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Project of the Month: Marcal Group completes model residences at One Sixteen – An 86-unit condo building in Rockaways, Queens

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One Sixteen, Rockaways - Queens, NY

Bathroom space at One Sixteen, Rockaways - Queens, NY

Queens, NY The Marcal Group has completed the model residences in One Sixteen, an eight-story residential development under construction in the Rockaways that has been named one of N.Y.'s most anticipated new buildings. One Sixteen will have 86 condominiums, including eight duplex residences with private outdoor space, and 14,000 s/f of retail space on the ground floor. Amenities include a landscaped roof deck with ocean and bay views, an eighth-floor residents' lounge with kitchenette, on-site parking, a fitness center, bike storage and additional private storage. The mixed-use project is situated in the Rockaways' beachfront community, one block from the beach and down the street from subway and ferry transportation to Manhattan.

"One Sixteen offers a rare opportunity to own a modern beachside residence close to NYC. We are thrilled to be a part of this community, with neighbors who really appreciate what we are doing for the area. We see the immediate opportunity of buying a home in the Rockaways and the potential long-term gains of this exciting neighborhood," said Mark Caller, Marcal's founder and CEO.

Kitchen space at One Sixteen, Rockaways - Queens, NY

One Sixteen's appointed new residences have an abundance of natural light, and some have private outdoor space with ocean or bay views. Residences feature open living spaces with white oak plank flooring, and kitchens and bathrooms have custom cabinetry and incorporate modern appliances and materials. Both the building's interiors and two new model residences were designed by Brooklyn-based design firm, Me & General Design. "Our goal was to create a visceral, feel-good experience for each space," said General Judd, co-founder of the firm.

The building's interiors were inspired by a fusion of urban living and SoCal flair that embodies the Rockaways. For the models, Me & General elected to stage one model as "boho chic," with natural materials, lightweight furnishings and plantings. The second model incorporates some of the same bohemian characteristics but interpreted through a transitional lens of pairing muted colors with more traditional pieces. Me & General Design partnered with the online contemporary art gallery, ArtStar, to curate the art program in both models. Selections include pieces by artists Alyson Fox and Nichole Yates and Rockaways local Eric White. Each of the featured pieces accentuates Me & General's bohemian-inspired interior design while retaining that playful spirit embodied by the Rockaways urban-beach culture.

The beach lifestyle property is being developed by The Marcal Group and is being marketed and sold exclusively by Compass. The Marcal Group, which has offices in NY and Maryland, has a portfolio including medical, commercial and residential buildings.

The company was part of the initial revitalization of Williamsburg with its condo project NForth, located at 161 North 4th St., and was an integral part of Clinton Hill's initial landscape changes by turning an old warehouse into a high end 17-story rental tower at 163 Washington St.

Project team:

Developer: Marcal Group

Interior Design: Me and General Design

Electrical: Didonato and Sons Contracting Corp.

HVAC: Ener-Con Technical Services

Flooring: Supreme Flooring

Sales Marketing Agent: Compass

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