



DUMBO, FEATURES, NYC GUIDES

## The ultimate guide to Dumbo, a neighborhood that led the way to Brooklyn's 21st century

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Brooklyn's 25-block Dumbo neighborhood gets its name from where it can be found: Down Under the Manhattan Bridge Overpass, which explains not only the neighborhood's location, but its cultural and residential evolution. The waterfront district's iconic East River and Manhattan views and its stunning bridge-framed architectural vistas have defined it long before its current acronym and status as a coveted residential choice. Unlike many other Brooklyn neighborhoods, the area it occupies is quite small, but its architecture, infrastructure, and economic status are formidable.

The neighborhood is made up of a section of land between the Manhattan and Brooklyn Bridges and another section that runs east from the Manhattan Bridge to Vinegar Hill. Its boundaries are Brooklyn Bridge Park to the north, the Brooklyn Bridge to the west, Brooklyn Heights to the south, and its tiny sister enclave of Vinegar Hill to the east.

### Where to live

Residential options in Dumbo include airy lofts with plenty of space and luxury condos with breathtaking water and Manhattan skyline views; the dramatic bridges are part of the neighborhood's draw and a backdrop to daily life for residents. Below are a few recent additions to the Dumbo scene.

#### Olympia Dumbo, 30 Front Street

Among the choices for 6sqft's [2021 Building of the Year](#), Olympia Dumbo was developed by Fortis Property Group and designed by Hill West Architects. The twisting tower rises along the waterfront at 30 Front Street, reaching 33 stories—the neighborhood's tallest residential building. The tower, which launched sales in 2021, has a sail-shaped exterior with picture windows and west-facing terraces.

There are 76 residences, with a mix of one- to five-bedroom apartments. As 6sqft previously reported, the building's top-floor penthouses list for \$16 million and \$19.5 million—the neighborhood's most expensive asking prices. Workstead designed the homes, which have super tall ceilings, custom cabinetry, high-end appliances, and amazing views, with some flaunting terraces and private outdoor spaces. Amenities start in the triple-height lobby and garden lounge, continue to the cellar level with a two-lane bowling alley and fitness center, and are complete on the 10th floor with an indoor lap pool, an outdoor pool, tennis court, and a playground. Current availabilities range from a \$1.8 million one-bedroom to the aforementioned \$19.5M penthouse.

