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## In Cobble Hill, another River Park condo launches sales from \$975K

*The Brooklyn megaproject's latest debut is a condo with waterfront views*

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Impressions 3,160,432



*Renderings by Williams New York*

Another piece of the puzzle at River Park, the megaproject replacing Cobble Hill's erstwhile [Long Island College Hospital](#), is officially on the market. Developer Fortis Property Group has now launched sales at [1 River Park](#), the tower rising at the corner of Hicks Street and Atlantic Avenue.

The building, designed by FXCollaborative with Hill West Architects, will have just 48 apartments over its 20 stories. The architecture sets it apart from the megaproject's other

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buildings; the structure is “inspired by the fluidity of water,” according to a fact sheet, with undulating balconies on the west-facing side of the building. (That also means many of the apartments have stunning views of the Statue of Liberty, New York Harbor, and beyond.)



The apartments are a mix of studios to one-bedrooms, and start about 110 feet above street level. Each one comes with predictably fancy features—custom millwork, high-end appliances, and the like—as well as high ceilings and large windows to maximize those views. The [available apartments](#) range from a 538-square-foot studio asking just under \$1 million, to a 2,239-square-foot three-bedroom penthouse (with a balcony) asking \$4.9 million.

Its amenities are also fairly bonkers: Across more than 17,000 square feet are plush perks like a heated outdoor pool and gym deck, private residents’ club, billiard room, and more.



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The building is one of seven currently in the works as part of the River Park megaproject. Recall that the [dispute](#) between Fortis and the Cobble Hill community came over the developer's desire to [rezone](#) the area surrounding the former LICH campus, which would have allowed for more dense towers but also included affordable housing. When an agreement over rezoning couldn't be reached, Fortis decided to [proceed](#) with the as-of-right scheme.

Since then, several other River Park properties have debuted, including [condos](#) in the [renovated Polhemus Building](#), several adjacent townhouses, and [a new 25-unit condo](#) called 5 River Park.

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<https://ny.curbed.com/2019/9/12/20862707/cobble-hill-brooklyn-1-river-park-sales-launch>