



Astoria Lights Reaches 30% Sold Milestone Sold In Just Six Weeks

Buyers Respond to Affordable, Amenity Packed Luxury Co-Ops; RockFarmer Properties Releases Additional Units For Sale to Meet Demand

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New York City-based developer RockFarmer Properties announced this week that [Astoria Lights](#), one of Queens' most highly anticipated residential projects, has **sold over 30 percent of its newly renovated units in just six weeks**. With such a positive response to the initial residences for sale, RockFarmer Properties is releasing the next set of homes available to the market as the construction of new amenities at Astoria Lights progresses. Prices for the newly available homes start \$475,000 for one bedrooms and \$599,000 for two bedrooms, respectively.

"We initially released about 15 units this summer and nearly all of them are in contract; the response has been incredible," said Tom Le

of Corcoran, the exclusive marketing and sales agent representing Astoria Lights. "We are thrilled to bring an additional set of residences to market to continue to meet the demand for high quality, amenitized residences in the heart of Astoria."

Originally built in 1929, the pre-war development was converted into co-op apartments and garnered much attention during the first phase of the project in 2014 when over 2,800 interested buyers streamed through the sales gallery doors in the first few weeks. Now, with the second phase of the project underway, an additional 38 beautifully renovated residences have been made available for sale offering the rare opportunity to purchase a re-imagined pre-war home boasting cutting edge amenities, loft-style floorplans and a prime location in the heart of Astoria.

"Astoria Lights offers an attractive price point for an incredible product—newly renovated, modernized apartments paired with a full suite of new amenities are rare in Astoria, a neighborhood dominated by single family homes and rentals," said George Michelis Managing Principal of RockFarmer Properties. "We're excited to see how people have responded as we continue to release new units to meet the demand."

Located at 24-39, 24-51, 24-65 and 24-75 38th Street in one of Queens' most sought-after neighborhoods, Astoria Lights offers one- to four-bedroom homes and feature a diverse mix of loft-style and classic layouts. Particularly compelling are the redevelopment and combination of existing apartments into grand scale three- and four-bedroom residences, which feature architectural details and layouts unlike any other in Astoria. More akin to gracious townhomes, a limited selection of large duplex residences are also available.



Meticulously updated for today's modern buyer, homes feature solid 8-foot-tall doors with Emtek Hardware and LED lighting and brand-new chevron oakwood flooring with mahogany borders. Newly designed German kitchens outfitted with rugged concrete Caesarstone countertops and backsplashes boast Bosch appliance packages and Riobel fixtures. The luxuriously designed bathrooms include natural Italian Arebescato and Bardiglio marble floors and wall tiles, Kohler fixtures and Kaldewei German tubs. In addition, all residences include in-unit washer and dryer hook-ups.



Committed to providing buyers with a living experience unlike any other in the City, as well as enhancing the communal aspect of the four-building development, RockFarmer Properties opted to expand upon the selection of best-in-class amenities that had been carefully incorporated into Astoria Lights during the first phase of the project. Spread throughout the buildings and located indoors and out, the thoughtfully designed spaces will provide residents at Astoria Lights an even more curated selection of social and entertainment experiences.

Those hoping to capitalize on the increasing trend of working remotely will enjoy a fully outfitted coworking lounge with private conference room. Following a hard day's

work, individuals have the opportunity to stroll over and take refuge in the new Resident's Lounge, perfect for casual hangouts or larger gatherings, while younger residents can release pent up energy in the building's Kid's Zone, also located on the ground level. An on-site pet grooming station and large package room round out the new indoor amenity spaces, which also include the previously constructed fitness center, bike room and laundry facility.

Set against the striking New York City skyline, the Sky Deck at Astoria Lights leaves little to be desired. The 1,200-square-foot space offers 360-degree views of Manhattan and Queens allowing residents to enjoy a range of activities from a single location. It is also the second communal rooftop area for the project. Those itching to

relax and recharge will enjoy the roof-top cabanas and wonderfully landscaped Zen garden, while residents hoping to throw the ultimate summer soiree need look no further than the Sky Deck. In addition, a new landscaped courtyard offers a third outdoor space for residents and includes a bocce ball court and hammocks grove as well as multiple BBQ stations and communal seating and dining areas.

"RockFarmer is excited about this new phase of construction at Astoria Lights," said John Petras, Managing Principal of RockFarmer Properties. "With so many options available, we know that buyers will make their purchasing decisions based on what sets these homes apart from the competition. The amenity package at Astoria Lights stands out from nearly everything in Astoria—and is available at an incredible value compared to "new" buildings in Manhattan, Brooklyn and Queens."



Renovation efforts at Astoria Lights are well underway for the second phase of the project, and the development is on track for its anticipated full completion in 2020. A

striking sales gallery / model residence located on site has just been completed, and pricing for available homes at Astoria Lights starts at just \$475,000. For more information regarding the buildings or to schedule an appointment at the newly opened sales office please visit <http://astorialights.com>, call 718-422-2524 or email tom.le@corcoran.com.

RockFarmer Properties is a privately owned fully integrated vertical development and investment firm based in New York City. Founded by George Michelis and John Petras, the company has successfully executed the development, acquisition, renovation and repositioning of more than 50 residential and commercial properties across New York's most diverse neighborhoods. For more information, please visit rockfarmerproperties.com

The Corcoran Group, a leading residential real estate brokerage company in New York City, operates 40 offices with 2,200 sales associates serving Manhattan, Brooklyn, the Hamptons, the North Fork of Long Island and Shelter Island, N.Y., Delray Beach, Palm Beach and West Palm Beach, Fla. The Corcoran Group is part of NRT LLC, the nation's largest residential real estate brokerage company and a subsidiary of Realogy Holdings Corp. (NYSE: RLGY) that operates Realogy's company-owned real estate brokerage offices.