

7 New Real Estate Developments Making their Mark in Brooklyn

New York City's most-populous borough now rivals Manhattan for residential design and desirability

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Impressions: **4,800,000**



Olympia Dumbo, a new Brooklyn condo and one of the tallest residential projects in the borough.

Move over Manhattan. When it comes to the borough where people most want to live, Brooklyn is increasingly at the top of the list.

New York's most populous and second largest borough is attracting residents—and even more so in the wake of the pandemic—who are drawn to a lifestyle that offers the best of city life along with a slice of suburbia. “Living in Brooklyn means more space and sky exposure than what you get in Manhattan,” says Lindsay Barton Barrett, a real estate agent who specializes in selling luxury Brooklyn residences with Douglas Elliman. “You’re also closer to parks. Basically, it offers the things that have become a priority for people since COVID,” she says.

As Brooklyn has come to the forefront as a living destination of choice, Barton Barrett says, upscale residential developments have followed. “There are a lot of new and attractive buildings to live in, and they each offer something unique,” she says.

October 13, 2021
Architectural Digest



Outside of 450 Warren St., near Gowanus

Case in point: Olympia Dumbo, with sales launching this week, is the tallest residential building in the neighborhood. The 33-story condominium tower features sail-like architecture by Hill West and has 76 residences, ranging from one to five bedrooms with private terraces, plus penthouses. Prices start at approximately \$1.75 million.

The building's name is a throwback to history when the Dumbo neighborhood was actually a village named Olympia. Its 38,000 square feet of amenities leave nothing to be desired. Spread over three floors, they include an indoor swimming pool and an outdoor one, an outdoor tennis court, gym, sauna and steam room, spin studio, and juice bar. Kids can enjoy the playroom, outdoor shipwreck-themed playground and private park, and a waterpark.

Celebrated design studio Workstead is behind the interiors and amenities. The studio focused on an industrial aesthetic with elements such as light ash flooring throughout and kitchens with maple cabinetry and millwork with satin nickel hardware.



The interior of an apartment at Six Garfield in Park Slope.

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Fredrik Elkund—of the Elkund | Gomes Team at Douglas Elliman—is collaborating on the sales with Karen Heyman of Sotheby’s International Realty. Elkund describes the Olympia as understated but impressive. “It’s a place where you can come home and let your shoulders down, but you have these insane views of the skyline,” he says. “And it happens to be one of the most striking buildings I have worked on architecturally.”

450 Warren, nearing completion in Gowanus, is another eye-catching development. Designed by the Brooklyn architecture firm So-i-l, it’s a building where residents don’t have to be enclosed inside four walls from the time they enter the lobby to when they reach their apartments. A garden with 40-foot trees at the center of the building doubles as an open hallway, and the walls are made of transparent mesh. The property will include three courtyard gardens, 18 residences, a co-working lounge, and an area for yoga and meditation. Prices for inventory currently available start at \$1.7 million.



Inside a swanky communal sitting area at Brooklyn Point.

Then there’s Brooklyn Point in Downtown Brooklyn, which bills itself as the tallest residential building in the borough. The 720-foot tower has 483 residences, ranging from studios to three-bedroom apartments and over 40,000 square feet of amenities. They include the highest infinity pool in the Western Hemisphere set atop 68 stories, a rock-climbing wall, a gym with a swimming pool, squash court, wine library, and a lounge with a bar, fireplace, and co-working space. Prices start at \$925,000.

Also in Downtown Brooklyn, 11 Hoyt is a 57-story tower that spans almost an entire block. It features 481 residences and 55,000 square feet of amenities. An elevated private park for residents may be the one that stands out the most. Prices start at \$675,000.

Our list also includes One Prospect Park West, located on the eponymous park and with move ins this fall. The development is in a 1925 building that was once an upscale hotel and clubhouse, and Workstead is turning the historic spot into a luxury residential building. A rooftop complete with an apple orchard is among the many amenities. Pricing for available inventory begins at \$2 million.



The pool at the Olympia Dumbo.

On the sustainable front, [488 Sterling Place](#) in Prospect Heights was developed by The Brooklyn Home Company with environment in mind. It has 25 residences and features individual ERV systems that get rid of stale air and bring in fresh filtered air into each unit. Prices start at \$850,000.

The last development on our roundup, [Six Garfield](#), is in the family-favorite neighborhood of Park Slope and scheduled to debut in March. The 12-story building has a cantilevered design, 33 residences with an abundance of natural light, and amenities that include a skylight atrium library lounge, pet spa, and an indoor/outdoor resident lounge. Prices start at \$765,000.

We've talked about seven of the most exciting Brooklyn developments, but that's only right now. As the borough's star power continues to grow, make no mistake that more are sure to come.

<https://www.architecturaldigest.com/story/7-new-real-estate-developments-that-prove-brooklyn-is-the-next-manhattan>