



Pros Developments launches sales at 394 Kosciuszko project; The InHouse Group handling sales and marketing

October 05, 2021 - Owners Developers & Managers



Brooklyn, NY Pros Developments launched sales at 394 Kosciuszko, Bed Stuy's newest ground-up boutique development. The recently completed five-story, five-residence condominium has been designed to reflect today's buyers' needs and preferences in the wake of COVID-19 and offers open layouts that blend indoor and outdoor living.

"Developers have had to rethink residential design and construction as people are spending more time in their homes," said Robert Earl, co-founder of The InHouse Group, the exclusive sales and marketing firm for the project. "There is a greater emphasis on fully equipped chef's kitchens, home offices and access to private outdoor space. 394 Kosciuszko will resonate with today's buyers because the building checks each of these boxes, while its location within one of Brooklyn's most historic neighborhoods is unmatched."

394 Kosciuszko features a mix of floorplans, including a one-bedroom garden-style duplex; two

floor-through two-bedroom homes; and two, two-bedroom triplex penthouses. To further amplify its commitment to creating larger living spaces, Pros Development also opted to devote an extensive amount of square footage to private outdoor areas throughout the building. Each home has been outfitted with a minimum of 125 s/f of additional private outdoor space to address the sky-high demand for indoor/outdoor living, providing a strong point of differentiation with other condominium developments in the area. Residences range from 734 to 1,537 s/f, and first move-ins are slated to commence late this fall.

Residences at 394 Kosciuszko have expansive layouts and a contemporary aesthetic. Floor-to-ceiling windows and connected outdoor spaces provide future residents with natural light, while gallery-style walls and European white oak flooring further elevate the homes' interiors. The two newly unveiled model residences at the condominium showcase these elements while offering buyers alternative design concepts for personalizing the apartments.

Modern chefs kitchens have been designed with the entertainer in mind and include custom glass front, back-lit cabinetry with large amounts of storage; a built-in wine rack; and Bosch and Fisher & Paykel appliances. Bathrooms feature radiant heat flooring, quartz vanities and glass mosaic tile shower walls, while master bedrooms include floor-to-ceiling windows and custom-designed closets. Living rooms have been outfitted with custom-built workstations that offer direct entry onto private, veranda-style terraces.

Designed for today's tech-savvy buyer, smart home technology has been integrated into each of the residences at 394 Kosciuszko. Specific highlights include a digital and fingerprint door lock with intercom for keyless entry; pre-installed ceiling speakers and SONOS amps to offer a seamless entertainment experience; and app-controlled package delivery box. The homes have also been fitted with multi-zoned central heating and cooling and an innovative magnetic modular lighting system with multiple lighting attachments.

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