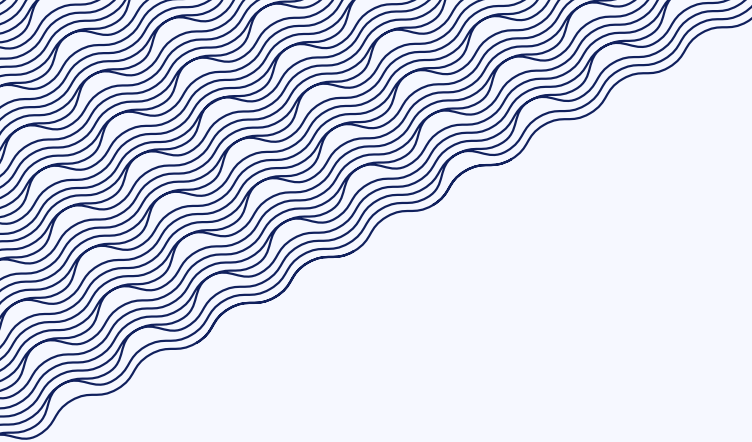


Living Community History Beachside

ONE SIXTEEN



BUILDING & AMENITIES

Modern beachside living in the heart of the Rockaways

At the beach and minutes from the A train, One Sixteen offers the best of commutable beachside living.



Exterior renderings: Fischer + Makooi Architects; photo: Elizabeth Dooley; lobby rendering: Jalbert Architects



Ideally situated on Beach 116th Street, the main artery of Rockaway Park, yet at the beach and adjacent to the boardwalk, this property sits at the heart of a rich, vibrant beachside community. Even though this oasis feels worlds away from Midtown Manhattan, the A train at the end of Beach 116th Street will bring you right to the center of New York City. Beginning in May 2017, the new NYC Ferry will offer another option for Manhattan commuters.

Designed by Fischer + Makooi Architects, One Sixteen offers elegant common spaces and a roof deck with bay and ocean views. Amenities include an attended lobby with adjacent recreation space; a fitness center to serve your health and wellness needs; and private parking and additional private storage for added convenience.

Lobby

The clean lines and contemporary styling of One Sixteen's common spaces create an atmosphere that underscores the design of the residences. An attended lobby welcomes you and your guests while providing added security.



RESIDENCES

Modern Style

One Sixteen features ideal spaces to build your home, with interior design that will endure.



Crafted with meticulous detail and versatile finishes, these comfortable spaces are ideal for entertaining or relaxing at home. This is modern living with a touch of Rockaway warmth and charm, in a palette of blues and neutral tones that echo the beach. In-residence washers and dryers offer added convenience.

Spacious, open living rooms offer abundant natural light. Select residences have ocean or bay views, where you can enjoy sunsets over the water without leaving the comfort of home. Others overlook the rich and varied cityscape of the Rockaways.

Bathrooms

Elegant baths with contemporary finishes, fixtures, and lighting create a sanctuary of luxury and comfort that provides the perfect refuge from today's busy lifestyles. Tile with a marbled aesthetic adds a note of luxury to a look that feels young and fresh.



“With this project we wanted to capture that feeling of freshness and ease, to convey a sense of warmth and luxury, yet a look that is also young and fresh, with clean lines and a modern look.”

—Anne Jalbert, Interior Designer, Principal of Jalbert Architects

Kitchen

Modern kitchens are finished in brushed nickel and stainless steel. The kitchen is the heart of the home, with designs that provide efficient use of space and ample storage with style.



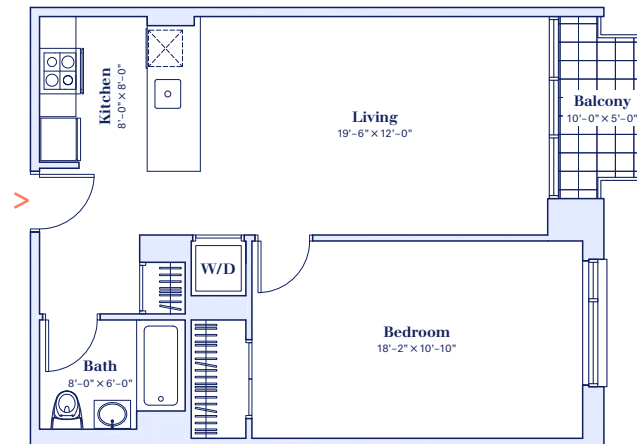
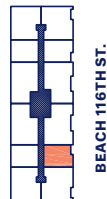
REPRESENTATIVE FLOOR PLANS

Easy Living

One Sixteen offers a unique opportunity for home ownership and the perfect setting for indoor/outdoor living.

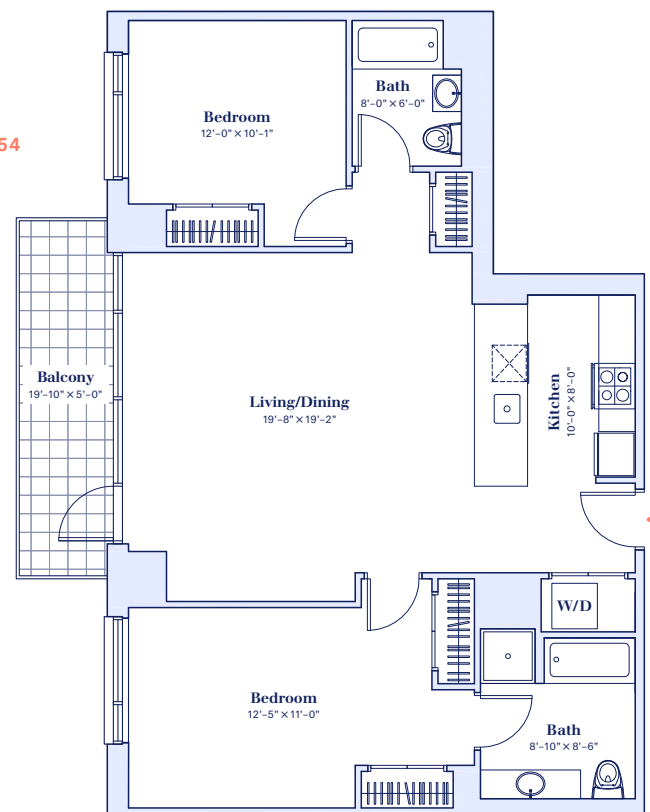
One Bedroom Floors 3–7 Residence B

APPROXIMATE INTERIOR SQUARE FEET: 714
APPROXIMATE EXTERIOR SQUARE FEET: 50



Two Bedroom Floors 3–8 Residence K

APPROXIMATE INTERIOR SQUARE FEET: 1,154
APPROXIMATE EXTERIOR SQUARE FEET: 99



Condominium residences starting at \$300,000 estimated.

0 2' 6' 12'

NEIGHBORHOOD

Rockaway Life

One Sixteen sits at the heart of a vibrant community.



The urban beachscape of Rockaway Park truly has something to offer everyone. Rich in history, yet ever evolving, the Rockaways are a unique beachside community that combines New York grit with the natural beauty of the seaside and plenty of things to see and do year-round.

“The character of this place is what draws so many here. It has a charm that speaks to people.”

—Claudette Flatow, owner of Cuisine by Claudette



The Local Flavor

The Boardwalk

Boardwalk life is an indelible part of Rockaway culture. The central path that connects the Rockaways, the boardwalk comes to life with food vendors and beachgoers in summer, and provides an ideal spot for a beachside stroll or run in winter.

Cuisine by Claudette

Locals and tourists mingle at this cozy spot known for its delicious coffee and pastries, plus a full menu of salads and Moroccan-inspired main dishes.

Pickles & Pies Food Market & Deli

Open 24 hours, this classic bodega serves up chili, sandwiches, cheese fries, and other deli-style fare. Perfect for lunch, a late-night stop, or breakfast before an early-morning surf.

Belle Harbor Steak House

This Rockaway institution is well-loved for its relaxed and welcoming atmosphere. Jimmy, the owner, is often on hand to greet customers. Choose from an extensive menu including steak, sandwiches, and traditional Greek and Italian dishes.

Beach One Sixteenth Street

Browse boutiques and local businesses on this main drag for everything from snacks to souvenirs. When you get hungry, choose from a variety of eateries, including donuts and coffee, a steakhouse, a deli and more. And, whether you're a beginning surfer or an old pro, Rockaway Beach Surf Shop, owned and operated by a local family for forty years, has everything you need to hit the waves.

The Marcal Group

The Marcal Group is a multifaceted interstate real estate management and development organization.

With corporate headquarters in Brooklyn NY and affiliated offices in Maryland, The Marcal Group has successfully purchased and repositioned over \$100 million in nonperforming and under performing notes, tax liens and assets in ten states, spanning from New York to Florida.

The Marcal Group has unparalleled experience in rehabilitation and renewal projects. Possessing renovation and new construction capabilities, The Marcal Group has developed single-family homes, as well as high rise luxury condominiums.

The Marcal Group prides itself on its staff of highly trained professionals, which include architectural, legal and project management teams. They are among the most seasoned personnel in the industry and possess the unique ability to move quickly and adapt nimbly to changing conditions nationwide.

The Marcal Group is committed to development and growth in the Rockaways, with new condominium and retail offerings to suit the community's needs.



Fischer + Makooi Architects

Fischer + Makooi Architects' design approach stems from an intuitive understanding of the use of space, and the appeal and functionality of creating structures that blend seamlessly into their surrounding environment. Their designs are innovative, creative solutions that blend an artist's palette with a logical, solution-oriented approach. Inspired by the beauty of structures that are adaptable and functional without being ostentatious, Fischer + Makooi Architects aims to create a harmonious relationship between interior and exterior design on every project.

Compass

Compass is a technology-driven real estate platform dedicated to creating a seamless and intelligent home buying, selling, and renting experience. Combining the country's top agents, proprietary market insights, and integrated mobile and web technologies, Compass is developing the future of real estate decision-making. Compass has locations in New York City, San Francisco, Washington DC, Boston, Miami, Los Angeles, Santa Barbara, the Hamptons, and Aspen, and has raised \$210 million in investor capital. For more information on Compass, and to view exclusive Compass properties, visit www.compass.com.

Own a piece of the Rockaways

Speak to a representative for more information at 646-609-9878 or email info@liveatonesixteen.com

LIVEATONESIXTEEN.COM

Jalbert Architects

Anne Jalbert Architects is a full-service architecture and interior design firm located in Montreal, Canada. Established in 1987 by Anne Jalbert, Jalbert Architects is committed to translating each client's needs into creative and practical solutions. With a focus on good design, luxurious materials, and a sensitivity to the demands of location, Jalbert Architects has contributed to a wide range of projects worldwide.



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