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\$3.95

NEW CONDO

at Prospect Heights



Jordan Rogove is a New York State Registered Architect, LEED Accredited Professional and Co-Founder—with Wayne Norbeck—of DXA Studio. Jordan shares his thoughts about their newest condo project: 280 St Marks Avenue.

Located in the heart of Prospect Heights, one of Brooklyn's most vibrant, diverse and historic neighborhoods, 280 St. Marks Avenue embraces a way of life that balances a personal point of view and a commitment to community. The distinctive faceted façade echoes the proportions and cadence of classic Brooklyn brownstones, gently referencing the transition of the city grid over time. Bustling Flatbush Turnpike once ran adjacent to the site, and remnants of the old streetscape can be seen in 280's unique property outline. Those angles inform the building's footprint and define well-proportioned interior and outdoor spaces. The five-story building encompasses 32 residences, nearly all distinguished by a unique floor plan. Each home has its own private backyard, terrace, or balcony and crafted with materials and finishes sustainably sourced from local artisans and craftsmen.

The townhouses at 280 St. Marks Avenue update the classic Brooklyn townhouse for modern living. A private

front yard surrounded by a weathered cedar fence provides an entrance that opens directly onto the sidewalk. Inside, the generous layout preserves the traditional arrangement of lower floors with social spaces such as the living room and kitchen and private upper floors housing spacious bedrooms. An adaptable "flex" space on the first floor allows the option of

extending the living room or creating a private office, bedroom or nursery.

The penthouses at 280 St. Marks Avenue are a seamless union of indoor and outdoor space. Surrounded by floor-to-ceiling windows and sliding doors that open onto private terraces, the two- to four-bedroom penthouse residences look out over the leafy green spaces of the neighborhood and



to the iconic Manhattan skyline beyond. All penthouse homes have an interior staircase that leads directly to a private roof terrace.

At the heart of 280 St. Marks Avenue is over 5,000 square feet of communal space, featuring a front lobby and a double-height residents' lounge with its custom-built com-

munal table and separate pantry kitchen. The 8' oversized windows and doors open directly onto the serenely landscaped 2,945-square-foot backyard garden designed by Patrick Cullina. Additional amenities include a fitness room, bike room, common Jordan roof deck with grill, and underground parking.



Private roof terrace



Inviting lobby



Open kitchen



Five-fixture master bath



Children's playroom



Airy living space

Celebrating the launch of Brooklyn's newest condo project, 280 St. Marks Avenue

The party took place on Wednesday, November 4th, at 631 Vanderbilt Avenue—the sales office for 280 St. Marks Avenue. The guests got the full Prospect Heights experience with food from local restaurants and entertainment by Tom Swafford, a famous local violinist.

Developed by DNA, a privately held real estate investment and development company, and designed by DXA Studio, an award-winning architectural firm, 280 St. Marks

Avenue is a 32-unit, locally-inspired building in Prospect Heights that sits five stories tall and incorporates private outdoor space into every single residence. 280 St. Marks uses locally produced finishes and fixtures to pay homage to the classic neighborhood: local materials by local artisans include art from Fiercely Curious, a communal table by local woodworker Brian Klotz, custom light fixtures by David Weeks, and custom wallpaper by Flavor Paper.



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[1] Vladimir Luzader, TOWN Residential Agent, GUEST, Bo Paulsen, TOWN Residential Agent

[2] Jordan Rogove, co-founder of DXA studio, and Peter Vingardt, publisher of Home360 magazine

[3] Alexander Sachs, co-developer from DNA Development, Lester Katz, Associate at DXA Studio

[4] Peter Vingardt and David Berger, co-developer from DNA Development

[5] Jordan Kramer, TOWN Residential Agent, Zenon Lewyckij, TOWN New Development Project Coordinator for 280 St. Marks

[6] Jordan Kramer, TOWN Residential Agents: Joshua Hatfield, Martin Newman, and Eric Sidman, TOWN New Development sales agent for 280 St. Marks

[7] Alexander Sachs and Shlomi Reuveni, Managing Director of TOWN New Development

[8] Wayne Norbeck, co-founder of DXA studio,

GUEST, Shane Phelan, Associate at DXA studio, Kristin Washco, Associate at DXA studio, Alexander Sachs, Jordan Rogove, David Berger, and Lester Katz

[9] Julie Messeca, CORE Agent, Michelle Luhan, TOWN New Development Sales Manager at 280 St. Marks, Jesse Bertomen, TOWN Residential Agent