

## New & Noteworthy

BROOKLYN

re



# How Sweet It Is

Another wave of luxury development comes to Brooklyn

BY MORGAN HALBERG

**HAS BROOKLYN PEAKED? NOT BY A LONG SHOT,** judging by the influx of high-end residential development. "In general, what's coming on the market now is a more sophisticated product," Brendan Aguayo, the managing director at Halstead Property Development Marketing, told the Observer. "It's trying to introduce a higher caliber product, and these new units are a bit larger than what's typically found in the Brooklyn market."

For Aguayo, there's only one neighborhood in Brooklyn that's going to see a larger number of foreign residents.

"In downtown Brooklyn, we do see a heavy contingent of foreign buyers—either as a pied-à-terre, investment or for their kids," he noted. "From an outside perspective, downtown Brooklyn is becoming a 24-hour live-and-work neighborhood, which is seen as very sexy." (For details, see story on page 33.)

Most of Brooklyn, however, will continue to attract Manhattanites and those who already reside in the area.

"The rest is about the local neighborhood, the streets, the texture of the blocks," he said. "Being in a quaint, quieter neighborhood, as New Yorkers and Brooklynites, is more appealing."



613 Baltic Street.

### The Hendrik

509 PACIFIC STREET; BOERUM HILL

Six-story condo designed by architecture firm Beyer Blinder Belle. Thirty-three units, ranging from two to four bedrooms. Apartments from 1,200 square feet to over 2,500 square feet, and many have terraces. Amenities include landscaped rooftop terrace, fitness center, residents lounge, library, pet spa and bike and stroller storage. Expected occupancy fall 2017.

**Developer:** Hopstreet

**Sales and marketing:** Halstead Property Development Marketing

**Pricing:** \$1.625 million to \$4 million

**Website:** thehendrik.com

### The Baltic

613 BALTIC STREET; PARK SLOPE

VOA Associates-designed condo with 44 units. Two- to three-bedroom residences from 1,044 square feet to 1,528 square feet. Eleven-story building with a two-level landscaped garden and terrace as well as a residents' rooftop terrace with grilling and dining areas. Fitness center, lounge and outdoor cinema. Expected occupancy summer 2017.

**Developer:** JDS Development Group

**Sales and marketing:** Corcoran Sunshine Marketing Group

**Pricing:** \$1.5 million to \$2.75 million

**Website:** baltic.nyc

### 251 First Street

PARK SLOPE

ODA is designing the exteriors and interiors of this 11-story condo. Forty-four residences range from two- to four-bedroom units, and penthouses have outdoor terraces. Amenities include rooftop terrace with outdoor kitchen, children's playroom, courtyard, pet grooming station, fitness and yoga rooms and a stroller valet. Expected occupancy winter 2016.



251 First Street.

**Developer:** Adam America Real Estate and Slate Property Group

**Sales and marketing:** Halstead Property Development Marketing

**Pricing:** \$1.29 million to \$2.5 million

**Website:** 251first.com



610 Warren.

### 610 Warren

BOERUM HILL

Seven-story condo with 31 residences, which range from one to four bedrooms and include duplex and triplex penthouses with private outdoor space. Designed by Issac & Stern Architects with interiors by Paris Porino. Amenities include rooftop terrace, fitness room, pet-grooming station, children's playroom, resident's lounge with screening room and a private parking garage. Expected occupancy spring 2017.

**Developer:** Adam America Real Estate

**Sales and marketing:** Halstead Property Development Marketing

**Pricing:** From \$950,000

**Website:** 610warren.com



650 Vanderbilt.

### 650 Vanderbilt

PROSPECT HEIGHTS

Cookfox Architects designed the interiors and exteriors of the 17-story condo. Fourteen residences currently available from a 637-square-foot one-bedroom to 2,859-square-foot four-bedroom. Units have open kitchens with Miele appliances and custom lacquer cabinetry



160 West Street

PHOTO

and bathrooms with Carrera marble vanities and floors. Over 10,000 square feet of amenities, including landscaped roof terrace, residents' lounge, library, guest chef's kitchen and fitness center. Expected occupancy winter 2016.

**Developer:** Forest City and Greenland  
**Sales and marketing:** Corcoran Sunshine Marketing Group  
**Pricing:** \$892,000 to \$6.86 million  
**Website:** 55ovanderbilt.com

three-bedroom to a 2,574-square-foot five-bedroom. Building amenities include a music room, teen room, children's playroom, fitness center, rooftop terrace with grill and pet spa. Immediate occupancy.

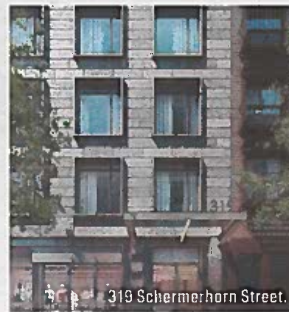
**Developer:** The Stahl Organization  
**Sales and marketing:** Brown Harris Stevens Development Marketing  
**Pricing:** \$3.25 million to \$4.2 million  
**Website:** thebrooklyntrust.com

### The Gibraltar

160 WEST STREET; GREENPOINT

Six-story condo by Eisner Design with 14 loft-style residences, all of which have a balcony or terrace. Only four units left on the market, which are one- and two-bedrooms. Apartments have six-inch-wide oak hardwood floors, 12-foot ceilings, custom kitchens designed by Porcelanosa and radiant heated floors in all bathrooms. Expected occupancy first quarter 2017.

**Developer:** Saddle Rock Equities  
**Sales and marketing:** Nest Seekers International  
**Pricing:** \$825,000 to \$2.15 million  
**Website:** gibraltari60.com



319 Schermerhorn Street.

PHOTO



138 Pierrepont

COURTESY BROOKLYN TRUST COMPANY (ILLUSTRATION)

### The Brooklyn Trust Company Building

138 PIERREPONT, BROOKLYN HEIGHTS  
 Bank-to-condo conversion by Barry Rice Architects of six-story building. Six of the 12 units are still on the market, ranging from a 2,320-square-foot

### The Nevins

319 SCHERMERHORN STREET;  
 DOWNTOWN BROOKLYN

Issac & Stern-designed condo, interiors by Andres Escobar. Units range from studios to three-bedrooms and include duplexes and full-floor residences. Twenty-one-story building with 73 apartments total. Amenities include rooftop terrace, fitness room, children's playroom and resident's lounge. Expected occupancy winter 2017.

**Developer:** Adam America Real Estate and The Naveh Schuster Group  
**Sales and marketing:** The Corcoran Group  
**Pricing:** From \$550,000  
**Website:** thenevinsbrooklyn.com