

REAL ESTATE WEEKLY

New Development: 11 Hoyt debuts in Brooklyn, Chelsea tower opens

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- **TISHMAN SPEYER**

- **11 Hoyt makes its debut**

Tishman Speyer has launched sales at 11 Hoyt, its new 57-story tower in Downtown Brooklyn.

Designed by Studio Gang Architects, it has 480 condos and more than 55,000 s/f of indoor and outdoor amenity space, a private park, motor court and porte-cochere.

The tower has an undulating facade creating interior bay window spaces in units with 10 ft. ceilings and eight-foot square windows offering views in every direction.

Interiors are by London-based firm Michaelis Boyd Associates and each unit features smart-home enabled door locks and thermostats, 7-inch wide plank white oak floors and washers and dryers.

Kitchens include custom Michaelis Boyd cabinetry, a Bosch appliance package, Italian stone countertops, garbage disposal and fully vented range hood.

The nearly 27,000 s/f private park was designed by Hollander Design and features lawns, a sun deck with adjoining hot tub; a fitness deck; children's play area; BBQ pods; a forest walk; and gathering spaces with seating.

Alongside the park, residents can access the Park Club with its 75 ft. indoor saltwater pool, fitness by The Wright Fit, squash court, locker rooms with saunas and steam showers.

The remainder of the second floor is dedicated to a co-working space and salon lounge, children's playroom, game room, and a "mess-friendly maker's studio."

A separate amenity floor, the Sky Club on the 32nd floor includes a lounge, private dining area, catering kitchens, fireplace, billiards table, library, a cinema and performance space; a virtual gaming room; a sound-insulated music studio; study area; card room and cocktail lounge.

There's also a coffee lounge, a pet spa and outdoor dog run

Homes range from studios to four-bedrooms, with pricing starting from the \$600,000's to \$3,400,000 for four-bedrooms.

Corcoran Sunshine Marketing Group is managing sales and marketing .

- **HFZ**

- **Chelsea's tallest open for business**

HFZ has launched sales at The XI, its full-block, mixed-use development between the High Line and the Hudson River in West Chelsea designed by Bjarke Ingels.



The XI in Chelsea.

The \$1.9 billion development will be home to the first US destination by Six Senses Hotels Resorts Spas, luxury homes, multiple restaurants, retail, an art space and a newly created public promenade adjacent to

The High Line that HFZ is developing in collaboration with Friends of The High Line.

Of the 87 residences in the East Tower (No. X), designed by Parisian husband and wife team Gilles & Boissier, six will be listed – priced from \$2.95 million for an 888 s/f one-bedroom, 1.5-bath residences to \$12 million for a 3,373 s/f four-bedroom, 3.5 bath residence. These homes begin on the 11th floor at 100 ft high and sit above Six Senses New York.

Of the 149 residences in the West Tower (No. I), designed by Gabellini Sheppard Associates, eight will be listed – priced from \$2.85 million for a 959 s/f one-bedroom, 1.5-bath home to \$28 million for a 5,663 square-foot 5-bedroom, 5.5-bath half-floor Penthouse with 239 s/f of outdoor space on the 32nd floor.

Bjarke Ingels' design features two asymmetrical 26- and 36-story towers featuring heights of approximately 300 and 400 ft — the tallest buildings in West Chelsea.

● ELAD GROUP

Reuveni takes over at Charlie West

Elad Group has tapped Reuveni Real Estate to take over sales and marketing at Charlie West.

The 16-story property is being co-developed by Elad US Holding and Mi & Co Development, with exterior design by Eran Chen of ODA Architects and interiors by the Andres Escobar.



Charlie West in Hell's Kitchen.

The only new, ground-up condo in Hell's Kitchen, the project is comprised of two towers connected by a central courtyard. First closings are projected for Spring 2019.

Charlie West offers 121 studio to four-bedroom homes, as well as penthouses. Many have terraces and balconies.

With Reuveni Real Estate now leading sales, the property is releasing a new collection of condos priced from \$755,000 to over \$4 million.

Shlomi Reuveni, President and CEO of Reuveni Real Estate, said, "Our team's bespoke marketing approach and market expertise will showcase Charlie West's many value driven advantages and attributes."

Cantor-Pecorella was the previous agent for the property. According to StreetEasy, 55 apartments have been sold and another 22 are in contract.

● **STRATEGIC CAPITAL**

Leasing underway at new Yonkers rental

River Club at Hudson Park, a new luxury rental tower on the Yonkers waterfront neighborhood, has officially launched leasing, announced developer Strategic Capital, the investment arm of China Construction America.

Situated along the Hudson River at 63 Wells Avenue, the 24-story building is the fourth and final in Strategic Capital's 16-acre waterfront development.



River Club in Yonkers.

River Club at Hudson Park has been designed by JSA architects and has 214 residences ranging from studios to two-bedroom apartments.

Amenities include a fitness center, indoor swimming pool with lounge, roof-level River Club Bar and a ground floor River Club Lounge overlooking the Hudson River.

Home technology includes an automated package concierge locker system for deliveries, a Butterfly MX smartphone video intercom and real-time transportation information provided by Transit Screen.

It is also pet-friendly and will offer smoke-free living, as well as include a 24-hour concierge service. Next door to the building, the developer is building a boutique café designed by the founder of Jersey City's popular Grind Café.

"Yonkers is becoming a destination," said Phillip Gesue, Chief Officer of Development at Strategic Capital. "It's cultivated its own artistic and creative communities, welcomed great restaurants and created an award-winning brewery. The recent influx of luxury residential real estate, such as River Club, is making it a very attractive place to call home."

First move-ins are slated for October. Pricing begins at \$1,720; for one bedrooms at \$2,595; and two bedrooms at \$2,870.

- **GLACIER GLOBAL**

- New Gramercy building planned**

Glacier Global Partners has teamed up with CetraRuddy to bring a new building to Gramercy.

Plans were filed last week for a 19-story mixed-use building at 200 East 20th Street.

The 52-unit structure will hit 210 feet and will have 2,700 s/f of commercial space and 65,000 s/f for residential use.

Building plans show that there will be a bike storage room, children's play room, a gym and a pet spa in the basement as well as a rooftop and second floor terrace.

The top three floors will comprise one complete penthouse unit with a private roof terrace, according to the plans.

- **MORTAR ARC + DEV**

- Hell's Kitchen lot to be apartments**

Plans have been filed for a new seven-story apartment building in Hell's Kitchen.

The site at 422 West 49th Street, between Ninth and Tenth Avenues, will be home to a 65 ft. tall building with eight units, according to city records.

The plans show that first- and second-floor units will have access to a private yard. An application to begin foundation work was filed by Mortar Arch + Dev.

According to a Cushman & Wakefield listing, the lot has 2,500 s/f of undeveloped land and is currently being used as a parking lot. The site is owned by Gorijan Real Estate, according to ACRIS.

● **IDEAL PROPERTIES GROUP**

Harlem triplex offering



116 West 127th Street in Central Harlem.

Ideal Properties Group announced the launch of DUO, a pair of triplex condominiums at 116 West 127th Street in Central Harlem. Prices start at \$2,695,000.

Each three-bedroom, 3.5-bath condo spans three levels and features open floor plans, private outdoor space, and smart home technology.

Ceilings are 10 to 12 ft. and floor wide-plank white oak. The kitchens have a Wolf 6-burner range, Sub-Zero refrigerator, Bosch dishwasher, and Sharp drawer microwave. Baths have a rain shower, soaking tub and heated floors and Miele a washer/dryer included.