



## **LCOR holds grand opening for 1515 Surf - 463-unit community**

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Brooklyn, NY LCOR, a real estate investment, development and management firm, has commenced the grand opening and completion of 1515 Surf, a new waterfront residential community that includes 463 units in the Coney Island neighborhood.

1515 Surf is 100% electric, carbon neutral and features the largest active geothermal system in New York City's history. The system effectively uses the earth to heat and cool the building and to power its domestic hot water systems, which eliminates the need for traditional equipment that runs on fossil fuels. LCOR partnered with Ecosave on the design and installation of the system. Ecosave estimates that the geothermal system will reduce the building's carbon emissions by over 60%, which will result in lower utility bills for its residents. LCOR is also pursuing LEED Zero Carbon certification for the project.

“We are excited to contribute to the revitalization of one of NYC’s most iconic neighborhoods,” said Anthony Tortora, senior vice president and principal at LCOR. “As a carbon neutral development that offers elegant design, ocean views, extensive amenities and transit access, 1515 Surf sets a new standard for residential communities in New York City.”

Designed by STUDIO V Architecture and constructed by LRC Construction, LLC, 1515 Surf features over 35,000 s/f of indoor and outdoor amenities including an outdoor pool with sweeping views of the ocean and downtown Manhattan skyline, over 17,000 s/f of private landscaped outdoor space, a fitness center, an indoor basketball/handball court, a children’s playroom, beach lockers, multiple indoor and outdoor tenant lounges, a rooftop sky lounge, flexible co-working spaces and on-site parking.

1515 Surf offers a variety of one- and two-bedroom apartments as well as 13 luxurious penthouses. Of the 463 units, 139 are designated affordable. Each apartment includes oversized windows, premium appliances, in-unit washers and dryers, generous closet space, smart-home technology features and custom lighting.

1515 Surf also features art installations throughout the community including a private collection of neighborhood photography and custom pieces by local artists including SNOEMAN, Timothy Goodman and Corey Paige.

The community is located just one block from the Coney Island-Stillwell Ave. subway station, with access to the D, F (local and express), N, and Q lines. Residents are steps away from Coney Island’s iconic beach, boardwalk, Luna Park, New York Aquarium, and Maimonides Park, home to the Brooklyn Cyclones and Brooklyn Football Club.

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