

New York family BROOKLYN

March 2009

SPRING
Real
Estate



BellTel Lofts



Toren



One Hanson Place

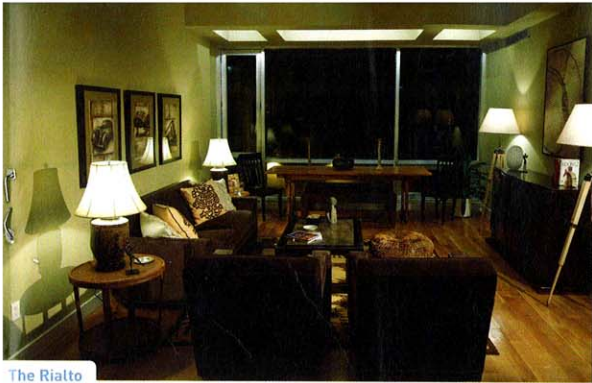
“Did You Hear About That Building...?”

Finding The Right Building For Your Family Is Always Going To Be A Process Of Research And Discovery. **Let The Games** Begin With Our Special Quiz On New Family-Friendly Developments In The Borough **[Answers on page 28]**



NV

- 1** Which Williamsburg building includes an indoor basketball court, plus a pool that opens to a lawn and a waterfront park?
- 2** Which downtown Brooklyn building was built in 1931 as the headquarters for the New York Telephone Company and is now a luxury loft condominium?
- 3** Which sizable Brooklyn Heights building located near the waterfront will, in years to come, adjoin a new neighborhood park?
- 4** Which Clinton Hill building was purposely woven into the streetscape and offers floor-to-ceiling window views of the historic brownstone neighborhood that surrounds it?
- 5** Which Williamsburg building was converted from a carriage house and features just 31 homes spread out over four stories?



The Riatto



The Edge

6 Which Prospect Heights development sits atop the highest point in Brooklyn?

7 Which Fort Greene building was formerly home to the Williamsburgh Savings Bank and now features a historically landmarked exterior and ground floor?



Richard Meier On Prospect Park

8 Which Park Slope development boasts neomodernist architecture and a lobby designed by Andres Escobar?

9 Which Williamsburg building's name is a play on the Roman numerals representing "North 5th," after the street on which the development sits?

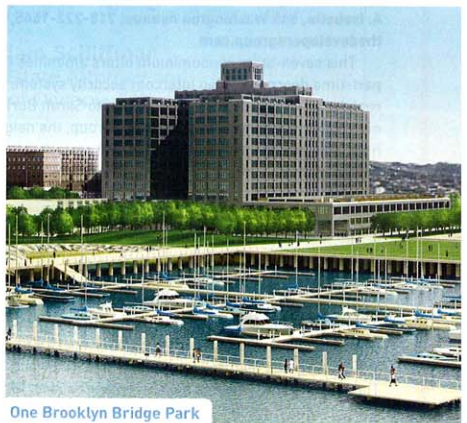
10 Which skyscraping Fort Greene development features a silver-blue aluminum façade and an eco-friendly, technologically advanced design?



The Crest



Isabella



One Brooklyn Bridge Park

1. The Edge, 22 North 6th Street and 34 North 7th Street, 718-222-0211, williamsburgedge.com

"The Edge has the largest amenity package in New York City, including a pool that opens to a lawn, a waterfront park, a children's playroom, screening rooms, an indoor basketball court, fitness centers, and many other exciting offerings for adults and children alike. The cost savings for having these amenities located directly in the building is also a huge benefit for today's families."—Jeff Levine, chairman of Douglaston Development and developer of The Edge.

2. BellTel Lofts, 365 Bridge Street, 718-596-BELL, belltellofts.com

"BellTel Lofts is an ideal building for families. It offers great value—the advantages of a newly renovated classic within a thriving neighborhood at a price that provides owners with great square footage. BellTel Lofts offers a dedicated children's room, lounge, fitness center, and rooftop terrace for all residents."—J. Bistricher, executive vice president of Clipper Equity LLC, developers of BellTel Lofts.

3. One Brooklyn Bridge Park, 360 Furman Street, 718-330-0030, onebrooklyn.com

"One Brooklyn Bridge Park offers many unique opportunities for families," says RAL Companies & Affiliates CEO Robert Levine. "We recently opened 12 amenity spaces that make up 'The Living Rooms'—these indoor spaces include a children's playroom, video game room, screening room, and a billiard room, among others. Pier 6, part of the surrounding Brooklyn Bridge Park that sits adjacent to our development, will feature a playground and dog run when it opens by the end of the year."

4. Isabella, 545 Washington Avenue, 718-222-1545, thedevelopersgroup.com

This seven-story condominium offers amenities like a part-time doorman, video intercom security system, and a roof deck and fitness center. According to Sarah Burke, senior vice president of The Developers Group, the neighborhood also has a thriving nightlife, quaint restaurants, and boutique shopping—not to mention proximity to attractions like Prospect Park and the Brooklyn Academy of Music.

5. The Rialto, 150 North 5th Street, 718-222-1545, rialtony.com

The Rialto has a modern, elegant, and intimate feel that makes it perfect for families seeking room to grow in a neighborhood that has "a little bit of funk," says Sarah Burke, senior vice president of The Developers Group. Inside, residences feature high ceilings and hardwood floors. The building also features built-in outdoor space, including a ground-floor garden and private rooftop terraces.

6. Richard Meier On Prospect Park, 1 Grand Army Plaza, 718-230-7905, onprospectpark.com

Boasting an ideal location and a famous architect, On Prospect Park by Richard Meier features a children's room, lounge with a kitchen, billiards room, rooftop sundeck, on-site parking, and storage space for each unit. "I think the level of quality and attention to detail set the building far apart from any of the competition in the borough," says Mario Procida of SDS Procida Development Group, the building's developer.

7. One Hanson Place, 1 Hanson Place, 718-233-6600, onehanson.com

While the historic exterior and ground floor of the bank have remained the same, the rest of the building has been modernized to offer up the best of family-friendly living; it boasts a playroom, a business and media center, a health club, and several common terraces. And parents couldn't ask for a better tenant than a Borders bookstore. "It dovetails perfectly with the nature of living with young families," says Andrew MacArthur of Dermot Company, the building's developer.

8. The Crest, 302 2nd Street, 718-788-0900, crestparkslope.com

"There are not many residences in which you can wake up and see the Statue of Liberty from your window," says Steven Laurelli, sales director for The Crest. All 68 units feature bamboo flooring, white Caesarstone countertops, and bathrooms tiled in limestone or porcelain. When not exploring Prospect Park or neighborhood shops and restaurants, residents can enjoy on-site parking and a fitness center with adjoining outdoor recreation space.

9. NV, 101 North 5th Street, 718-222-1545, nv101n5.com

The six-story, 40-unit building's exterior is adorned with brushed jade aluminum and glass. Inside, amenities include a virtual concierge, a fitness center, and a media lounge, plus a 2,000-square-foot garden courtyard replete with benches, birch trees, open space, and even a fire pit. "The courtyard space is fantastic for families," says Dave Behin of The Developers Group, the building's developer. "We made sure that it had enough space for running around."

10. Toren, 150 Myrtle Avenue, 718-222-8673, torencondo.com

This 38-story, 240-unit skyscraper can be seen from the Manhattan Bridge. "People who are looking for an edge are going to be attracted to it," says Joe Ferrara of BFC Partners, Toren's developer. "It's a smart building." Toren also offers multi-level roof gardens as well as a 2,000-square-foot fitness center complete with recreational programming (including kids' classes), a sauna, and a skylit indoor pool. ○