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## Four-Bedroom Brooklyn Penthouse to List for \$7.5 Million

The New York City apartment is one of 25 residences in a brand-new boutique building featuring a pool, a fitness center, and a music room

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*The penthouse includes four-and-a-half bathrooms.*

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The penthouse apartment at 5 River Park, a new development in Brooklyn, will hit the market on Sept. 10 for \$7.5 million, Mansion Global has learned.

Erin Lichy, the apartment's listing agent from Douglas Elliman, said the development's charm and history are what set it apart from other new developments. And it's a combination of neighborhood integrity and craftsmanship that has helped sell almost 70% of the first phase of the seven-building project in the Cobble Hill neighborhood, Ms. Lichy said.

This 3,400-square-foot penthouse will have private elevator access. An additional 500 square feet of exterior space is allocated to three private terraces. Quartzite and white oak floors run throughout the four bedroom, four-and-a-half bathroom penthouse. All the cabinetry and built-in furniture was custom-made in the Navy Yards, Ms. Lichy said.

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The apartment's panoramic views include the Brooklyn waterfront and the city skyline. River Park, developed by Fortis Property Group, is close to the waterfront but also near the interior of the Cobble Hill neighborhood, Ms. Lichy said. "It's a unique place to be situated," she said.

The seven-building River Park development has been designed by several different architects—Douglas Romines designed the Polhemus Townhouses and 5 River Park, and FXCollaborative designed 1 River Park, for example—with the goal of honoring the vernacular of the neighborhood. Cobble Hill is a classically Italian neighborhood, and the building pays homage to that with its bocce courts.

And 5 River Park specifically, designed by Romines, comprises 25 residences. The building itself features hand-laid brick "to mirror the look of the surrounding townhouses," Ms. Lichy said.

Of its 20,000-square-feet of amenities, most are devoted to promote indoor/outdoor living, according to Ms. Lichy, including an in-ground pool with outdoor showers, a private playground and multiple terraces. Inside, there is a fitness center with steam rooms and a sauna, and an acoustically sound music room.

The development overtook seven defunct buildings that once belonged to the NYU Langone Long Island Children's Hospital. While most of the projects will be teardowns, the first phase of the development project, the Polhemus Residences, was an adaptive reuse. The other two buildings of the second phase, 1 River Park and 2 River Park, contain a K through eighth grade school and an urgent care clinic run by NYU Langone, respectively.

<https://www.mansionglobal.com/articles/four-bedroom-brooklyn-penthouse-to-list-for-7-5-million-206914>