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September - 17 -23, 2009

Flushing This Week

Muss Shows Off Development's View

A visibly giddy Jason Muss, a principal at Muss Development, was on hand to unveil Sky View Parc's first on-site model apartment. It finally answers arguably the most common question asked by anyone who has driven by the mammoth structure: "What's it like inside that place?"

The model two-bedroom apartment showed a slice of Manhattan condo-chic while still keeping to its humble Queens identity. Muss flashed granite countertops, marble

tiles in the bathrooms and wood floors.

"This will only intensify the already keen interest in our project and spur additional sales," he said.

Muss also pointed to the windows, which he said, "were probably the thickest you can get, for noise reduction."

The apartment itself was on the seventh floor, the second-lowest level for residences, and still boasted a view that included Citi Field and the Manhattan skyline.

"There's a reason we call it Sky View Parc," Muss said. "You basically get the same view from the lower floor apartments as you would up top."

Granted, an apartment's view depends on its exposure.

The opening of the model apartment could set off a new wave of sales for a project that has already done relatively well, given the state of the economy. As of printing, 15 apartments were sold since May, out of 150 sold in total.

"People have a product to see now, rather than buying off of floor plans. That will help," Muss said.

Sky View Parc also boasts over 800,000 square-feet of retail space under its residential towers. So far, 80 percent of the space has

been leased to a mix of big box retailers, including Target, BJ's and recent addition Bob's Discount Furniture, along with food chains and supermarkets.

Giving a brief tour of the construction site with a crew of hard-hat wearing reporters, Muss started at the very top of the building and worked his way down. Feet kicked up dust as he led the group through what is still an unfinished project.

After the model apartment, the group was led to the retail space that will eventually house Target. For now, it is a gargantuan empty space, sparsely lined by beams. Afterwards, the group scoped out the garage, where Muss again touted the scenery.

"Even the garage has a good view,"

he said.

Muss believes Sky View Parc could start closing apartments and allowing residents to move in as early as November for Tower 3. He expects phase one of the project to be done by June. Muss is certain the first residents will be more than happy with their investment and still feel like they're in Flushing.

"We were never playing in the rarified air of the Manhattan market," he said. "[Sky View Parc] is not just for investment bankers and plastic surgeons."

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—Joseph Orovic



Residents will begin moving into tower 3 this November.



The view from Sky View Parc features Citi Field and the Manhattan skyline.