



RockFarmer Properties celebrates Astoria Lights – 70% sold in six months

April 07, 2020 - Owners Developers & Managers

Queens, NY According to developer RockFarmer Properties, Astoria Lights, one of the boroughs' most anticipated residential projects, has sold 70% of its newly renovated units in six months as construction of new amenities at the luxury co-op building progresses.

To meet the demand of buyers looking for larger homes in the area, RockFarmer Properties has begun combining units pre-construction to create four-bedroom residences.

"We knew from the onset that today's buyers want larger units—they want to stay local and have a short commute to work. The demand for two-, three- and four-bedroom homes at Astoria Lights has been so strong it made sense to begin combining units pre-construction to meet the demand," said Tom Le of Corcoran, the exclusive marketing and sales agent representing Astoria Lights. "We are excited to be able to offer buyers an alternative to the more expensive townhomes in the area without compromising on space."

Located at 24-39, 24-51, 24-65 and 24-75 38th St., Astoria Lights offers one- to four-bedroom homes and feature a diverse mix of loft-style and classic layouts. Particularly compelling are the redevelopment and combination of existing apartments into three- and four-bedroom residences, which feature architectural details and layouts unlike any other in Astoria.

Updated for today's buyer, homes feature solid eight-ft.-tall doors with Emtek Hardware and LED lighting and brand-new chevron oakwood flooring with mahogany borders. Newly designed German kitchens outfitted with rugged concrete Caesarstone countertops and backsplashes boast Bosch appliance packages and Riobel fixtures. The bathrooms include natural Italian Arabescato and Bardiglio marble floors and wall tiles, Kohler fixtures and Kaldewei German tubs. In addition, all residences include in-unit washer and dryer hook-ups.

“Astoria Lights offers an attractive price point for an incredible product—newly renovated, modernized apartments paired with a full suite of new amenities are rare in Astoria, a neighborhood dominated by single family homes and rentals,” said George Michelis, managing principal of RockFarmer Properties.

“We’re excited to see how people have responded as we continue to release the newly added large-scale units to meet the demand.”

Committed to providing buyers with a living experience unlike any other in the city, as well as enhancing the communal aspect of the four-building development, RockFarmer Properties opted to expand upon the selection of amenities incorporated into Astoria Lights during the first phase of the project in 2014. Spread throughout the buildings and located indoors and out, the thoughtfully designed spaces will provide residents at Astoria Lights a selection of social and entertainment experiences seen in most new developments city-wide.

Those hoping to capitalize on the increasing trend of working remotely will enjoy a fully outfitted coworking lounge with private conference room. Following a hard day’s work, individuals have the opportunity to stroll over and take refuge in the new Resident’s Lounge, perfect for casual hangouts or larger gatherings, while younger residents can release pent up energy in the building’s Kid’s Zone, also located on the ground level. An on-site pet grooming station and large package room round out the new indoor amenity spaces, which also include the previously constructed fitness center, bike room and laundry facility.

Set against the striking New York City skyline, the Sky Deck at Astoria Lights leaves little to be desired. The 1,200 s/f space offers 360° views of Manhattan and Queens allowing residents to enjoy a range of activities from a single location. It is also the second communal rooftop area for the project. Residents will enjoy the roof-top cabanas and a landscaped Zen garden, while others hoping to throw the ultimate summer soiree need look no further than the Sky Deck. In addition, a new landscaped courtyard offers a third outdoor space for residents and includes a bocce ball court and hammock grove as well as multiple BBQ stations and communal seating and dining areas.

“RockFarmer is passionate about developing transformative, thoughtfully designed properties that offer incredible value, amenity experiences and scale to residents,” said John Petras, managing principal of RockFarmer Properties. “We designed Astoria Lights to exceed all expectations for a new development in Astoria, carefully considering how residents would interact with their new homes. Astoria Lights is truly a first for the neighborhood.”

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