

CITYREALTY

Boerum Place, Cobble Hill condo with village-like charm, launches sales + Beautiful NYC listings with fireplaces

On a genteel Cobble Hill street, sales have launched at **Boerum Place**, the low-rise new condominium spanning the entire Boerum Place blockfront between Dean and Pacific Streets with the address of **110 Boerum Place**. The first public availabilities start at **\$2.98 million** for two-bedrooms, **\$4.95 million** for three-bedrooms, and **\$7.5 million** for a four-bedroom penthouse. Construction topped out at six stories high in spring 2025, and occupancy is estimated for later this year.

The 65,000-square-foot project is being developed by **Avdoo** in collaboration with Aksoy Holding. Its design by **Brent Buck Architects**, the Brooklyn-based team behind cutting-edge Clinton Hill rental **Frame 122**, features a red brick facade with fenestrations following a robust grid of deeply inset loggias that allow for private outdoor space in every unit.

Subtle cornice lines, rounded corners — including around the mechanical bulkhead — and an arched main entrance along Boerum Place will bring a handsome contemporary composition to its charming surroundings. The earth-toned façade, reminiscent of brownstone, shares similarities with Avdoo's nearby **Bergen**, designed in collaboration with **Frida Escobedo**, DXA Studio, and Workstead.

"Avdoo is excited to partner with Brent Buck Architects to create a unique collection of luxury residences that emphasize exceptional interiors and lush outdoor spaces. Combining thoughtful design with neighborhood authenticity, this project will provide an unparalleled living experience for residents," a spokesperson for Avdoo said in a statement.

All 21 units feature high ceilings, oversized windows, neutral palettes, and oversized windows throughout. Kitchens come outfitted with custom white-oak millwork, honed Paonazzo Caldia marble countertops and backsplash, AGA induction ranges with direct-vent hoods, and Thermador Masterpiece appliance suites. Primary bedrooms feature walk-in closets and en suite baths with custom white oak vanities, honed Arabescato marble surfaces, and radiant heated floors. Select apartments have marble-lined fireplaces.

The sun-filled amenity package spans more than 11,000 square feet across two levels. It includes a Reading Lounge overlooking the building's landscaped courtyard, a Listening Lounge with fireplace, and a library with coffee bar. The Fitness Suite offers cardio equipment, strength equipment, boxing and movement studios, and garden views. The Wellness Suite overlooks another sunken viewing garden and offers dry and infrared saunas, a steam room, a red light therapy room, a cold plunge pool, and a treatment room.

A part-time lobby attendant is on staff, and additional conveniences include virtual doorman service, a mail/package room, a pet spa, and bike storage. The building will also offer 27 parking spaces, as required by the zoning it was approved under, priced from \$325K–\$425K each, and storage units ranging from \$50K–\$65K.

Boerum Place took shape on a site formerly occupied by two low-rise, fire-damaged commercial buildings purchased from Hidrock Properties for \$30.5 million in January 2017. Valley National Bank provided a \$47 million construction loan to get the project out of the ground.

Residents will benefit from light traffic, as the site is near the start of Boerum Place. While the immediate area enjoys a "village-like charm," it is a short walk to commerce along Court Street, Smith Street, and Atlantic Avenue. Nearby offerings include Trader Joe's, the Dodge YMCA at Atlantic and Court, Buffalo Exchange across the street, PetSmart, arts and crafts store Michaels on Atlantic, and numerous restaurants and cafes including the legendary **Sahadi's**. Across Atlantic, a new detention center is planned to replace the long-standing facility in the coming years.

