

A new lease on Brooklyn

The Hamilton Brooklyn.com rentals@thehamiltonbrooklyn.com • 718-633-1033

THE HAMILTON

The diverse Sunset Park/Dyker Heights neighborhood is shaping up as the next up-andcoming area of Brooklyn. It is safe, low key, and ethnically diverse — a great area to live in. For those looking to move in, good rentals have been hard to find. Most apartments are in townhouses, and lack the modern amenities that you've come to expect.

That's why we built The Hamilton. We saw the need for the kind of housing that New York professionals wanted in a neighborhood they want to live: a mid-sized, all new, well appointed residential building set conveniently along the Fort Hamilton corridor.





AN OASIS FROM THE CITY.

Overlooking this up-and-coming Brooklyn neighborhood, a new standard in city living is rising. The Hamilton is five stories of spacious and well-appointed rentals — at prices you just won't find in Brooklyn anymore. Our brand new building has a comfortable 92 units in four configurations: ample studios, 1-bedroom, 2-bedroom and ultra spacious 3 bedroom apartments. The common areas are anything but common. Modern and impeccably clean, they are great places for quiet time, productive time, or gathering time for friends and family.

eBuilding



KARL FISCHER ARCHITECT

Karl Fischer's designs from an intuitive understanding of the use of space. His buildings create structures that blend seamlessly into their environment, at once appealing and functional. A graduate of McGill University, Karl Fischer's expertise in design and planning have earned him accolades in several arenas, including The Domus Prize and The Starchitects Award. His work has been highlighted in many publications including The New York Times, The Gazette and other prominent newspapers and magazines.

HADAS DESIGN INTERIOR DESIGNER

Elegance, precision, and flow are the embodiments of Hadas Metzler's design aesthetic. Metzler's classic roots in European and Mediterranean culture fuze with contemporary motifs she developed in FIT's prestigious interior design program: the result is a well-balanced sensibility that is at once modern and timeless. NCIDQ certified and a professional member of ASID (American Society of Interior Designers), Hadas Metzler has a reputation for using clean lines and warming nuances to cultivate both personal and commercial spaces in New York City's elite urban atmosphere.

IMPECCABLY DESIGNED. FINELY FINISHED.

Every inch of the residences at The Hamilton has been painstakingly thought out to offer a modern, open lifestyle — more spacious and luxurious than you'll find in comparable Brooklyn rentals. Our generous layouts feature designer touches that make The Hamilton the new standard in the Sunset Park/Dyker Heights neighborhood.

Caesarstone countertops Stainless steel appliances Dishwasher Wide plank wood floors Music/iPod Dock Built in speakers

WE'VE THOUGHT

OF EVERYTHING.

We think rental living should mean more for your money, not less. That's why we've decked out The Hamilton with all the trappings of a luxury home. Each common area is beautifully designed, well-equipped and meticulously maintained.











Fully equipped fitness center Game room Business center Residents' Library Children's playroom PGA Golf Simulator Massive landscaped roof deck On-site parking

HALF AN HOUR TO MANHATTAN.

(And that much closer to the beach)

The Hamilton is conveniently located at the intersection of Sunset Park, Borough Park, and Dyker Heights, smack in the middle of the best New York City has to offer.

Brunch at Parlay, the hip new cafe on bustling Eighth Avenue. Buy your fresh fish at Fei Long Market, one of the borough's most exciting ethnic markets. Chill out at Lief Erickson Park down the street, a hidden gem with tennis, b-ball, and the city's only troll statues. Hang with the locals for a beer at the classic Soccer Tavern.

PUBLIC TRANSPORTATION B16 Bus

Bay Ridge to Lefferts Gardens via Ft Hamilton Pkwy

B9

Bay Ridge to King's Plaza along 60th Street

N Train - Ft Hamilton Pkwy

D Train - 55th Street



TRAVEL TIMES

Wall Street - 37 Minutes (train) Midtown - 45 minutes (train) NY Aquarium - 30 minutes (train) Brighton Beach - 36 minutes (train) Dyker Beach Golf – 19 minutes (bus) Sunset Park – 16 minutes (bus) LaGuardia Airport - 41 min (car) Kennedy Airport - 36 min (car)

EATERIES

A world of flavors in walking distance.

From Italian bistros to fine Asian cuisine, The Hamilton's neighborhood is a melting pot of ethnic flavors.

Brooklyn is waking up

NIGHTLIFE

to Sunset Park.

With its old local pubs and influx of younger residents, the area is becoming the place to be when the sun goes down.

SHOPPING

Discovered the undiscovered.

You'll love cruising the avenues looking for treasures in quaint neighborhood shops. And stocking the fridge at the best ethnic markets in the borough.

OPEN AIR

A tree grows in Brooklyn. Nearby.

The nice thing about getting a little out of the city is it's a little easier to get out of the city. We're close to plenty of green, including Sunset Park and Dyker Beach Golf Course.



FOMO ALERT: with luxury and value like this, the apartments at The Hamilton won't last long.



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