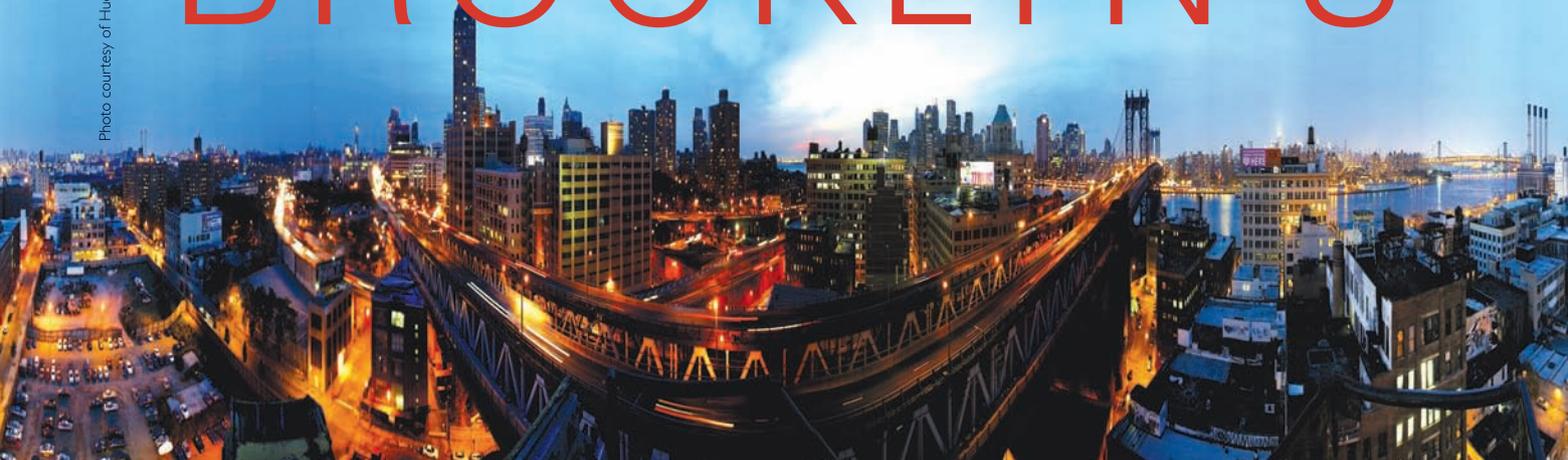


# BROOKLYN'S



Bottom row, left to right: The pool at the Oceana, a bedroom at the McCarren, The Beacon Tower Garden, The Nexus Penthouse, and the Lobby at 50 Bayard.

## Newest Developments

by Steve Cutler

As with Manhattan over the last ten years, the map of Brooklyn is being redrawn; the boundaries of settled areas are expanding and blurring, making luxury development viable in every part of Brooklyn.

A townhouse. A century-old Victorian with a backyard and porch. A brand new luxury condo. A loft with sweeping views of the Manhattan skyline. Those who have given up hope of affording such things in Manhattan, where the average apartment is pushing \$1 million, are finding a new life with limitless possibilities in Brooklyn.

And they are creating a new Brooklyn, turning the borough into an exciting, vibrant, growing place with boundless momentum. No longer an alternative to Manhattan, Brooklyn is the place to be, from visionary, neighborhood-building developers to world-class architects like Frank Gehry and Richard Meier.

### It's All Good

"Park Slope, Fort Greene, Brooklyn Heights, Boerum Hill, and Carroll Gardens have always been strong neighborhoods," says Hal Lehrman, principal of Brooklyn Properties, "But now development is filling in the areas between. It will be seamless."

One factor reshaping Brooklyn is rezoning by governmental agencies. "The rezoning of 4th Avenue all the way

down to the 15th Street Atlantic Terminal area is going to seal up the border between Park Slope and Cobble Hill and Carroll Gardens," says Lehrman.

The recent rezoning of the Williamsburg/Greenpoint waterfront could one day make that coastline resemble Miami Beach's condo-lined Collins Avenue, but with staggering views of the Manhattan skyline across the East River. Important developers have been buying up land along the river with plans for high-rises.

There are grand plans for the neglected Downtown Brooklyn area waterfront as well. In July, state officials approved a draft of a plan for an 85-acre shoreline park stretching from the Manhattan Bridge to Cobble Hill, including canals, boardwalks, floating bridges, and 12 acres of paddling waters for kayaking and rowboating. The plan would include a 224-room hotel, restaurants and cafes and five residential buildings, including a 30-story tower.

### Rising Values

The prices of homes in some areas of Brooklyn have risen dramatically. John Reinhardt, president and CEO of Fillmore Real Estate, a brokerage with 20 offices throughout the borough, says, "In the past five to seven years, just when you think a property is too high, it dou-

198-210 16th Street



Court Street Lofts



The lobby at the Court Street Lofts

Greenhouse Condos



The Terraces at Court Street



14 Townhouses



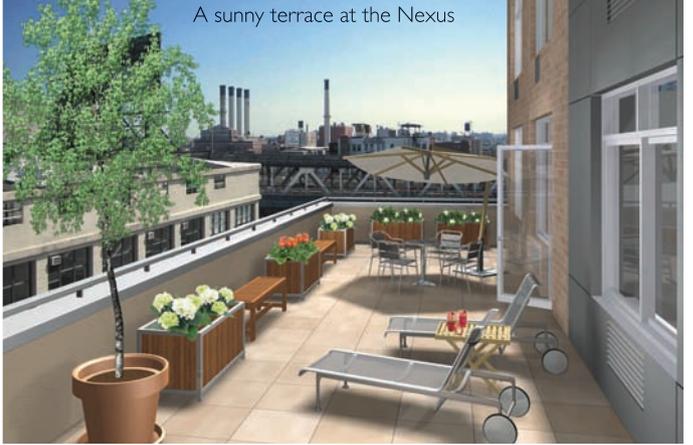
Beacon Tower



The Nexus



A sunny terrace at the Nexus



A sleek living room at Beacon Tower



55 Berry



bles. Or triples. I was buying a brownstone eight years ago on Bedford Avenue in Williamsburg for around \$400,000. I missed out, but I watched the block. A couple of years ago it went to \$600,000, then \$800,000, then \$1 million, then \$1.2 million. First you think \$400,000 is high, and now when it's \$1.2 million, \$800,000 sounds pretty good." "In DUMBO," reports Karen Heyman, managing partner at Century 21 William B May, "one apartment I sold for \$380,000 in 1999 is now selling for \$1.5 million."

Reinhardt recommends cautious buyers look in the more established areas, as they are more likely to remain stable in a market downturn. But to those willing to "take a little more risk for a little more reward," he advises, "go to Williamsburg. Prices are high but they'll get higher. And for those who are already priced out of Williamsburg, go to East Williamsburg or Bushwick."

## Park Slope

### 198-210 16th Street

Just off the hot Fifth Avenue restaurant row, the new Park Slope condominium offers 32 luxury one-, two-, and three-bedroom apartments, including duplexes on the upper and lower floors, with interiors designed by Andrés Escobar. The modern, open-plan units will have exotic hardwood floors, European finishes, finely crafted kitchen cabinets and five-piece baths with double sinks and floor-to-ceiling glass showers. The five-story building will offer a full gym, parking and storage facilities.

[www.ahrty.com](http://www.ahrty.com)

### On the Mark, 81 St. Marks Place

Designed to blend in with its brownstone neighbors, the building has just four units: a lower 1,585-square-foot duplex with private backyard, master bedroom suite, and recreation room; and three 1,177-square-foot two-bedroom apartments with private balconies. Units have large windows and sliding glass doors, central air-conditioning, hardwood floors, and designer kitchens with granite countertops, Mission-style solid maple cabinets, and stainless-steel appliances. Units range from \$730,800 to \$898,800.

[www.onthemarkcondos.net](http://www.onthemarkcondos.net)

## Carroll Gardens

### Court Street Lofts, 505 Court Street

A conversion of a 10-story, century-old manufacturing plant, the building brings a rare commodity to an otherwise residential area: the luxury condominium loft. Features include: oversize windows, 12-foot ceilings, private gardens, wood-and-stainless-steel 24-hour attended lobby, and Manhattan skyline and New York harbor views from the upper floors. 124 one-, two-, and three-bedroom loft-style apartments are priced from \$470,000 to over \$1 million.

[www.courtstreetlofts.com](http://www.courtstreetlofts.com)

### The Terraces at Court Street

A new construction concrete-and-cast-iron building with a tan-brick facade, The Terraces offers 25 condominium apart-

ments with ceiling heights up to 20 feet, oversize anodized aluminum windows, balconies, full-time doorman, and roof deck with Manhattan skyline views and Frank Gehry-designed furnishings. Kitchens have honed marble countertops, stainless-steel appliances, Wolf ranges, solid maple cabinetry, and floating center islands. Baths include Philippe Starck fixtures, Duravit sinks, granite vanity counters, and cast-iron tubs. Some units offer terraces. Apartments range from \$563,000 for a 1,100-square-foot one-bedroom with private recreational space to \$997,000 for a 1,356-square-foot penthouse with balcony, terrace, and attic.

[www.529court.com](http://www.529court.com)

### L3 Condominiums, 191–193 Luquer Street

Cutting-edge architecture comes to Carroll Gardens. The condominium consists of a restored brownstone sandwiched between two all-glass new-construction buildings. Each segment contains four luxury apartments.

[www.thedevelopersgroup.com](http://www.thedevelopersgroup.com)

### The Smith, 75 Smith Street

At the intersection of Boerum Hill, Cobble Hill, and Carroll Gardens (which some are calling BoCoCa), the new 13-story Smith will offer 50 one-, two-, and three-bedroom condominium apartments, ranging from 750 to 1,400 square feet with contemporary styling by interior designer Nick Dine. The units will have 10-foot ceilings and oversize windows providing panoramic views. The building has indoor parking and concierge service. Occupancy is scheduled for late 2006.

[www.75smith.com](http://www.75smith.com)

## Boerum Hill

### 14 Townhouses, 267–287 State Street

Newly constructed across from a row of restored landmark townhouses, the 4,000-square-foot single-family homes include a double-height entertaining space, five bedrooms, and four full bathrooms. Nine-foot south-facing windows, a 20-foot north-facing glass wall, and an eight-foot-wide skylight fill the homes with light. The townhomes have a 40-foot-deep private backyard and rooftop terrace, red oak wood plank flooring, wood-burning fireplace, Bulthaup kitchens with stone counters, Bosch stainless-steel appliances, and white marble and teakwood baths. Priced from \$2.55 to \$2.65 million.

[www.14townhouses.com](http://www.14townhouses.com)

## Fort Greene

### Greenhouse Condos, 381–383 Carlton Avenue

Located just outside the Greene Historic District, the nine-story building offers 27 luxury one-, two-, and three-bedroom condominium apartments, including three penthouse units, above a two-story parking facility at the base. The building has a rooftop terrace, garden, and recreation center. Apartments feature cherry wood kitchen cabinets and stainless-steel appliances. Units range from \$582,000 for a one-bedroom to \$936,000 for a three-bedroom.

[www.greenhousecondos.com](http://www.greenhousecondos.com)

## DUMBO

### 70 Washington Street

Two Trees, the developer that almost single-handedly put DUMBO on the map with the conversion of the Clock Tower and Sweeney buildings, is now opening its latest and biggest luxury condominium, a conversion of a 1910 manufacturing plant. The building sold a third of its 259 units in the first week of sales last May. The loft apartments feature high ceilings, new windows, bamboo flooring, wine coolers, Dornbracht fixtures, and kitchens with Sub-Zero, Viking, and Thermador appliances. Master bathrooms include glass tile, Jacuzzi tubs, and separate showers. The building offers city and river views and has a fitness center and roof deck. Rooftop cabanas are available for sale for 22 residents. Starting at \$615,000, the units range from a 692-square-foot one-bedroom to a 3,441-square-foot two-bedroom with recreation room, two full/two half baths, and private patio.

[www.dumbo-newyork.com](http://www.dumbo-newyork.com)

### Beacon Tower, 85 Adams Street

At 23 stories, Beacon Tower will dwarf everything developed in vibrant DUMBO so far. The building, which has only just broken ground, has already sold 50 percent of its apartments. Beacon Tower includes a fitness center overlooking a landscaped courtyard, rooftop garden, on-site parking with valet, and full-time lobby staff. Boasting feng shui-inspired layouts, the apartments have oversize soundproof windows, 10-foot-plus ceilings, kitchens with oak cabinets and stone countertops, bathrooms with stone flooring and Zuma bathtubs, and washer/dryers. The 79 one-, two-, and three-bedroom units range from \$530,000 to \$2.4 million for the penthouse.

[www.85adams.com](http://www.85adams.com)

### The Nexus, 84 Front Street

While “just” half the height of Beacon Tower, this new luxury condominium is a standout for its sleek metal and brick façade and glass-front lobby. The 12-story building will offer 56 one-, two-, and three-bedroom apartments from 600 square feet to 2,000 square feet, ranging from \$795,000 to \$2.4 million. The building will feature on-site parking, private terraces, a fitness center, landscaped courtyard, and doorman.

[www.thedevelopersgroup.com](http://www.thedevelopersgroup.com)

### J Condominium, 100 Jay Street

By far the tallest building in DUMBO, the 33-story J Condominium will change the Brooklyn skyline. The curvilinear building will contain 267 studio to three-bedrooms apartments with ground-floor retail space and a parking garage. Amenities include a 24-hour attended lobby, 2,000-square-foot fitness center, children’s playroom, media room, and sun terrace with spectacular views. The apartments feature triple-glaze floor-to-ceiling windows, walk-in closets, stone master baths with soaking tub and separate shower, granite kitchen countertops, designer wood cabinets, and stainless-steel appliances.

[www.hudsoninc.com](http://www.hudsoninc.com)

## Williamsburg/Greenpoint

### 55 Berry Street

One of the largest projects to date in North Williamsburg, 55 Berry Street is a conversion of a 1910 brick-and-concrete former manufacturing building into 35 luxury loft condominiums. The six-story building features a common garden on the second floor and loft apartments with 12-foot ceilings, concrete columns, and oversize windows. The interior finishes, designed by Andrés Escobar, include wide-plank maple flooring, open kitchens with cherry cabinetry and stainless-steel appliances by Sub-Zero, Bosch, and GE Profile. Prices range from \$785,000 for a 1,242-square-foot loft to \$1.38 million for a 1,357-square-foot penthouse with large rooftop terrace.

[www.elliman.com](http://www.elliman.com)

### The McCarren, 49–63 Engert Avenue

Several new projects are under construction around McCarren Park in Williamsburg. The McCarren is offering 24 luxury condominiums, from \$649,000 for a 1,658-square-foot two-bedroom to \$995,000 for a 1,642 three-bedroom with terrace and balcony. Comprised of eight identical four-story buildings, the project is set for occupancy in this fall. The units offer high ceilings; oak hardwood floors; central heat and air-conditioning; Bosch, Jenn-Air, and Thermador appliances; natural stone countertops; Wenge cabinetry and Italian porcelain-tile bathrooms.

[www.thedevelopersgroup.com](http://www.thedevelopersgroup.com)

### The Aurora, 30 Bayard Street

Scheduled to open this fall, the 12-story, 51-unit McCarren Park condominium will contain several setback terraces with Manhattan skyline views and expansive windows that let in light and park views. Amenities include a doorman, parking, rooftop terrace, and washer/dryer in each unit. Kitchens have Sub-Zero, Jenn-Air, and Wolf appliances. Bathrooms have Kohler fixtures and Zuma tubs. Fifty-one one-, two-, and three-bedroom units are offered.

[www.thedevelopersgroup.com](http://www.thedevelopersgroup.com)

### The Ikon, 50 Bayard Street

Neighboring the Aurora along McCarren Park, the Ikon is a conversion of a warehouse with four glass-enclosed floors added at the top, offering 58 luxury condominium apartments. Styled with elements of wood, tile, and glass, the units have high ceilings, floor-to-ceiling windows; kitchens with Wenge and frosted-glass cabinetry and stainless-steel appliances; modern design bathrooms with porcelain tiles, Zuma whirlpool tubs, and vessel sinks; and washer/dryers. Some units have private outdoor spaces. Amenities include a doorman and private parking.

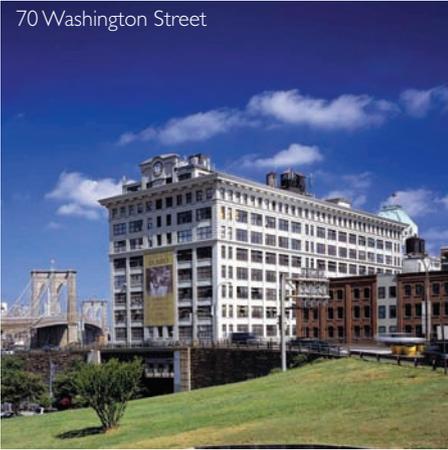
[www.thedevelopersgroup.com](http://www.thedevelopersgroup.com)

### Lux226, 226 Richardson Street

An ultraluxury boutique condominium, the Lux226 offers just 10 units, each with a private garden. The elevator opens directly into each unit. The building has an all-glass façade and common garden, and the fifth-floor units have private roof terraces.

[www.thedevelopersgroup.com](http://www.thedevelopersgroup.com)

70 Washington Street



The Ikon



The Neo



The Glass House



Withers Place

Lux226



J Condominium



The McCarren



510 Driggs Avenue

Rendering courtesy of The Stephen B. Jacobs Group, P.C.



The Aurora



Oceana Condominium and Club



Ultra-modern kitchen at the Aurora

### **Withers Place, 246 Withers Street**

The 25-unit corner building rests on a triangular footprint that provides its apartments' generous windows and light. A variety of one-, two-, and three-bedroom layouts include maisonettes with private entrances, duplexes with lower-level recreation rooms, and penthouses with private roof decks. Units feature oversized windows, nine-and-a-half-foot ceilings, beechwood floors, ceramic- and glass-tiled baths, and maple wood kitchen cabinets. On-site parking is available. Priced from \$300,000 to \$925,000.

[www.elliman.com](http://www.elliman.com)

### **Schaefer Landing North Tower, 440 Kent Avenue**

The South Tower at Schaefer Landing, the first high-rise on the Williamsburg waterfront, sold out quickly, and now the new higher rising North Tower has come to market. Offering luxury one-, two-, and three-bedroom condos, from \$560,000 to \$2 million, the Tower offers a spacious lounge with catering kitchen, children's playroom, library, fitness center, business center, and on-site parking garage. The apartments have hardwood floors, expansive windows, and gourmet kitchens with glass mosaic tile backsplashes, granite countertops, breakfast bar, and natural wood and stainless-steel cabinets. Master baths have white marble walls and floors, stainless-steel sinks, recessed soaking tubs, and separate glass-enclosed showers. Many units have private balconies or terraces with city and river views.

[www.schaeferlanding.com](http://www.schaeferlanding.com)

### **510 Driggs Avenue**

The new six-story building offers one- and two-bedroom rental apartments and some large penthouses aimed at attracting young professional singles and couples working in Manhattan. The units offer Manhattan skyline views, high-end finishes, 10-foot ceilings, and outdoor terraces.

[www.kalmondolgin.com](http://www.kalmondolgin.com)

### **Wy101 Lofts, 101 Wyckoff Street**

This conversion of a prewar factory building brings luxury condominium lofts to growing East Williamsburg. The 32 apartments, some with private patios, range from 432 to 1,152 square feet, priced from \$172,000 to \$530,000. The units will have 12-foot ceilings, oversized windows, raised office/sleeping areas, sliding glass panels in some bedrooms, hardwood floors, and central air-conditioning. The open-plan kitchens have black countertops, wood and stainless-steel cabinets, and externally vented cooking hoods. Bathrooms include soaking tubs and mahogany/teak vanities. The roof deck provides views of the Empire State Building.

[www.elliman.com](http://www.elliman.com)

### **Montrose Flats, 204-206 Montrose Avenue**

Half a block from the Montrose Avenue L-line stop in East Williamsburg, Montrose Flats consists of two renovated buildings offering 15 units, including a two-

bedroom with a private garden, priced at \$595,000; two one-bedroom duplexes with large rec rooms and private gardens, priced around \$450,000; and 12 one-bedroom units ranging from 570 square feet to 710 square feet, from \$350,000 to \$390,000. The top floor units come with private roof space. Amenities include hardwood floors, stainless steel kitchens, granite countertops, 4-piece bathrooms with marble sinks, large tubs and separate shower stalls.

[www.halstead.com](http://www.halstead.com)

### **The Neo, 305 McGuinness Boulevard**

One of the first new-construction condominiums in increasingly trendy Greenpoint, the Neo offers 40 apartments, mainly one-bedrooms, some with home offices and private outdoor spaces. The units feature floor-to-ceiling windows, 10.5-foot ceilings, hardwood floors, climate controls, and Italian-tile bathrooms with Jacuzzi tubs. The kitchens have granite countertops, Wenge and frosted glass cabinetry, and stainless-steel appliances. The seven-story building will begin sales in the fall.

[www.thedevelopersgroup.com](http://www.thedevelopersgroup.com)

### **The Glass House, 190 Green Street**

A block from the newly approved East River Esplanade, the high-design Glass House offers eight two-bedroom condos with double-height living rooms and mezzanines, plus a two-bedroom penthouse with 500-square-foot terrace and a two-bedroom garden duplex with private outdoor space and garage. The units feature Brazilian walnut plank flooring, individual climate controls, and floor-to-ceiling windows. Kitchens have custom high-gloss white cabinetry, solid glass backsplashes, quartzite countertops, and stainless-steel appliances. The baths have French Blue limestone floors, walnut vanities, Zuma rectangle tubs, and Philippe Starck fixtures. Apartments start at \$549,000.

[www.elliman.com](http://www.elliman.com)

### **Brighton Beach/Oceana Condominium and Club**

Why fight summer traffic to the Hamptons when you can hop on a subway and be at your oceanfront home in less than an hour? Located on 15 tree-lined acres, the Oceana gated community consists of several midrise condominium buildings with a total of 850 units, a park, underground parking, private access to the beach, and a 16,000-square-foot recreational facility with fitness center, spa, indoor and outdoor pools, spacious sun decks, expansive lawns, and scheduled activities. Two-, three-, and four-bedroom residences ranging from 1,300 to more than 2,700 square feet, feature nine-foot ceilings, marble finishes, hardwood floors, private balconies, windowed European-style kitchens with granite countertops, and marble bathrooms. Units are priced from the \$600,000s to over \$3 million.

[www.oceanausa.com](http://www.oceanausa.com) ■