



## **Muss Development's 1 Brooklyn Bay surpasses 40% sold**

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Brooklyn, NY 1 Brooklyn Bay Condominiums, Muss Development's newest residential project, is now 40% sold after only four weeks on the market. The tower, located in Sheepshead Bay, offers a mix of two, three and four-bedroom apartments alongside amenities.

The condos occupy the top eleven floors of the 30-story building. Multiple units have already sold. The tower houses a penthouse collection including two half-floor, four-bedroom residences that feature expansive, south facing terraces and panoramic views.

"With such an amazing product, units in this building are in high demand," said Jason Muss, principal at Muss Development. "This new luxury residential building – in a desirable neighborhood, with a wide array of amenities, and easy access to transportation – is unlike any other on the market in this area. Residents are treated to stunning views and a charming waterfront community 40 minutes from Midtown Manhattan."

The building features views of the Atlantic Ocean, the Manhattan skyline, and the Sheepshead Bay Marina from floor-to-ceiling windows. 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 are outfitted with marble finishes and sleek Grohe fixtures.

Previews of the condominiums are currently available at the sales gallery, adjacent to the building, located at 1600 Sheepshead Bay Rd. The sales gallery features a build-out of 1 Brooklyn Bay's kitchens, master bathrooms, living and dining rooms.

"The response to 1 Brooklyn Bay has been amazing. A large percentage of visitors to our sales gallery have already signed a contract. All of the hard work that went into creating the best floorplans and amenities has really paid off," said Steve Rutter, director of Stribling Marketing Associates. "This part of Brooklyn has not seen a building of this caliber."

Situated on 2.5 acres of private grounds, the property features various 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 adjacent B and Q express trains going directly to Manhattan. Residents have easy access to

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

Designed by Perkins Eastman and located at 1524 Sheepshead Bay Rd., 1 Brooklyn Bay is being constructed in partnership with AvalonBay, a leading developer of luxury rental properties. Condominium residents can expect to move into their new homes in early 2018.

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