

Largest townhouse at Avdoo's Bergen tops Brooklyn luxury market

The 105-unit development has passed the 70 percent sold mark



Naftali Group's Miki Naftali with 480 Kent Avenue and Avdoo's Shlomi Avdoo with 323 Bergen Street (Avdoo, Renderings via DARCSUDIO and Naftali Group)

The top two contracts in the Brooklyn luxury market last week went to a pair of the borough's new development stalwarts.

A townhouse at [Avdoo's Bergen](#) and a condo at Naftali Group's One Williamsburg Wharf topped Brooklyn's luxury market between July 21 and July 27, according to Compass' weekly report for contracts signed on homes asking at least \$2 million. The deals were two of 19 contracts — nine condos, two co-ops and eight houses — signed for a total of \$57 million in contract volume.

Last week, the borough netted more than \$70 million in total contract volume across 22 contracts.

The top contract went to one of the townhouses being shopped at Avdoo's 323 Bergen Street project, better known as Bergen, in Boerum Hill.

The townhouse, unit TH104W, is more than 3,400 square feet and had a last asking price of \$4.75 million. It is the largest of eight units in the 105-unit development that are marketed as townhouses, according to the project's offering plan.

The original offering plan accepted last year had the townhouse listed at \$4.5 million before Avdoo raised prices this past spring.

The duplex has three bedrooms, a home office and two full baths, along with a recreation room with 12-foot ceilings and floor-to-ceiling windows. Outside the first floor, there's a landscaped garden with a grilling station.

With this contract, five of the six listed townhouses have now been sold, as have 70 percent of the 105 units in the development, after sales launched in May 2024. The building has been one of Brooklyn's best selling new development projects and will begin closings next month, according to a press release.

Amenities, to which townhouse residents have access, include a 24-hour-attended lobby, a ceramic studio, a private park and two landscaped common roof spaces with gas grills and fire pits, according to StreetEasy.

Sales are being led by Avdoo's in-house sales team.

The second priciest contract last week went to unit 17C at Naftali Group's One Williamsburg Wharf. The 1,800-square-foot condo features three bedrooms and three bathrooms.

The primary suite has couples' walk-in closets and an en-suite bathroom with radiant heated floors, a custom double vanity and a walk-in shower. The open-plan living room, dining room and kitchen have exposures to the north, south and west.

Sales at the building have been led by Ryan Serhant, Peter Zaitzeff, Alexandra Newman and Jaime Hannon of Serhant.

Amenities at the building include pet-grooming stations, a private cinema and a landscaped porte-cochère that leads into a 24-hour attended lobby. Residents also have access to the Williamsburg Wharf Resort and Recreation Club, which has its own concierge and reception area, a 60-foot pool with cabanas, a seasonal ice-skating rink, game room and fitness facilities that include a gym, yoga and stretching areas and a basketball court.

The condo tower at One Williamsburg Wharf, at 480 Kent Avenue, is part of a five-tower development on the Williamsburg Waterfront from the Naftali Group. One Williamsburg Wharf has sold roughly two thirds of its 89 units since launching sales in the fall, according to Marketproof.