



## Madd Equities and Aufgang Architects to develop 73-unit mixed-use condo

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*Source: Aufgang Architects*

### 132 East 125th Street Affordable Mixed-Use Condo Designed by Aufgang Architects

Manhattan, NY A 73-unit affordable mixed-use condominium will be constructed at 132 East 125 St. at Lexington Ave., bringing home ownership opportunities to the heart of Harlem.

Developed by Madd Equities and designed by Aufgang Architects, the 13-story building will include 7,000 s/f of ground floor retail space and 45,000 s/f of medical offices on the second through fifth floors.

Of the 73 condo units, 31 will be one-bedroom, 38 will be two-bedroom and 4 three-bedroom units.

The development will meet HPD Homeownership Program guidelines for affordable condos. The HPD Homeownership Program calls for larger units than other programs. The units will be approximately 100 s/f larger than other HPD affordable programs.

Key features include:

- The building will be all electric, in compliance with Enterprise Green Communities criteria.
- Outdoor recreation space along with a fitness center and co-working space/lounge.
- Residents' quiet enjoyment of their homes will be enhanced by the installation of window/wall noise attenuation materials and alternate means of ventilation.

"We are pleased to enable affordable home ownership at one of the most vital intersections in Harlem," said Ariel Aufgang, principal of Aufgang Architects. "Homeownership strengthens the economic and social fabric of communities."

"The new condo will feature larger apartments than usually found in new affordable residential construction in Manhattan, as well as an array of energy saving and environmentally sustainable features," said Aufgang. "The new Harlem condo will provide residents with many appealing amenities."

"The anticipated approval of the City of Yes, providing measures to develop additional affordable housing throughout the City, underscores the importance of first in class affordable homeownership, such as this multifamily project in Harlem," said Aufgang.

In the past 22 years Aufgang Architects has designed more than 14,000 units of affordable housing and 20 million s/f of built space.

Aufgang Architects is a certified Minority Business Enterprise.

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