



REAL ESTATE



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Meet The Rowan, Astoria's Most Thoughtfully Designed Condominium

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RockFarmer Properties announced the launch of a teaser website for The Rowan, Astoria's newest ground up luxury condominium. The site offers a first look at the modern, amenity-rich development which is scheduled for completion in 2020. The landscape-focused condominium is located one block from the N train at 21-21 31st Street in prime Astoria, Queens.

Designed by DXA Studio, The Rowan will feature a terraced massing of light gray masonry that rests above a 210-foot-long glass retail base perfect for boutiques, restaurants/cafes and other service-driven retailers. The six-story luxury condominium will feature a dramatic wood and glass enclosed lobby that opens onto a lush private sensory garden.



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There will be 46 studio, one-, two- and three-bedroom residences ranging in size from approximately 425 to 1,857 square feet. Luxury homes will feature custom seven-inch white oak flooring throughout, oversized 4' x 8' windows, a Miele appliance suite including washers and dryers and individually controlled HVAC systems; all apartments will be pre-wired for Fios cable and high-speed internet. Almost half of residences will boast generous outdoor space; penthouses will boast floor-to-ceiling windows and large private terraces with views of New York City. Asking prices for the carefully crafted homes are expected to range from approximately \$495,000, to \$2,150,000. Sales are slated to launch in the fall of 2019.

The Rowan will be home to a number of thoughtfully designed amenities and features like a fitness center; indoor/outdoor resident's lounge with kitchenette, dining area and library with direct access to the building's sensory garden; engaging children's playroom; soundproof music practice room; pet spa; package room, and bicycle and storage spaces. An expansive landscaped roof deck will be equipped with an outdoor kitchen with a BBQ station, relaxation and dining areas, and private

cabanas. The Rowan will also feature a part-time attended lobby, virtual concierge and dedicated building staff.

The residents will also have an access to a fully-automated parking garage by U-tron, one of the only systems in New York and the only one in Queens. The unique parking system will include 96 parking spaces in a three-story structure underneath the building. Residents will be able to call for their cars on demand using a phone app; the car is then delivered within minutes. In addition, the system will use AI to learn behaviors of resident's driving habits to delivery their cars faster.

The Rowan will open a sales gallery nearby at 29-21 21st Avenue this Fall where buyers will be able to preview a 3D model of the building, a built-out kitchen, living room and bathrooms and view an interactive sales tool to select their residence and experience what life will feel like living at the building.

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