



Muss Development's 1 Brooklyn Bay ends 2018 with sales surge

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Brooklyn, NY 1 Brooklyn Bay Condominiums, Muss Development's newest residential project, in conjunction with Avalon Bay's 17 floors of market-rate rentals, has ended 2018 with a sales flourish. After six recent closings, only 17 units remain for sale at the market-rate property.

Located in Sheepshead Bay, the amenity-filled property features views of the Atlantic Ocean, the Manhattan skyline, and the Sheepshead Bay Marina. The kitchens are outfitted with high-end Viking ovens, dishwashers, stovetops, microwaves and wine coolers, as well as Subzero refrigerators and custom Italian millwork. The bathrooms feature marble finishes and Grohe fixtures. The apartments all include floor-to-ceiling windows.

"We are thrilled to close out the year at 1 Brooklyn Bay with such robust sales activity," said Jason Muss, principal at Muss Development. "The demand for a high-quality residential product in this area is clear. With the level of amenities, careful design and luxurious finishes we provide, 1 Brooklyn Bay is set to meet that demand."

The luxury tower currently has a mix of two, three and four-bedroom condominiums available for sale, occupying floors 20 through 30, the top floors of the 30-story luxury market-rate building. Current availabilities range between \$950,000 and \$3,710,000. The luxury tower houses a penthouse collection including two half-floor, four-bedroom residences that feature expansive, south facing terraces, and panoramic views.

There are currently two model units, staged by IMG, for prospective buyers to view.

"This unique 100 percent market-rate building has set a new standard for luxury and amenities on south Brooklyn, and we look forward to its complete sellout in the coming months," said Steve Rutter, Executive VP and Managing Director of Stribling Marketing Associates

Situated on 2.5 acres of private grounds, the property features a wide array of amenities including an outdoor swimming pool, bocce court, barbeque pits and dog run. Residents will be greeted by an elegant, attended lobby, and will have access to a 2,500 s/f fitness center and a well-appointed lounge. Parking is available for select units at an additional fee.

1 Brooklyn Bay Condominiums is located just steps from multiple transportation options, including the B and Q express trains. One block away, residents have easy access to Manhattan Beach via

the Ocean Avenue Pedestrian Bridge. Sheepshead Bay Road offers a multitude of shopping and dining options, with the Sheepshead Bay Marina, Yacht Club, and Piers a short distance away.

Designed by internationally renowned architecture firm Perkins Eastman and located at 1524 Sheepshead Bay Road, 1 Brooklyn Bay was constructed in partnership with AvalonBay, a nationally recognized developer of luxury properties

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