



Muss Development to complete \$1 billion mixed-use project - Sky View Parc

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According to Muss Development LLC, 100 units in the first tower at Sky View Parc have already been sold since sales began in mid-February. Sky View Parc is a \$1 billion, 3.3 million s/f, mixed-use project in Flushing, Queens. Its sales office opened in February and is located just across from the site, which is being constructed on 14 acres at College Point Boulevard and Roosevelt Ave.

"Sky View Parc shows that people will flock to quality product, especially when it is priced right," said Jason Muss, a principal of Muss Development. "And our cutting edge sales center has also been a factor in brisk sales. Everyone who has visited the sales office has been blown away by our 9'x14' model of the project, which shows the four-acre rooftop park, the amazing range of amenities and beautiful residential buildings. In addition, our five 60" flat screen monitors, mounted on a wall in the background of the model, make it extremely easy to select an apartment."

According to Muss, buyers have included a wide array of people from all across the Metropolitan area, including Queens, Long Island, Manhattan, Brooklyn and New Jersey, as well as from elsewhere. One buyer bought a home from Muss on Staten Island more than 20 years ago and was so impressed with the quality of that project, they decided to purchase from the company again. Sky View Parc will feature elevated living in six residential towers and a rooftop park set atop a three-story, 800,000 s/f retail shopping experience. The nearly four-acre elevated park and 448 condominium units in Phase 1 will ultimately feature an outdoor pool, two full-sized tennis courts, a health club & spa, a basketball court, running track two children's play areas, golf, valet parking, and a 24-hour doorman.

The retail space, which will include major national retailers, a huge supermarket and more than 30,000 s/f of restaurants, is scheduled to open in the summer of 2009. Phase 1 condominium occupancy is scheduled for July 2009. Sky View Parc will also be eligible for a 15-year tax abatement.

Sky View Parc offers studio, one, two, and three-bedroom homes.

The project team includes: Perkins Eastman, architect; Moss Gilday Group, landscape architect; The 7th Art, creative marketing; Desimone Consulting Engineers, structural engineer; Jaros, Baum & Bolles, MEP Engineer; Pun Yin, feng shui consultant and Ripco Real Estate Corp., retail leasing.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540