

SURFACE

These Lush Condominiums Bring Indoor-Outdoor Living to Brooklyn

Sales have launched at 450 Warren, a new residential building in Gowanus, Brooklyn, designed by SO-IL, that offers outdoorsy amenities atypical of New York apartments.

By **Ryan Waddoups**
Impressions: **133,750**



450 Warren in Gowanus, Brooklyn. Rendering by Darstudio, courtesy TANKHOUSE and SO-IL. When one thinks of New York apartment buildings, often visuals of cramped units lined along windowless hallways come to mind. With real estate prices always at a premium, it's rare that residential buildings in the five boroughs provide any green space for residents to privately enjoy away from the city's nonstop bustle. 450 Warren, a forthcoming 18-unit building in Brooklyn's Gowanus neighborhood designed by SO-IL and developed by TANKHOUSE, seeks to break that mold with amenities conducive to an indoor-outdoor lifestyle often found in cities with more temperate climates like Los Angeles or Miami.

From the beginning, SO-IL partner Florian Idenburg intended for 450 Warren to achieve both the intimacy of a private home yet feel situated within a dynamic shared community. Instead of arraying units along dimly lit hallways like most New York buildings, 450 Warren instead offers semi-enclosed outdoor foyers surrounding an open-air central courtyard of three gardens with plant species native to the nearby Gowanus Greenway. Each garden will feature a smart irrigation system from the Danish firm Metropolder, marking the first time its environmentally friendly wares will appear in a condominium in the United States.

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“450 Warren truly embodies a new way of city living, especially as many have reconsidered how they want to inhabit their homes over the past year,” Idenburg says. “With residences and common spaces filled with light from every angle, including from above and below, the barrier between indoor and outdoor living is blurred in an architecturally significant way.” Other amenities abound: Residents will enjoy a boutique gym, a yoga and meditation area, a dog wash station, on-site parking, and a flexible coworking lounge with additional courtyard tables and seating. The indoor-outdoor dynamic continues in the units, which are marked by covered outdoor living rooms, balconies, and terraces, as well as bathrooms with curved ceilings and clerestory windows.

The question remains: Why abscond to Miami or L.A. when you can get the lifestyle in Brooklyn?

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