

## One Hunters Point and Hunters View Condominiums Nearly Sold Out; Final Residences Released for Sale



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Simone Development Companies, the developer of the One Hunters Point and Hunters View condominiums in Long Island City, has announced that the two luxury towers are more than 90 percent sold and occupied with over 185 sales.

One Hunters Point, which is located on Borden Avenue near Vernon Boulevard, features 131 one-, two- and three-bedroom luxury residences, with most offering spectacular waterfront views of the Manhattan skyline. Hunters View, which is located three blocks away on 49th Avenue, features 73 one- and two-bedroom residences and the same high quality finishes and lifestyle amenities as One Hunters Point, as well as panoramic views of the Manhattan skyline. Both buildings feature first-class amenities including 24/7 concierge service, valet, fitness center, residents' lounge and communal gardens.

A select group of residences with private roof-top terraces, private parking and Manhattan skyline views remain available. The homes at One Hunters Point and Hunters View are value priced from \$500,000 to \$800,000. In addition to 421a tax abatements, both buildings have FHA approval which allows buyers to put down only 3.5% down payments

"We are very pleased by the sales success of these two outstanding condominium towers. Despite having begun sales during one of the most difficult housing markets in recent memory, we are nearly sold out and expect the remaining prime residences to sell quickly," said Joseph Simone, President of Simone Development Companies. "We applaud Nancy Packes and her sales team for the outstanding job they have done in marketing and selling these attractive new homes. We also commend Newman Design Group for their innovative and attractive architectural design," he added.

"Working with the Simone organization has been a wonderful experience for us. Their vision, creativity and energy have made Hunters Point Condos one of the great success stories in today's market," said Nancy Packes, President, Brown Harris Stevens Project Marketing.

The buyers at Hunter Point Condos are primarily a mix of residents from Manhattan, Queens and Long Island who are attracted by the tremendous value that combines stylish living, breathtaking views and an easy commute to midtown Manhattan.

One Hunters Point and Hunters View are particularly appealing to young families who are attracted by the well-regarded PS 78Q public school and the abundance of public parks. "We always felt that families would be a large part of our market," said Patrick W. Smith, Senior Vice President of Brown Harris Stevens Project Marketing. He noted that the spaciouly designed 2- and 3-bedroom residences proved very popular with young families.

Another major selling point was the location in the Hunters Point District of Long Island City, which has emerged as one of the city's trendiest new neighborhoods. Hunters Point District is home to the P.S.1 Contemporary Art Center, an affiliate of The Museum of Modern Art. It is the oldest and second largest non-profit arts center in the nation solely devoted to contemporary art. Also nearby are the Noguchi Museum and the Socrates Sculpture Park, as well as a number of other galleries and museums.

Simone Development has actively supported the Hunters Point arts community working closely with groups such as the Long Island City Cultural Alliance with cross marketing of events in the arts community.

For more information about One Hunters Point and Hunters View, call Brown Harris Stevens Project Marketing at (718) 361-7800 or visit the website at [www.hunterspointcondos.com](http://www.hunterspointcondos.com)

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