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Brooklyn & Queens



Offering more than excellent value and spectacular views of Manhattan, the new full-service condominiums in Brooklyn and Queens provide a level of luxury that rivals that of their neighbors across the East River. Concierges, screening rooms, swimming pools, putting greens, rooftop cabanas, spectacular fitness facilities and an abundance of parking are joined by in-house access to hybrid Zipcars and cold storage for your FreshDirect deliveries. High-end developments in Williamsburg, Brooklyn Heights, Greenpoint, Fort Greene and Long Island City put the buzz and the history of these venerable boroughs just outside your door.



The Edge

WILLIAMSBURG

The Edge, Brooklyn's largest project to date striving for LEED certification, is a mixed-use development on a 7.5-acre waterfront site in northern Williamsburg. Three residential buildings will contain 1,085 condominium residences, from studios to three-bedrooms, along with over 60,000 sq ft of retail space, parking for 700 cars, and approximately 1.75 acres of open space. This last will include a public park featuring a riverfront promenade and piers with a water-taxi landing. A 40,000-sq-ft amenity space will feature a year-round open-air pool with an outdoor terrace, two fully equipped fitness facilities, a yoga studio, and a spa with a Turkish steam bath. Hybrid Zipcars will be located on-site in the underground valet-parking garage. Phase One, now under construction and being readied for occupancy in late summer of 2009, will contain a total of 575 luxury condominium residences at South Edge, 22 N. 6th Street, and North Edge, 34 N. 7th Street. Prices start at \$420,000.



Clermont Greene

FORT GREENE

The new condominium project Clermont Greene will consist of 74 units in two distinctively modern buildings amid the brownstones and town houses of Fort Greene. Located at 181 Clermont Avenue, just three blocks from Fort Greene Park, it will bring striking sophistication to the historic neighborhood, with design elements that will include a double-height lobby, a roof deck and a landscaped courtyard with a garden, a reflecting pool and lush greenery. Services and amenities will include deeded underground parking, a state-of-the-art fitness center, a lobby concierge and cold storage for grocery deliveries. Many apartments will feature outdoor space — either a private terrace or a balcony — to take in views of the Manhattan skyline, the park and neighboring brownstones. Prices for one-bedrooms start at \$450,000, two-bedrooms at \$705,000 and three-bedrooms at \$1.05 million. Clermont Greene will be ready for occupancy at the end of 2008.



The Viridian

GREENPOINT

Located at 110 Green Street, The Viridian will raise the bar for luxury living in Greenpoint. Residences in the new six-story, 130-unit building will feature ceilings up to nine feet and floor-to-ceiling windows. Each home will be outfitted with wireless Internet capability, a security system and a washer-and-dryer hookup. Gourmet kitchens boast Bosch stainless-steel appliances and CaesarStone countertops. Bathrooms will showcase polished mosaics and custom countertops and sinks. A sauna, a billiard room, a screening room and an indoor children's playroom are some of the amenities The Viridian will offer. Fitness and sports enthusiasts will enjoy the heated indoor swimming pool, the gym, a golf simulator and a rooftop putting green. A tranquil garden will be flanked by a comfortable sitting area with a fireplace. Rooftop cabanas are available for an additional cost, as is secure underground parking. One- to three-bedroom layouts range from approximately \$458,000 to \$825,000. Occupancy at The Viridian is slated for the beginning of 2009.



One Brooklyn Bridge Park

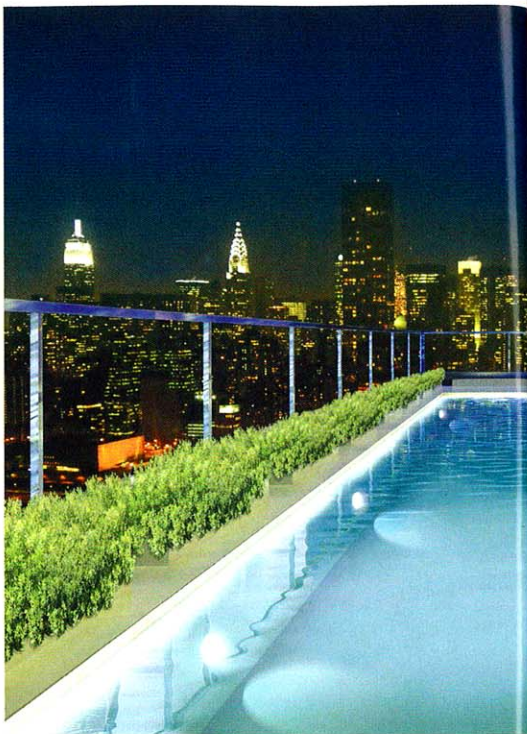
BROOKLYN HEIGHTS

Stretching from Atlantic Avenue to north of the Manhattan Bridge, Brooklyn Bridge Park, now under construction, will be among the city's most ambitious waterfront transformations. Adjoining this spectacular 85-acre green space, the monumental One Brooklyn Bridge Park, at 360 Furman Street, is welcoming its first residents. The 449 homes include lofts and garden lofts that range in size from studios to four-bedrooms; duplex town houses overlooking the harbor that contain fireplaces and dramatic ceilings with skylights; and penthouses with full-length set-back terraces that provide spectacular panoramic views. The building was constructed in 1929, and the grand lobby recreates its original streamlined grandeur. In addition to a full-time concierge, amenities include a 3,000-sq-ft fitness center; a yoga-and-meditation room; a children's playroom; an indoor driving range; a 700-sq-ft landscaped garden, and a roof deck with private cabanas for sale. Also available for purchase are 132 parking spaces, in addition to a 500-car, on-site attended parking facility. Prices range from \$550,000 for studios to \$4.45 million for penthouses.

The Star Tower

LONG ISLAND CITY

At 25 stories, The Star Tower will be Long Island City's tallest residential condominium building. Located at 28-02 42nd Road, it will contain 180 one- and two-bedroom residences ranging from 617 to 1,213 sq ft. They will include solid grade-A Brazilian walnut hardwood floors, generous walk-in closets, washer-and-dryer hookups, and Sub-Zero and Bosch appliances. The 2,700-sq-ft rooftop SkyDeck, only for residents, will feature a pool and cabanas with daybeds. Overlooking the pool will be The SkyLounge, a 1,000-sq-ft clubroom. The mezzanine level will open onto a 7,500-sq-ft great lawn. Residents will also have access to an outdoor grilling station, an on-site concierge, a 24-hour doorman, an in-house valet-parking service, and a private gym with on-site personal trainers. The Star Tower residences are priced from approximately \$425,000 to over \$1 million and will be ready for occupancy in the winter of 2009.



NV

WILLIAMSBURG

NV, at 101 N. 5th Street and Berry Street, is ideally located just three minutes from an East River waterfront park and one block from lively Bedford Avenue. The architect Karl Fischer designed the six-story building with a striking facade of glass and jade-colored brushed aluminum. It houses 40 spacious apartments, ranging in size from 670-sq-ft one-bedrooms to 1,440-sq-ft three-bedrooms. Nine-foot windows and ceiling heights close to 11 feet will provide an open feeling, with most units containing private balconies and terraces. The building will feature four outdoor spaces: a 2,000-sq-ft courtyard garden with a nested fire pit, and three distinct rooftop terraces where residents will sunbathe, dine al fresco, or just gaze at the Manhattan skyline. They can also work out in the fully equipped fitness center and relax in the media lounge. Prices start at \$515,000, with occupancy slated for the end of 2008.

