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SOMA ARCHITECTS

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A YOUNG ARCHITECT'S VIEW ON DESIGNING BUILDINGS AROUND THE WORLD



280 St. Marks Avenue Prospect Heights

DNA Development LLC, a leading New York-based real estate development company, today announced the official launch of sales for 280 St. Marks Avenue, a 32-unit, locally-inspired condominium building located at the epicenter of Brooklyn's thriving Prospect Heights neighborhood. With exterior architecture and interior design by DXA Studio, 280 St. Marks reimagines the Brooklyn streetscape, while using locally produced fixtures and finishes to blend into, and pay homage to, the classic neighborhood feel. TOWN New Development is the



"As a longtime resident of the area, it was important to me to draw inspiration from the neighborhood to create a building that was inspired by the many vibrant elements of Prospect Heights, including Prospect Park and the Botanic Gardens. With this in mind, we created a diverse mix of unit types and provided each home with its own outdoor space, which we believe to be a unique offering in the neighborhood," said Alexander J.A. Sachs, partner at DNA Development. David Berger, partner at DNA Development added, "Prospect Heights has already experienced a great deal of change and we didn't want 280 St. Marks to be just another new development. We tried to bring thoughtful and useful amenities and livable touches inspired by old world Brooklyn such as mud rooms, large kitchen pantries and backyards."

Set between Vanderbilt and Underhill Avenues, the façade at 280 St. Marks was constructed with nearly 16,000 handmade Petersen Kolumba ceramic bricks. The distinctive bricks showcase the area's evolution while retaining a sense of the original Brooklyn brownstone. The building offers one, two, three, and four bedroom homes with prices ranging from approximately \$899,000 to over \$2,499,000. One of the most desired and sought after elements of Brooklyn living is private outdoor space, which 280 St. Marks proudly offers with every apartment.

"Flatbush Turnpike once ran adjacent to where 280 St. Marks sits now, which allowed us to build generously proportioned and well defined interior and outdoor spaces, while simultaneously noting the area's rich history," said Jordan Rogove of DXA Studio. "The use of local materials from local artisans and craftsmen, such as the art from Fiercely Curious, a communal table in the resident's lounge created by Brooklyn woodworker Brian Klotz, custom



light fixtures created by local David Weeks, and custom wallpaper from Brooklyn favorite Flavor Paper, each contributed to the significant efforts we and the developers took to reflect and incorporate authentic Brooklyn elements throughout the whole project."

In addition to the private outdoor space in each unit, residents at 280 St. Marks can also enjoy many social spaces including a spacious roof deck with stunning Manhattan skyline views, a resident's lounge that opens out onto a large outdoor garden with seating and entertainment areas, a children's playroom on the second floor overlooking the playground across the street, and a fitness center. The five-story building has a ground floor bike room with plenty of space for each apartment and houses an underground garage with parking spaces available for purchase, private storage units and doorman service.

Six penthouses offer expansive terraces with outdoor water and natural gas connections for entertainment options, as well as a direct, internal stairway to an additional private roof terrace. The building also offers several unique duplex townhomes with backyards and gas grills or private terraces. In all, eighteen units will come equipped with outdoor water hookup and BBQ grills with natural gas connections.

“With close proximity to hot spots like the Brooklyn Academy of Music, The Barclays Center, The Botanic Gardens, The Brooklyn Museum and a ton of shopping and famed eateries, 280 St. Marks strongly appeals to buyers looking for a combination of culture and luxury,” said Eric Sidman of TOWN New Development. Sidman also pointed out that the property is minutes away from public transportation and is situated between the B/Q trains at 7th Avenue, and the 2/3 trains at Bergen Street, both along Flatbush Avenue. Each of these subway lines provides access to Manhattan in less than 15 minutes.

An additional benefit to buyers, 280 St. Marks Avenue offers a 15-year 421a tax abatement. Construction of the condominium is expected to be complete in late 2016. The sales gallery is located at 631 Vanderbilt Avenue between St. Marks Avenue and Prospect Place. ■

