



## Spring fling: The 48 tristate developments hitting the market now

New York Post, Zachary Kussin, 5.4.17

April showers may bring May flowers. But when it comes to real-estate development, it's actually years of planning and construction that have brought a bevy of new buildings to market this spring.

House hunters on the prowl for new digs now have dozens of condo and rental developments all over town — from Midtown to Sheepshead Bay, from Harlem to the sixth borough of Jersey City.

Whether you're looking to live in a big tower or a smaller boutique property, gain access to over-the-top amenities or simply cozy up behind a facade designed by a starchitect, we've got you covered.

Here, a look at all your options for spring and — if you're not quite ready to pull the trigger on a new home — a teaser for the properties due to hit the market this summer. Happy (house) hunting!

### Manhattan

#### 45 Park Place

##### Williams New York

This 43-story luxury condo in Tribeca is prepping for its launch. Listings are estimated to debut this month, with prices from \$1.9 million. The tower, developed by Sharif El-Gamal's Soho Properties, will house 50 flats spanning one to four bedrooms, with sizes from 880 square feet. They've got white oak flooring in the bedroom and living spaces, while kitchens have Gaggenau appliances. Residents will also have access to amenities including a lounge, an indoor spa pool, a children's playroom and a gym. Other helping hands include SOMA's Michael Abboud, who's the design architect, and Ismael Leyva, who's serving as the architect of record. Piero Lissoni was charged with the interiors. This development is right next door to formerly controversial address 51 Park Place. The site came under fire in 2010 when El-Gamal proposed building a 15-floor Islamic community center. El-Gamal later went back to the drawing board, acquired the neighboring 45 Park Place site and altered the plans to make this condominium the economic

driver for the site's development. The community center element morphed into a planned Islamic heritage museum, to be designed by starchitect Jean Nouvel.

Contact: Stribling Marketing Associates, 212-472-4545

### The Eugene

As work clamors away on mega-developments across the city, these cities-within-cities come to life one building at a time. Such is the case at Brookfield's 8-acre Manhattan West, whose 62-story Eugene is the mini-nabe's first new structure to open. Leasing is already ongoing at this 844-apartment rental property, whose facade is designed by Skidmore, Owings & Merrill. (SLCE served as the building's architect, while RW Studios handled interiors.) The Eugene has studios through two-bedrooms, with prices beginning at \$3,250 per month. Located at 435 W. 31st St., the mighty building has a generous 50,000 square feet of amenity spaces. Those perks include a La Palestra-managed gym with a rock-climbing wall, a golf simulator, an indoor regulation-sized basketball court and the Hudson Club — a rooftop members-only club, which features a cocktail bar, a private dining room, a piano lounge with a fireplace and a roof terrace that's 4,600 square feet in size. Manhattan West is a six-building mixed-use development in the Hudson Yards vicinity, and when complete it'll include office space, retail shops, a public plaza and a hotel.

Contact: The Marketing Directors, 646-902-6000

### Waterline Square

#### Modal Trigger

Rafael ViñolyRafael Viñoly

The nearly 5-acre Waterline Square site on the far West Side, where three condo towers designed by star architects will stand, launches sales this spring. The parcel, formerly known as Riverside Center, includes Richard Meier's One Waterline Square, Kohn Pedersen Fox's Two Waterline Square and Rafael Viñoly's Three Waterline Square. Renderings show three glassy yet architecturally distinct buildings between West 59th and 61st streets along the Hudson River that will house a total of 263 luxury residences between them, with one- through five-bedrooms and prices from approximately \$2 million. Here, showstopping features include not only a new park that will connect the three properties but also a whopping 100,000 square feet of amenities with an indoor tennis court, a soccer field, a lap pool, a kids' pool and play areas for both kids and pets. GID Development Group is the developer.

Contact: Corcoran Sunshine Marketing Group, 212-586-8333

261 Hudson

Moso Studio

Prolific architectural firm Robert A.M. Stern Architects lent its touch to the 261 Hudson rental, which launched leasing in April. This 160-unit Hudson Square address, developed by the heavy-hitting Related Companies, has studios to two-bedrooms, with prices from \$3,795. The interiors feature open kitchens with gray-stained oak cabinets and integrated refrigerators and dishwashers, while certain homes have private terraces. Outside of the apartments, tenants also get an Equinox-curated gym, both a private interior courtyard and a garden designed by HMWhite, plus access to the developer's RelatedStyle Services — which offers move-in coordination and in-home package delivery. Don't have a unit with a terrace? No worries — there's a shared roof terrace with views of the nabe and the Hudson River. You better act fast. We hear 261 Hudson is over half leased after less than a month on the market.

Contact: Related Rentals, 212-558-9116

Vitre

Pax Brooklyn

For those looking to move on up to the East Side, the 21-story, 48-unit Vitre condo at 302 E. 96th St. will bring listings to the market this spring. (And yes, it's where house hunters can also get that deluxe apartment in the sky.) Fischer + Makooi Architects PLLC (yes, that includes Karl Fischer) designed this address, said to be the first to launch sales along the Second Avenue Subway since that new transit line debuted in January. It will have one- to three-bedrooms, including a penthouse collection of half- and full-floor dwellings. Interiors will come with floor-to-ceiling windows, kitchens with custom Italian cabinetry and spa-like bathrooms. Certain homes will also have libraries and private outdoor space. Pricing is expected to start around \$915,000 and will run to \$4.2 million. Vitre will provide a 24-hour attended lobby, a roof terrace, a residents' lounge with an outdoor patio, on-site parking and bike storage for residents sans car. WWML96, a team that includes Wonder Works Development Group, is the developer.

Contact: Brown Harris Stevens Development Marketing, 212-319-2996

116 University

Redundant Pixel

While many tall towers dominate the season's new offerings in Manhattan, certain house hunters value smaller buildings and fewer neighbors for greater privacy. In Greenwich Village, the Morris Adjmi-designed 116 University, on the corner of East 13th Street and University Place, has just five condos, starting at roughly \$7 million. Six stories high, the building's full-floor residences feature oversize windows, Miele appliance-clad kitchens by Smallbone of Devizes and lofty ceilings. Elsewhere inside the property, there's a gym, an attended lobby, storage and — on the tippy top — a roof terrace. Ranger Properties and KD Sagamore Capital developed this building.

Contact: The Corcoran Group, 212-323-3237

## Henry Hall

### Binyan

Manhattan's white-hot far West Side continues to heat up with new buildings rising along the Hudson — a number of which are in this roundup. Another, Henry Hall at 515 W. 38th St., brings 225 rentals to the area. The handsome pads span studios to two-bedrooms. Think hardwood flooring throughout, oversize windows, and chef's kitchens with quartz countertops and stainless steel appliances. Another huge perk is that each home has a Bosch washer/dryer. Some spreads even have terraces. Leasing began in April, with pricing from \$3,200 monthly. The 33-story property also has a stocked amenity package: Musicians can gather in the jam room and health buffs can stay fit in the training center. There's also a roof deck. BKSK handled architecture here, while Ken Fulk was charged with interior design. Imperial Companies is the developer.

Contact: The Bloomstone Group, 212-695-3810

## 525W52

### Moso Studio

There's yet another two-tower development new to Midtown West: 525W52, a 392-unit rental aptly located at 525 W. 52nd St. in Hell's Kitchen. (Seventy-nine apartments are reserved for affordable housing.) Handel Architects was charged with the building's design, whose standout shape resembles an ascending staircase. Inside, condo-style finishes include spiffy kitchens with high-end appliances — as well as Caesarstone and wood decorative elements — and windows that look out to both the Hudson River and the city skyline. Prospective market-rate tenants can expect prices from \$2,970 for a studio (the biggest homes have two bedrooms) — as well as a sweet amenity offering. There's a library, a screening room, golf simulators, a gym, a pet spa, a

roof terrace and an outdoor courtyard with grills and bocce courts. Listings kick off in May. Taconic Investment Partners and Mitsui Fudosan America are the developers.

Contact: The Marketing Directors: 212-557-5252

### The Lindley

#### VUW Studio

Over on the East Side, Murray Hill's Lindley is prepping for a sales launch this month. Located at 591 Third Ave., this 20-story, 74-unit property houses studios through three-bedrooms. Pricing begins in the \$900,000s. Inside, there will be a lobby and residents' lounge designed in collaboration with Design Within Reach, as well as a gym, private storage and bicycle storage. Outside, the Lindley's roof-level garden has grilling and dining areas with views of the city skyline.

Contact: The Marketing Directors, 212-557-7755

### The Vantage

Andres Escobar — a Colombia-born interior design whiz whose work appears all over the city (and the world) — was tapped to handle the architecture and interiors at the recently launched Vantage condominium at 308 E. 38th St. (Technical architecture was handled by Spivak Architects.) The result is sleek. Contemporary kitchens have stainless steel appliances and backsplashes made of beveled porcelain subway tiles; bathrooms have white subway tiling, quartz vanities, walnut cabinetry and hanging Edison light fixtures. There are 94 apartments in the project — all of which have washer/dryers. The price for a one-bedroom starts at \$875,000; a two-bedroom begins at \$1.4 million. Residents also get access to a roof-level sun deck, a fitness and yoga room, a residents' lounge and storage. There's also a live-in super and a round-the-clock doorman. Gaia Real Estate developed this condo.

Contact: Gaia Real Estate, 646-381-8312

225 W. 17th St.

In Chelsea, the boutique 14-unit 225 W. 17th St. will list its condominium pads on May 10 with a price range of \$2.95 million to \$8.5 million. Those prices buy homes with two to four bedrooms — four of them penthouses with outdoor spaces — and square-footage measurements from 1,500 to 3,000. The architecture of the building, by Rogers Partners Architects, is reminiscent of a Jenga tower, with the topmost stories resembling staggered blocks. Neal Beckstedt Studio's light-filled interiors show chef's kitchens with tons of storage, wide-plank oak floors and marbled full bathrooms with Porcelanosa fittings. Developed by Delshah Capital and OTL Enterprises, 225 W. 17th St. also offers residents storage and a part-time doorman.

Contact: Nest Seekers International, 646-480-7665

265 E. Houston St.

Ben Fitchett

A boutique condo with seven units? Check. Private outdoor space included in each apartment? Check. A prime East Houston address just steps from the Lower East Side's trendy restaurant, bar and fashion scene? Check. If those mark all the boxes on your wish list, check out the DeFonseca Architects-designed 265 East Houston St., which we hear commences sales on May 20. Here, elevators open into each home, and all seven dwellings sport built-in speaker systems. A common — and furnished — roof deck crowns it all. Count your pennies: Asking prices beginning at \$2.45 million. Central Construction Management is the developer.

Contact: MNS, 212-475-9000

Harlem 125

Paperfarm

These days, 125th Street in Harlem is thriving. And this week, a two-building rental located right along the strip blasted off with leasing. This 75-flat residence is located at 69 E. 125th St. It has a courtyard, on-site parking, a fitness center with outdoor space, a roof terrace and a virtual doorman. Units, which start at \$1,994 per month, will be a mix of studios, one-, two- and three-bedrooms. Greystone Development is behind Harlem 125, while Kutnicki Bernstein Architects and Lauren Jayne Designs round out the design team.

Contact: Citi Habitats New Developments, 212-685-7777

272 W. 86th St.

Michael Weinstein/MW Studio

C.P.H. Gilbert was an architect known for designing tony townhouses and mansions around town. Now three of his adjacent historic brick-and-limestone mansions, which date to 1895, are getting a new life as a seven-unit condo. In what's now known as 272 W. 86th St., Gilbert's original facades remain intact, while the oversize homes boast modern flair. They range from three to six bedrooms and layouts vary greatly. For instance, there's a 4,300-square-foot duplex penthouse with an additional 2,500 square feet of terrace space. There are also two townhouse-style units that have gardens. Inside, open-plan kitchens have high-end appliances, and master bathrooms contain deep soaking tubs and polished chrome fixtures. For when the weather gets sticky, there's central air. East River Partners, alongside architect Barry Rice, worked on this conversion. Want in? Units start at \$4.49 million.

Contact: Stribling Marketing Associates: 646-613-2615

Brooklyn

325 Kent

SHoP Architects

The Domino sugar factory has long been a fixture of the Brooklyn waterfront. And now, under redevelopment by Two Trees Management, the 11-acre site's first building debuts its rental listings this spring. Dubbed 325 Kent, this 16-story pioneer on the site has 522 apartments — 105 of which are earmarked for affordable housing. Studios, alcove studios, one-bedrooms, one-bedrooms with home offices and two-bedrooms are all options inside this SHoP Architects-designed edifice. Given the property's scale, it's no surprise there are 11,300 square feet of amenities. There's a 7,000-square-foot roof deck with views of Brooklyn, Manhattan and the Williamsburg Bridge. Both 325 Kent's health club and residents' lounge look out to panoramic views. There's also a 2,000-square-foot fourth-floor courtyard and a chef's kitchen for catered events. When complete, the entire Domino development will have about 2,300 apartments — more than 700 will be affordable — 500,000 square feet of office space and a 6-acre riverfront park.

Contact: Two Trees Management Co., [325Kent@TwoTreesNY.com](mailto:325Kent@TwoTreesNY.com)

River Park

Cities-within-cities, concentrated areas with multiple buildings à la Hudson Yards and Manhattan West, continue to crop up around town — and yes, that includes developments in Brooklyn. Fortis Property Group’s River Park — a nearly 1 million-square-foot, seven-building redevelopment of the former Long Island College Hospital site in Cobble Hill — just launched sales for its first phase, which includes the Polhemus Residences and the Polhemus Townhouses. The former, located inside the landmarked Polhemus Building, has 17 condo units. Designed by BSKK Architects, they have windows up to 16 feet high, ceilings reaching 21 feet in height and kitchens with Gaggenau appliances. Those two- to five-bedroom spreads range from 1,591 square feet to 3,693 square feet, with prices from about \$2.55 million to more than \$6 million. Meanwhile, the eight townhouses, designed by Douglas Romines, are located on Amity Street between Henry and Hicks streets. Two of them measure 20 feet in width, while the remainder stand at 16 feet wide. They’ll have private elevators, two-story great rooms, 20-foot glass walls that look out to gardens and Gaggenau-fitted kitchens. Their sizes run from 3,720 square feet to 5,300 square feet — and if you want in, you need to cough up at least \$5.99 million. The Polhemus Residences have amenities like a duplex fitness center, a billiards library and a roof lounge with views of New York Harbor. Townhouse owners can access those perks as part of an annual membership plan. The entire site is expected to be completed in 2022.

Contact: Douglas Elliman Development Marketing, 718-486-4438

## 1 Brooklyn Bay

### Volley Studio

Most New Yorkers don’t pay too much attention to new buildings in Sheepshead Bay. But this Brooklyn nabe is earning a place in the spotlight with its 30-story 1 Brooklyn Bay project, which the development team touts as South Brooklyn’s tallest residence. Sales launch this month at the development, at 1524 Sheepshead Bay Road, for those looking for one-bedrooms, four-bedrooms and everything in between. The building, designed by Perkins Eastman, will house 56 condos, as well as an outdoor pool, a bocce court, a dog run and a 2,500-square-foot fitness center — all over 2.5 acres. Muss Development and AvalonBay — the latter a national-scale developer known for its rental complexes — are leading the project. (This development additionally includes 180 rental homes, whose details and leasing launch date were not available by press time.) Apartment interiors feature custom Italian millwork in the kitchens, ceiling heights over 11 feet and floor-to-ceiling windows with views of the city skyline, the Sheepshead Bay marina and the Atlantic Ocean — a rare sight within city limits.

Contact: Stribling Marketing Associates, 718-934-3222

## 33 Bond

TF Cornerstone, a developer known for its properties in Queens and Manhattan, now brings its first-ever residential building to Brooklyn. Located at 33 Bond St. and designed by Handel Architects, it will house a total of 714 rentals, including studios, one- and two-bedrooms. In a building so big, there's plenty of room for amenities. The standouts are its own park on the second floor, a co-working space for the work-remotely crowd and an entertainment lounge with a screening room for those looking to relax. Open-concept units feature floor-to-ceiling windows, white-oak flooring and Caesarstone quartz waterfall countertops in the chef's kitchens. This development is slated to make its grand opening this summer. Asking rents will start at \$2,395 per month. Pre-leasing has begun in a 33 Bond pop-up located at 442 Atlantic Ave.

Contact: TF Cornerstone, 718-330-0330

2100 Bedford Ave.

Brooklyn's Flatbush neighborhood has been on house hunters' radar over the last several years thanks to its lower housing costs. And those looking to buy — in a building designed by prominent architect Karl Fischer, no less — have a new option. Just a stone's throw from Prospect Park is 2100 Bedford Ave., which will have 71 condos whose prices run from \$430,000 to \$1.2 million. Those asking prices nab studios through three-bedrooms. Sales efforts commenced in April for these units, which are kitted out with red oak hardwood flooring and stainless steel appliances in the kitchens. Amenities include a lounge with a flat-screen television and a pool table, a virtual doorman and — a rarity in New York City — on-site parking.

Contact: MNS, 646-896-3721

Casetta

CitiHabitats

You know what's good about living in Williamsburg in the years leading up to the 15-month L train shutdown in 2019? Living near the G train. That's the case at Casetta — another cool building by ODA, located at 630-632 Lorimer St. — that begins listing its 12 condominium homes for sale this month. If you prefer traveling by car, it's also near the Brooklyn Queens Expressway, but hey, when the L reopens, the Lorimer stop won't be far either. Beyond nearby transportation options, the building has a rooftop lounge, a virtual concierge and — for an additional cost — private storage units. The dwellings themselves, whose entry-level cost is \$695,000 and tops at \$1.69 million, measure from 550 square feet. There are eight one-bedrooms

(six of which have balconies), a total of three two-bedrooms (all with outdoor space) and one three-bedroom — the latter has a terrace and runs 1,345 square feet. There are hardwood floors, kitchens with soft-close drawers and Caesarstone counters, and washer/dryers.

Contact: Citi Habitats New Developments, 929-356-4156

#### Offerman House

#### CitiHabitats

Not all spring newcomers are new-construction developments. Some, like the Offerman House at 248 Duffield St. in Downtown Brooklyn, are conversions. It's a total redo of a former department store that dates to the 1890s. This now-rental now has modern features. Its large roof terrace has a fire pit, two grill areas and a space for movie screenings. Inside, there's more room for movies with a 10-seat theater, as well as a lounge, a laundry room on each floor and two separate areas for fitness. There are 121 apartments total, from studios to three-bedrooms, which come with white oak flooring, washer/dryers, intercom systems and kitchens with Fisher Paykel and Bosch stainless steel appliances. The base price is \$3,500 for a studio loft. United American Land handled development, while GreenbergFarrow Architecture spearheaded design.

Contact: Citi Habitats New Developments, 929-356-4156

#### The Brooklyn Zinc

#### MW Studio

No surprise in building materials here. The Brooklyn Zinc, where rental homes are expected to come online this weekend, has a facade lined with that very metal — a feature you don't hear about that often. But beyond the fancy sheath, it's what's inside this S3 Architecture-designed structure that counts. The property, developed by Industrie Capital Partners and located at 313 St. Marks Ave. in Prospect Heights, has a landscaped roof terrace with chilling and dining space, a lounge with billiards and a kitchenette, a pet spa, a gym, a screening room and on-site parking. The Brooklyn Zinc's 75 apartments have several layouts: studios, one-, two- and three-bedrooms. They'll begin at \$2,225, \$2,675, \$3,525 and \$4,750 monthly, respectively, in net-effective rent. Prospective tenants can expect white oak flooring, open kitchens, washer/dryers and most units have private outdoor space.

Contact: Halstead Property Development Marketing, 718-878-1713

## Townhomes at Park Court

### Kim-Wendell Designs

Park Slope is known for two things: the high concentration of parents pushing baby strollers down its streets and its high stock of tony townhouses. Now the area is getting three more of them. Later this spring, keep an eye out for the market debut of the Townhomes at Park Court — a three-townhouse development coming to 346 13th St. Kushner Studios, along with Penelope Kim Designs LLC, kitted out these four-bedroom, smart-wired pads with media rooms, backyards and roof terraces. (American Development Group, LLC is the developer.) They each measure 3,333 square feet and have an additional 1,000 square feet outside. This is just the first phase of a larger development; a second phase will bring condominium units later this year.

Contact: Halstead Property Development Marketing, 718-613-2813

## 871 Park Place

We talk about boutique condos — that is, buildings with fewer for-sale apartments for a more quaint feel — but what about boutique rentals for tenants in need of some peace and quiet? Those looking in Crown Heights can count the eight-unit 871 Park Place rental on their side. This renovated brownstone, with two- and three-bedrooms, will ask between \$3,500 to \$4,500 per month when they come online in mid-May. Those homes have kitchens with Bertazzoni gas ranges, bathrooms with Duravit tubs, as well as AC/heat, washer/dryers and private storage for each unit.

Contact: Douglas Elliman, 646-673-0614

## 447-449 Decatur St.

### CitiHabitats

Bed-Stuy, do or buy. In Brooklyn's Bedford-Stuyvesant neighborhood, a two-building development — 447-449 Decatur St. — is selling one- and two-bedroom condos from \$439,000. Each building contains six flats. No matter which building you choose, you'll get a roof deck, a bike room and storage — the latter of which comes at an extra cost. Brookland Capital developed this new Bed-Stuy offering, with Arc Architecture + Design Studio and Andrew Gitzy on the design end.

Contact: Citi Habitats New Developments, 929-356-4156

## The Aaron

### CitiHabitats

The Slope is still dope! Park Slope's southern end will see listings go live in June for a new 17-unit addition. The Aaron, at 236 17th St., packs quite a punch for a building of a smaller size. There's a shared roof deck, a kids' playroom, storage and even parking for sale. There are also five one-bedrooms, six two-bedrooms and six three-bedrooms, whose sizes start at 648 square feet. Interiors feature 9-foot ceilings, wide-plank hardwood flooring, gray-tiled bathrooms with Duravit, Hansgrohe and Axor fittings, and soft-close cabinets in the kitchens. Asking prices run from \$699,000 to \$1.95 million.

Contact: Citi Habitats New Developments, 929-356-4156

## 178 N. 11th St.

Just a skip from Williamsburg's McCarren Park is the 49-unit 178 N. 11th St. rental, which kicks off leasing on May 15. The nearby green space is a big lure, but inside there's a gym, bike storage (crucial for hipster hot spots like this nabe) and storage lockers. Units sport custom Italian kitchens with Caeserstone counters; some apartments have private outdoor space. Studios start at \$2,400, one-beds begin at \$3,150, two-bedrooms chime in beginning at \$4,675 and three-bedroom pricing starts at \$5,800.

Contact: MNS, 646-896-3772

## 443 Bergen St.

### Jen Grossman

For an ultra-quiet feel, 443 Bergen St. — a Park Slope condo development with passive-house technology that commences sales this spring — has just three units. They're priced from \$1.65 million and top out at \$3.35 million. Each unit has outdoor space and triple-glazed windows. The units include a garden triplex with three bedrooms, a penthouse triplex with three-bedrooms and a roof deck, and a full-floor two-bedroom apartment.

Contact: The Corcoran Group, 718-810-4012

## 230 Clifton Place

On the cusp of Bed-Stuy and Clinton Hill is 230 Clifton Place — a 24-unit development made up of one- and two-bedroom dwellings. Their sizes range from 608 square feet to 977 square feet, and some homes have outdoor spaces. Meanwhile, their pricing starts at \$599,000 and heads north to \$1.07 million. Kitchens feature matte lacquer cabinets in pale grey and white tones; stainless steel appliances with the Bertazzoni, Summit and Blomberg labels and oiled brass hardware. Bathrooms have deep Kohler tubs, while elsewhere in the homes, there are washer/dryers. Residents' amenities include a virtual doorman, a communal garden space, bike storage and a lounge.

Contact: The Corcoran Group, 917-494-2503

## Myrtle & Steuben

Travis Mark

Clinton Hill's Myrtle & Steuben rentals are actually two sister developments — one named Myrtle, the other dubbed Steuben. They're located at 531 Myrtle Ave. and 100 Steuben St., respectively, just around the corner from each other. Asking prices at Steuben are expected to start at \$2,400. (The five-story Myrtle launched in January; currently available units start at \$2,375.) Steuben, meanwhile, is a slightly larger development with 43 residences, which are studios to three-bedrooms that range from 460 to 1,140 square feet. It begins the leasing process in June. It has a gym, a roof terrace and a virtual doorman.

Contact, Citi Habitats New Developments, 929-273-2990

## 476 Union St.

Meshberg Group

In June, listings will premiere at Williamsburg's ground-up, nine-unit 476 Union St., where for-sale homes will be available from \$550,000. It has an assortment of studio, one- and two-bedroom spreads — many of which have private outdoor space. All will come with expansive windows and wide-plank white oak flooring, marble- and limestone-clad bathrooms, and washer/dryers.

Contact: The Corcoran Group, 917-494-2503

## Queens

### Tower 28

#### Neoscape

Long Island City's Queens Plaza neighborhood has seen a bevy of massive new residential developments in recent years, the lion's share of them rentals. And now, Tower 28 — a 57-story, 634-foot-high behemoth said to be the current tallest residential structure outside of Manhattan — is prepping for a June leasing debut. Located at 42-12 28th St. and developed by Heatherwood Communities, Tower 28 has 477 homes, ranging studios to three-bedrooms and priced from \$1,900 per month. Kitchens boast custom cabinetry and quartz counters, and units are framed by floor-to-ceiling windows. Designed by Hill West Architecture, the development also houses an indoor swimming pool, a landscaped roof terrace, a children's playroom, a gym and a cinema room. To take full advantage of Tower 28's mighty height, there's also an observation deck.

Contact: MNS, 718-696-0324

### The Forge

For those soon to be pounding the pavement in Long Island City looking for a new rental flat, may the Forge be with you. In June, the Forge — a new FXFOWLE-sculpted rental development with 272 homes — is anticipated to begin leasing. Apartments, for which rental prices aren't yet available, have washer/dryers, stainless steel KitchenAid appliances and oak floors. The building's double-height lobby, as well as its courtyard, will display works by local artists, but the roughly 26,000 square feet of amenity spaces is of particular note. That's enough space for an outdoor pool, a gym with a yoga/spin studio and classes, an outdoor movie theater, and a roof-level lounge and terrace. Brause Realty and Gotham Organization are the developers.

Contact: The Marketing Directors, 718-786-8889

### Liv@ Murray Park South

Shanghai Homely Cultural Transmission Co

Sure, rentals dominate the Long Island City market, but not all who live in this close-to-Midtown area look to lease. Liv@ Murray Park South, a 24-unit condo, puts homes on the sales market this week. The flats will be available from \$530,000; they go up to \$1.8 million. The 11-30 45th Road property will sell studios to three-bedroom apartments, with radiant-heated bathroom floors, kitchens with a center island and lots of storage space. Elsewhere around the building, there's a gym, a rooftop terrace, parking and a doorman. Century Construction developed Liv@ Murray Park South; Raymond Chan Architects handled design.

Contact: Modern Spaces, 718-784-1110

## Huis24

It's not every day that you hear of a rental building whose design emulates that of a contemporary art museum. At Long Island City's Huis24 rental, 41-22 24th St., that's exactly what's in store. Think concrete floors, floor-to-ceiling windows and high ceilings in the common spaces. Huis24's amenities package includes a co-working space, a screening room, a recreation room with a kitchenette, on-site parking and outdoor entertaining areas. There are also 87 flats — studios, one- and two-bedrooms — with high ceilings, floor-to-ceiling windows, Samsung appliances and hardwood flooring. Expect leasing to kick off in June. Huis24 is developed by SMA Equities and ARI Investors, and designed by My Architect PC.

Contact: Modern Spaces, 718-784-1110

## The Drake

Long Island City not your preferred Queens neighborhood? If you're sniffing around Rego Park, The Drake — a 419-flat rental — comes to market in June, bringing 100 homes to market with a base price of \$2,000 per month. The unit mix includes one- to four-bedroom pads with hardwood flooring, oversize windows and Whirlpool appliances. The Drake is the result of a renovation of a 16-story property formerly known as the Saxon, and it stands at 62-60 99th St. It's got Manhattan-style amenities to boot, like a gym, a pet spa, a residents' lounge and a playroom for children. Crown Architecture and Consulting handled the redesign.

Contact: Modern Spaces, 718-784-1110

## 16-14 Madison St.

The new-construction, seven-story 16-14 Madison St. — billed as Ridgewood’s biggest project — is gearing up for a spring leasing opening. This 89-home development, just steps from the border of Bushwick, has units with custom kitchen cabinetry, hardwood flooring and black-colored appliances. Layouts are studios, one- and two-bedrooms. Rents start at \$1,950. There’s also a roof terrace, bike storage and parking. Essex Capital is the developer; KSQ Architects was tapped for design.

Contact: MNS, 646-532-3264

## NEW JERSEY

### Jersey City Urby

The Garden State’s tallest residential building — 69-story, 713-foot-tall Jersey City Urby — has already started renting out units. The massive 762-apartment building is a little sister to the also-huge 900-unit Urby Staten Island, which opened in 2016. The Concrete-designed property — noticeable along the Jersey City waterfront for its height and block-like architecture — has a mix of studios, one- and two-bedrooms. Pricing begins at \$2,500 monthly. The homes come with oversized windows, washer/dryers and stainless steel appliances. The common spaces, however, are especially cool. One of them, the Urby Creative Lab, is where residents can participate in interior design, floral arrangement and homemade apothecary workshops. The communal kitchen will host cooking classes led by local chefs, tastings and pop-up dinners. Hungry for dessert? Brooklyn’s popular Ample Hills Creamery will have space at the building’s base. Other perks include a gym with classes, a heated outdoor pool and a new outpost of fancy coffee shop and eatery 9 Bar Cafe in the lobby. The developers are Ironstate Development and Roseland Residential Trust.

Contact: Sawyer Smith Residential Brokerage, 201-333-8989

### Park and Shore

#### Strategic Capital

Jersey City’s forthcoming Park and Shore is a two-building condominium development that begins listing units this spring. But instead of two similarly sized properties — as is typically the

case in these types of projects — one reaches 37 stories high, while the other stands at just eight floors. The larger structure, at 75 Park Lane, fits 358 homes; the other, located at 2 Shore Lane, has 71. At the former, layouts range from studios to three-bedrooms and at the latter, there will be one- and two-bedroom apartments. Interested? The barrier to entry for one-bedrooms is \$640,000 (studio pricing, which will be lower, has not yet been released). A purchase here also lets you in on a wide selection of over-the-top amenities. There's a dining room, an area for wine tasting, an entertainment room with surround sound and retractable screens, a spa with steam rooms and saunas, and a game room with billiards, ping-pong and foosball tables.

Contact: The Marketing Directors, 201-798-0008

## Ellipse

### LeFrak

LeFrak and Miami-based Arquitectonica teamed up to deliver the curvy, 41-story Ellipse rental to Jersey City. All 381 homes there — from studios to four-bedrooms — have views of the Hudson River. The pads' prices start at \$2,600. Ellipse also has 24,000 square feet of amenities, including a gym with Manhattan views, an outdoor pool and terrace with a BBQ area and a fire pit, a private parking garage and a co-working space. Leasing is being handled in-house.

Contact: LeFrak, 844-773-0405

## 3 Journal Square

### The Childs/Dreyfus Group

House-hunting renters in search of easy access to public transportation need not look any further. Jersey City's 3 Journal Square, just across from PATH station, offers just that. This 240-unit, energy-efficient development has a mix of studios through three-bedrooms, with asking rents from the low \$1,800s. These open-layout pads have EnergyStar appliances, granite counters and washer/dryers. Many apartments look out to the New York City skyline. Amenities include a playground for kids, a dog run for Fido, a fitness center for active types, a conference room for the work-from-home crowd and a lounge with billiards and a fireplace for those just looking to hang out. Valet dry cleaning and housekeeping are also available. Hartz Mountain Industries and Panepinto Properties make up the development team, while Marchetto Higgins Stieve is listed as the architect.

Contact: Greystar Management, 201-617-5818

## Summer

### The Greenpoint

#### Neoscape

Until now, Brooklyn's Greenpoint neighborhood has had a low-slung streetscape. But this Polish immigrant-meets-hipster enclave has a 40-story building on the way called the Greenpoint that will redefine the waterfront. This summer will see the sales launch of its 95-unit condominium portion, which will run from floors 28 to 40. (The Greenpoint will have rentals on the lower floors — 287 of them — while an adjacent five-story property will have 81 residences for lease. Those homes are not yet available.) The condos, located right on the East River, will be studios, one-, two- and three-bedroom dwellings. One-bedrooms will ask around \$1.1 million, two-beds will be available from approximately \$1.57 million and those three-bedrooms will ask roughly \$2.2 million. There are also lots of amenities — chief among them a courtyard with outdoor grills and dining areas. Additional leisure spaces will include an indoor basketball court, a co-working space and lounges that look out to the Manhattan skyline. It's developed by Mack Real Estate Group, Palin Enterprises and Urban Development Partners.

Contact: Corcoran Sunshine Marketing Group, 718-389-0001

### One Park

#### Smilodon

Bergen County's Cliffside Park, between the George Washington Bridge and the Lincoln Tunnel on the Jersey side of the Hudson River, is where you'll find the One Park condominium. Sales are anticipated for summer, with prices set to begin in the \$500,000s. This glassy 320 Adolphus Ave. building — designed by Architectura — has 204 apartments, with floor plans spanning one- to four-bedrooms. (It's developed by DMG Investments.) Each home has private outdoor space (some have wide views of Manhattan over the Hudson), floor-to-ceiling windows and spa-like bathrooms with freestanding tubs, open showers and porcelain floors. The perks extend throughout the rest of the property, with a heated pool, a gym, a residents' lounge, a children's playroom, a screening room and a golf simulator — all crowned by a landscaped roof deck. And to make commutes to Manhattan easier, there's also a shuttle service to the Port Imperial ferry terminal, for quick water taxi service to Midtown and downtown Manhattan.

Contact: Halstead Property Development Marketing, 201-633-7600

## Vantage

### Redundant Pixel

Like Long Island City, Jersey City is bursting with new buildings. One of them, Vantage — a 45-story, S9 Architecture-designed tower with 448 rentals — is set to debut in downtown Jersey City early this summer. Its homes, at 33 Park View Ave., span studios to two-bedrooms, with floor-to-ceiling glass windows, and they're priced from \$2,115 per month. Vantage will have a pool, a sports court, a fitness center, indoor/outdoor screening areas and lounges. Fisher Development Associates is developing this structure.

Contact: The Marketing Directors, 201-333-1222

## Charlie West

### Moso Studio

For Midtown house hunters not quite ready to plunk down cash for a down payment right this second, the ODA-designed Charlie West at 505 W. 43rd St. will begin listing condos this summer. Interior designer Andres Escobar handled the interiors of this development, whose two 16-story towers will be linked by a courtyard and an indoor/outdoor pool. They will have a total of 123 homes between them, from studios to four-bedrooms. Anticipated prices begin in the \$700,000 range; three-bedrooms, meanwhile, are set to start at \$2.8 million. The development bills its amenity spaces as hotel-grade, with a large lobby with a library and a lounge, a two-story fitness center, an indoor pool in a double-height space and a children's playroom. Elad Group and Mi&Co are the developers.

Contact: Cantor Pecorella, 212-505-0043

## 181 Front

Is your lease up in the coming months? If so, and if you're looking to upgrade your digs, 181 Front in Brooklyn's Dumbo neighborhood kicks off its leasing efforts this summer. This 104-unit property, fittingly located at 181 Front St. — and not far from the riverfront Brooklyn Bridge Park, will have rentals from \$3,400 per month. The apartments (of which there are one-, two- and three-bedroom pickings) are quite nice. They're outfitted with antique-finished oak floors, kitchens with Caesarstone counters and washer/dryers. The Aufgang Architects-designed building also has a lobby that's attended round the clock, a gym, a play area for the kids, a storage room for their strollers and parking.

Contact: Halstead Property Development Marketing, 718-878-1797

145 President St.

Alan Hill Design

Carroll Gardens is getting a new-construction condo at 145 President St., which comes to market this summer. Prices aren't yet available, but we can tell you that this seven-story address has 17 residences, which are primarily three- and four-bedroom digs. On-site indoor parking is available for purchase, but 145 President St. additionally offers a roof terrace, a fitness center and a library. The developer and designer of 145 President St. is Avery Hall Investments. Contact: Stribling Marketing Associates, 718-751-0145

The Lewis

The on-site leasing office for the Lewis — a 186-unit rental at 411 W. 35th St. — opens this summer. Brought to you by the same team behind West 37th Street's Mantena and East 12th Street's the Nathaniel, the Lewis will have a mix of studios, one- and two-bedroom homes. Some of them will have private outdoor space. Their prices start from approximately \$2,495/month. There's a 24-hour concierge, a gym, a residents' club with lounges and work spaces, plus a roof terrace.

[Spring fling: The 48 tristate developments hitting the market now](#)