



262 NINTH ST  
BK NY  
THE  
**DEERMAR**  
RESIDENCES  
PARK SLOPE



A stylized illustration of a lush garden scene. The background is a dark, muted green. In the upper left, a large, vibrant red flower with five petals and a blue center is prominent. To its right, a small white dragonfly with a blue body and wings is perched on a thin branch. Further right, a blue, elongated flower cluster hangs from a stem. In the lower left, a red squirrel with a blue eye is nestled among large, green leaves. In the lower right, a red and blue bird is perched on a branch. A pink and blue butterfly with white spots is in the bottom center. Various other plants, including small white flowers and green leaves, are scattered throughout the scene.

BEAUTY.NATURE.PROXIMITY.





# A SERENE HAVEN FOR URBAN LIVING

FEEL THE PULSE OF THE CITY IN AN ISLAND OF CALM

The Deermar redefines living in Park Slope, one of Brooklyn's most desirable neighborhoods. This new development on the corner of 4th Avenue & 9th Street offers much more than a place to eat and sleep. Live, work and play in a perfect indoor/outdoor setting centered on an amenity-rich building that incorporates the biophilic design elements of open space, sunlight and plant life. Park Slope's leafy streets invite walking or biking to Prospect Park and easy access to the creative neighborhood's cultural, shopping, dining and entertainment options.

The Deermar honors the heritage of its site where two deer sculptures once flanked the entryway. This emblem of the historic John Delmar Association marks the original clubhouse and meeting place for prominent 19th century Brooklynites. *Step into your legacy.*

## BUILDING CONVENIENCES

IN TUNE WITH LIFE

*Fashioned in the best traditions of creative urban living.*

- Part-time lobby coverage with virtual backup
- Secure and effective keyless Latch door systems
- Package room & Amazon Hub locker storage
- Easy access bicycle storage area
- Dedicated area for private storage
- Convenient commuting on nearby bus & train lines with transit station next door
- Noise-free environment in building engineered for vibration & acoustical isolation from train & expressway traffic

## LOBBY

FIRST IMPRESSIONS

*Setting the scene for an upbeat lifestyle.*

- Entry views of outdoor space
- Access to amenity areas
- Reception desk for Residents' Service
- Spacious high-ceilinged area with hammered brass chandelier by Brooklyn-based designer, Rosie Li
- Walls of custom walnut paneling & travertine
- Bespoke Fior di Bosco marble reception desk
- Double-sided fireplace with view out to Garden Lounge
- Colorful hand painted mural in elevator vestibule by local artist



## LIVING SPACES

### DESIGNED WITH A CONTEMPORARY FLAIR

*Airy, light-filled apartments underscore the feeling of space & connection to nature outside the large windows.*

- Balconies or Terraces with coveted views
- Ample closet space in each room
- Quality fittings & finishes
- Hardwood flooring
- Benjamin Moore Zero VOC paints throughout

## KITCHEN

### AN APPETIZING ENVIRONMENT

*Properly planned & equipped kitchens offer gourmet cooks, culinary connoisseurs & no-fuss foodies the utmost in convenience.*

- Cabinets of Italian lacquered wood & reeded glass doors with brushed metal hardware
- Under-cabinet LED lighting
- Deep stainless steel sink with luxury fixtures
- Sleek paneled appliances
- Taj Mahal quartzite counters & backsplash with waterfall islands
- Lee Broom lighting for apartments with islands
- Pantry space in select apartments
- Washer & dryer in all apartments on Floors 7–11
- Large laundry room in building conveniently available to Floors 2–6

## MAIN BATH

### A TRANQUIL ESCAPE

*The cool & calm atmosphere suffusing the marble-walled bathrooms, invites luxuriating after busy hours.*

- Floors & walls with mosaic designs of honed Dolomiti marble
- Custom oak vanities with Caesarstone organic white countertops
- Bespoke oversized mirrors with blackened metal trim
- Soaking tub
- Shower with frameless glass partitions
- Luxury fixtures & trimmings
- Additional medicine cabinet storage
- In-floor heating on Floors 7-11







## SECONDARY/GUEST BATH

### SO GOOD TO HAVE

*Visually appealing with quality fittings & making life easier for residents & guests.*

- Marble flooring & accents
- Tub walls clad in subway tiles
- Custom vanities with undermount porcelain sinks & Caesarstone countertops
- Brushed nickel fixtures

## AMENITIES

### WORK-LIFE BALANCE AT ITS BEST

*From work spaces to working out, relaxing in the library to walking the dog — all you need is here.*

## CO-WORKING SPACE

### A DYNAMIC COMMUNITY WORK ENVIRONMENT

*Network & feel the vibe that sparks creative energy & productivity.*

- Expertly-designed Co-Working spaces with WiFi & power connections
- Conference area & three phone booths for privacy
- Fully-equipped kitchenette
- Coffee bar & seating area

## RECREATION

### DOWNTIME IN A WELL-CURATED LIFE

*Inviting indulgences thoughtfully realized, for any time of day.*

- Library with bookcase & soothing décor
- Hardwood chevron flooring & designer window treatments
- Billiards room with bespoke seating & drink ledge

## GYM & YOGA STUDIO

### HEALTHY LIVING BEGINS AT HOME

*All the advantages of a fully-equipped fitness center in-house.*

- State of the art machines
- Hand-printed wall coverings in a lively brownstone design from Brooklyn-based Flavor Paper
- Serene wall coverings & wood flooring in yoga studio
- Ergonomic floor coverings in gym area





# SKY TERRACE

## THE HEIGHT OF CREATIVE LIVING

*Planned for outdoor enjoyment & quality time with guests & neighbors.*

- Cityscape views as far as Manhattan & Statue of Liberty
- Dog run with ipe double-locking fence
- BBQ kitchen with Caesarstone top, sink, refrigerator & ice maker
- Shaded pergola lounge area
- Sunbathing deck
- Trees & evergreens throughout, wildflower & grasses lining perimeter
- Ample seating & dining tables

# GARDEN LOUNGE

## BRINGING THE OUTSIDE IN

*A relaxing green-oriented space creating harmony between indoors & out.*

- Casual-modern seating, weatherized to be enjoyed all year
- Double-sided fireplace with views into the lobby
- Oversized trees, climbing ivy & lush greenery







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