

# THE REAL DEAL

NEW YORK REAL ESTATE NEWS

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## New Residential Developments

October, 02, 2008

### Astoria

#### Plaza 21

2301 21st Avenue

Shelter Rock Builders' new building designed by T. F. Cusanelli Architects & Planners will have 36 one- and two-bedroom units. The apartments range between 500 and 1,050 square feet, and prices run from \$299,000 to \$699,000. Most units will include balconies or terraces, stainless steel appliances and washers and dryers. Private parking is available for most residents. Occupancy is scheduled for fall 2009.

### Chelsea

#### +Art

540 West 28th Street

Ekstein Development's 13-story building will have 189 units, comprised of 101 rental units and 88 condos. Prices range from \$520,000 to \$4.6 million. The building was designed by architect Leonard Fusco of GF55 Partners, and includes a curated lobby and a landscaped courtyard. Halstead Property Development Marketing is the exclusive marketing and sales agent. Contact: [www.540w28.com](http://www.540w28.com).

### Chelsea

#### Modern 23

350 West 23rd Street

Keystone Group New York's new building, designed by Daniel Goldner Architects, will have 15 floor-through units, ranging from 1,661 to 2,581 square feet. Many of the units will have private outdoor space, fireplaces, balconies and terraces. Prices range from \$1.95 million to \$2.33 million. Amenities include an attended lobby with package room, bicycle storage, roof deck, keyed elevator entry and skyline views. Occupancy is expected in March 2009. The Bracha Group is the exclusive sales and marketing agent. Contact: [www.modern23.com](http://www.modern23.com).

### Fort Greene

80 DeKalb Avenue

Forest City Ratner is building a 335,000-square-foot rental building with 365 units and retail on the ground floor. The building will include studio, one- and two-bedroom apartments, 73 of which will be for low-income residents. Amenities include a 24-hour doorman, concierge, terraces and washers and dryers in most units. Completion is expected in summer 2009.

## Greenpoint

118 Greenpoint Avenue

Capital Real Estate Group is converting a 19th-century brick building in the Greenpoint Historic District into a condominium. The 15 apartments include studios, one- and two-bedrooms and duplexes, ranging in size from 527 to 1,352 square feet. Prices are \$415,000 to \$729,000, and some units are already under contract. Amenities include a washer and dryer in each unit and a rooftop deck.

## Long Island City

Packard Square

41-34 Crescent Street

Ciampa Organization's new rental building has 140 apartments, comprised of studio, one- and two-bedroom units. Monthly rents range from \$1,695 to \$3,015. The 15-story building was designed by the architects Fakler, Eliason & Porcelli and Stedila Design. Amenities include a full-time doorman, lounge with screening area, library with free Wi-Fi, fitness center, storage and landscaped roof deck. Citi Habitats is the exclusive leasing and marketing agent. Contact: [www.packardsquare.com](http://www.packardsquare.com).

## Murray Hill

303 East 33rd Street

The Toll Brothers City Living and Kibel Company's 12-story condominium is registered with the U.S. Green Building Council in anticipation of LEED certification. The 128 apartments include studio, one-, two- and three-bedroom units with 59 different layouts. Prices start at \$600,000, and the apartments range from 546 to 2,782 square feet. Sales will start in the fall, and completion is expected in 2009. Amenities include parking, a concierge, roof terrace with reflecting pool and bocce court, fitness center, children's playroom, media lounge and storage. Contact: [www.303e33.com](http://www.303e33.com).

## Construction update

### Fort Greene

Toren

150 Myrtle Avenue

The 38-story, 240-unit condominium, developed by BFC Partners, topped off in late August. The Skidmore, Owings & Merrill-designed building will have studio, one-, two- and three-bedroom apartments ranging in size from 442 to 1,967 square feet. Prices range from around \$350,000 to \$1.7 million. Amenities at the building, which will have retail space, include an outdoor screening area, fitness center, swimming pool, library, lounge and attended parking garage. The building also will have a cogeneration power plant and expects to achieve a silver LEED rating. Contact: [www.torencondo.com](http://www.torencondo.com).

### Long Island City

Star Tower

28-02 42nd Road

The 25-story building, already under construction at Queens Plaza, is getting a new all-glass facade. The condominium, built by developer Roe Development and architect DeArch, will have 180 units, with one- and two-bedroom homes ranging from 617 to 1,213 square feet. Prices are between \$425,000 and \$1 million. Amenities include a roof deck, fitness center, valet parking and an entertainment area. Contact: [www.thestartower.com](http://www.thestartower.com).

### Tribeca

### 34 Leonard Street

The 16-unit luxury residential building, developed by R Squared Real Estate Partners, topped out in September. The one-, two- and three-bedroom residences range in size from 1,541 to 3,086 square feet. Amenities include a climate-controlled wine cellar, a roof deck with grill and bar area, private sunbathing area with outdoor shower, pet spa and a fitness center. The Marketing Directors is the exclusive sales and marketing agent for the project. Contact: [www.34leonard.com](http://www.34leonard.com).

### Sales update

#### East Williamsburg

##### Olive Park

##### 100 Maspeth Avenue

The seven-story, 87-unit condominium had 70 units in contract at the end of August. Units range in size from 450-square-foot studios to a 1,300-square-foot penthouse, with prices running from \$330,000 to nearly \$1 million. The remaining units include studio, one-, two- and three-bedroom apartments priced between \$370,000 and \$915,000. [Aptsandlofts.com](http://Aptsandlofts.com) is the exclusive sales and marketing agent. Contact: [www.oliveparkcondos.com](http://www.oliveparkcondos.com).

#### Flatiron

##### The Alma

##### 30 West 21st Street

Beck Street Capital's boutique condominium contains 11 three-bedroom floor-through residences, a triplex penthouse, and a six-story townhouse adjacent to the building. Units range from 3,000 to 4,500 square feet, with interiors designed by Roman and Williams. Prices are between \$6 million and \$10 million. Completion is expected in summer 2009. CORE Group Marketing is the exclusive sales and marketing agent. Contact: [www.almalofts.com](http://www.almalofts.com).

#### Flushing

##### The Parsons Condominium

##### 38-30 Parsons Boulevard

Veracity Development's residential building was 70 percent sold as of mid-August. The 45 units range from 635 to 1,200 square feet, and are available for occupancy immediately. Prices are between \$430,000 and \$977,000. Contact: [www.3830parsons.com](http://www.3830parsons.com).

#### Long Island City

##### L Haus

##### 11-02 49th Avenue

Sales started in late August at the Stahl Organization's 122-unit condominium. The building has one-, two- and three-bedroom apartments ranging in price from \$500,000 to \$1.5 million. Amenities include a media room, fitness center and a rooftop terrace with private cabanas. Prudential Douglas Elliman is the exclusive sales and marketing agent. Contact: [www.lhauslic.com](http://www.lhauslic.com).

#### Midtown

##### Windsor Park

##### 100 West 58th Street

Only 16 units were left in the condominium as of late August. The remaining units range from studios to three-bedroom, three-bath duplexes. Prices are between \$884,000 and \$3.5 million. Amenities include 24-

hour concierge, doorman, porters, fitness center, storage and rooftop terrace. The Bracha Group is the exclusive sales and marketing agent.

#### Midtown West

The 505

505 West 47th Street

Parkview Developers' seven-story condominium was 95 percent sold in early September. The remaining units are priced between \$730,000 and \$1.395 million, including four one-bedrooms, one two-bedroom and one two-bedroom penthouse. About half of the 109 units have private gardens, balconies, rooftop terraces and views of the skyline. Amenities include a fitness center, courtyard, rooftop garden, storage and a 24-hour attended lobby. The building topped off in September, and completion is expected for summer 2009. Halstead Property and Nest Seekers International are handling marketing and sales. Contact: [www.the505hk.com](http://www.the505hk.com).

#### Soho

The Renwick

15 Renwick Street

The Harch Group's 12-story, 44-unit luxury condominium was 40 percent sold at the end of August. Amenities include a sculpture garden, library, boxing gym, pool, sauna, private parking and valet service. Architect Ismael Leyva designed the building, which is slated for completion in 2009. Prudential Douglas Elliman is the exclusive sales and marketing agent. Contact: [www.therenwick.com](http://www.therenwick.com).

#### Uptown

119th Street and Third Avenue

The 12-story luxury condo opened for sales in September. The 90-unit building, by developer 119 Third Avenue Associates LLC and designed by Barry Rice, has studio, one-, two- and three-bedroom apartments. Prices are between \$385,000 and \$1.3 million, and amenities include parking, a full-time doorman, rooftop terrace, fitness center and storage. The sales office is located across the street from the condominium at 2181 Third Avenue.

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