



## **Scarano Architect designs 2 mid-rise condominium projects**

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Scarano Architect, PLLC has produced two mid-rise, condominium projects at 99 Havemeyer and 53 Java Sts.

Rising four stories at the corner of Havemeyer and Hope St., 99 Havemeyer features eight spacious apartments with high ceilings and geometric lines. The Bauhaus-inspired condominium development has multiple setbacks that create balconies and rooftop terraces in the individual apartments.

Apartment sizes average 800 to 900 s/f, with the exception of a 1,600 s/f penthouse that additionally benefits from a 1,000 s/f roof terrace. The building includes onsite parking and the higher elevation apartments offer views of Manhattan and the East River.

"Havemeyer St. is an urbane design intended to appeal to sophisticated, first-time buyers and young professionals," said Robert Scarano, Jr., AIA, FARA, ALA, president of the Scarano Architect, PLLC.

53 Java St. was designed with seven apartments, featuring two balconies in the front and two balconies in back.

Scarano said, "This entire block was rendered unattractive because of a vacant lot that was like a big gaping hole for many years. What we have accomplished with 53 Java is a visual connection, which brings cachet to the street and makes it more distinctive."

The condominium plan at 99 Havemeyer St. has already received approval from the attorney general's office. Marketing firm, [aptsandlofts.com](http://aptsandlofts.com) is the sales agent for both buildings. The project manager for both buildings was Alexander Zhitnik of Scarano Architect, PLLC.

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