



The Bridges NYC: East Harlem's newest condominium opens sales office

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Two mid-size 7-story buildings -- mirror images of each other on the eastern corners of Third Ave. and 124th St. -- are dramatically transforming the East and Spanish Harlem real estate market. Known as The Bridges NYC, located at 2279 & 2283 3rd Ave., the mixed-use condominium development ushers in a new era of luxury for the area. "Built and developed by the North Manhattan Construction Corp., one of the area's residential pioneers with two other Harlem developments to their credit, The Bridges comprises a total of 31 units and offers oversized one, two and three-bedroom residences." The North building includes 18 units and a 24-hour doorman, while The Bridges South boasts an additional 13 expansive apartments and Virtual Doorman service. Both buildings include a common resident's terrace, private terraces and roof decks in the upper stories, and convenient storage bins at the basement level.

Located on the 6th and 7th floors, the airy penthouses offer breathtaking views of the East River and Manhattan skyline, which span as far as the Triborough Bridge and Time WarnerCenter. Penthouse homes include multiple exposures and private roof decks, while apartments 6C and 7C in the North building also have wood-burning (convertible to gas) fireplaces. Of the nine Penthouses, the largest comprises 1,571 s/f indoors and 1,576 outdoors.

All Bridges residences boast contemporary interiors and high ceilings with high-end finishes such as wide-plank, solid oak floors, double paned windows, Asko washer/dryer units and sleek intelligent kitchens with GE stainless steel appliances, granite countertops, smoked glass and polished aluminum and wood custom cabinetry. "These homes offer the height of luxury for Spanish Harlem," said Leo Muñoz, sales agent with The Bridges. "The Bridges by far offers a substantial added value to your money in an area that is destined to rival West Harlem in investment value, and already surpasses it in terms of retail, dining and first-floor businesses such as groceries, furniture repair, electronics vendors, hardware stores, etc."

In an unbeatable setting, The Bridges is easily accessible by the 4, 5, and 6 subway lines and only a 10-minute drive to LaGuardia Airport.

"This is one of the best commuting locations I've ever seen," said Sid Whelan, a born-and-raised New Yorker and sales director for both the Bridges and the nearly sold-out Langston Condominium on West 145th St. "You're perfectly situated for a quick subway commute to the Upper East and Midtown East, as well as the Financial District. You've also got a direct and quick bus ride West to the Columbia University area on the M60, plus the highways or Metro-North for an easy reverse commute to the Bronx and Westchester. For the first time, East Side commuters are getting an uptown, high-quality, spacious, great value product to rival what the West Side commuters have been getting over the past three years."

The Bridges NYC is surrounded by an abundance of local flavor, from Nam Jamaican grocery across the street to La Marqueta at Park and 116th, and legendary restaurants including the original location of Patsy's Pizza, Rao's, La Fonda Boricua, and newcomers Creole, Caminito Steak House and Polash Indian Cuisine. Major retailers also abound such as Petland Discounts, Sleepy's, The Children's Place, a new deluxe Pathmark supermarket directly across the street, and most recently, Wachovia Bank, which began its lease October 1 in its new 3,000 s/f retail space on the ground floor of The Bridges North.

A Temporary Certificate of Occupancy will be acquired within the next few weeks, enabling residents to move in imminently. The Bridges has officially opened its sales office with exclusive sales brokerage provided by Halstead Property Development Marketing, LLC.

North Manhattan Construction Corp. is a third-generation development and construction company that serves as general contractor on all its projects and is based in the neighborhood. One of the early pioneers in the newly revitalized Harlem, their first development in the area, The Walden at 69 East 130th, broke ground more than 5 years ago. North Manhattan has also served as the developer and builder on 2002 Fifth Ave.

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