

Home Buying Couple Falls in Love with Long Branch, 365 Ocean

Modern Condos, Beach Lifestyle, and Sunrise Views Draw North Jersey Buyers



Fort Lee residents Steve Gjolanga and Tania Silva were in the process of searching for a vacation home in upstate New York when a weekend stay at an oceanfront hotel in Long Branch altered their fate.

The couple was amazed by the pristine views of the Atlantic, the beautiful sandy beach, and the elegance of the town's waterfront shopping and dining village. With the music of crashing waves in the background, they decided that Long Branch was the right place to buy their new home.

Mr. Gjolanga and Ms. Silva toured a few properties before finding 365 Ocean, the collection of 57 brand-new luxury condominium residences overlooking a quiet stretch of the beach. Each home at 365 Ocean featured spectacular ocean views, and the low-maintenance condo style of living was perfect for their needs. They selected a three-bedroom residence with more than 1800 square feet of living space, an open layout in the living area, and a spacious balcony. They closed on the home this winter and are in the process of moving in.



"When we saw 365 Ocean for the first time, we just fell in love right away because it was clear that it offered a higher standard of living than the other properties we saw," Mr. Gjolanga said. "It didn't feel like a weekend place to us. It was more like a home. It had that feeling. We made up our mind right away that this is where we want to be."

Mr. Gjolanga, Ms. Silva and their three-year-old son Sergio are beach people at heart, and their new home gives them a chance to live the beach lifestyle to the fullest. The ocean is just steps from their front door. They can take a quick dip in the water, or gear up for a family walk on the beach or boardwalk in a matter of minutes. If they decide to relax by the infinity-edge plunge pool instead, the views are equally impressive: 100 percent beach and ocean.

"I even have a view of the ocean when I am in my kitchen doing the dishes," Mr. Gjolanga said. "You can stand in your own home every day and see the sunrise. To me there's nothing better than that."

Mr. Gjolanga considers himself lucky because he found a second home that is brand-new and also just an hour away from his primary residence. He can even commute to Manhattan by ferry from the nearby town of Atlantic Highlands, if he chooses. Not to mention that he was able to purchase a three-bedroom condo, which means his son can have his own room and they can host guests in the third bedroom in the future.

"That's something we're looking forward to," Mr. Gjolanga said. "We are proud to show off our location."

In addition to the resort-style, infinity-edge pool and sundeck, Mr. Gjolanga and Ms. Silva have access to a full complement of amenities and services that foster a live-play oceanfront atmosphere, including a club room with wet bar, Wi-fi, charging stations, lounge seating, a theatre television area, and access to an outdoor breezeway with a gas fire pit overlooking the ocean. A state-of-the-art video doorman at 365 Ocean provides 24-hour, seven-day-a-week visitor and delivery management and a lobby concierge will be available Memorial Day through Labor Day. Every residence also comes with two secure indoor parking spaces.



One of Mr. Gjolanga's favorite parts of the home purchasing process was working with the community's developer, Mark Built Homes, and its exclusive sales and marketing agent, CB New Homes. The community's property manager, Integra management, has also been a stand out while managing the move-ins and accommodating all of his family's needs. He said working with a team that puts customer service first, like the one at 365 Ocean, can make a huge difference.

"I just want to emphasize how great the staff at the building and at Mark Built Homes was. They made the whole experience enjoyable," Mr. Gjolanga said. "We're happy to be in a place that looks after its residents the way they do. They really care about the property, and just knowing that we have people like that working on our behalf and protecting our investment is reassuring."

"This building is really second to none, Mr. Gjolanga added. "It would be anyone's little golden gem if they had a chance to get a share of the ownership here while it's still available. It's that beautiful."

Designed by Marchetto Higgins Stieve Architects, the 2019 American Institute of Architects New Jersey Firm of the Year, and envisioned by renowned Chicago-based interior designer Mary Cook & Associates, 365 Ocean is a seven-story building with mostly two-bedroom, two-bath homes that offer up to 2,411 square feet of living space. Each home features dramatic ocean views and private outdoor space. Prices currently range from the low \$900s to over \$2.7 million and the community is more than 60 percent sold.

The generously-appointed residences were designed to relax and pamper residents, with soaring ceilings approaching 10 feet in height, oak flooring, gas hookups that accommodate outdoor grills, and glass railings that shield the wind. Gourmet kitchens stand out for their thoughtful design and attractive features, including oversized islands, custom wood cabinetry, maintenance-free quartz countertops, and stainless steel undermount sinks with Kohler fixtures. High-end appliances include an ultra-luxury Jenn-Air refrigerator with ice maker, dishwasher, range with griddle top, and a microwave oven, as well as a Kitchen Aid range hood and exhaust fan.

Luxurious baths are adorned with custom porcelain floors, furniture grade vanities with quartz countertops, and an oversized shower with frameless glass surround in the owner's suite. Two custom elevators serve all floors of the building and electric car charging will be available in the garage.

The Long Branch location of 365 Ocean offers home buyers the sun, sand and surf experience that makes shore living so popular, as well as walking-distance access to Pier Village, a Victorian-inspired shopping, dining and entertainment district complete with oceanfront al fresco dining. However, the community is removed enough from all of the action that the beaches are quiet, the crowds are sparse, and the ocean views are immaculate.

"Buyers appreciate the fact that 365 Ocean isn't located in a redevelopment zone, and our location doesn't attract day-trippers coming to the beach for the day," said David Schoner, vice president of CB New Homes. "We're an easy walk from Pier Village, with its fine dining, shops, and entertainment, but we're not in the middle of it. You have all that at your fingertips but not under your pillow. Instead, you can hear the wind blow and the seagulls sing. We're selling oceanfront serenity, and that's something that really resonates with buyers."

In addition to everything that Pier Village offers, residents of 365 Ocean are just a short drive from a number of shopping, dining, and entertainment options in downtown Red Bank and Asbury Park. Manhattan is also just a ferry ride or train ride away. Commuter ferries operate out of the nearby town of Highlands daily, and NJ TRANSIT rail service to Manhattan is also available via the Long Branch train station, which is within walking distance of 365 Ocean. The Monmouth Medical Center is also just a short walk away.

For more information on 365 Ocean, visit www.365oceannj.com. Prospective buyers may also contact the builder's representative, Patrick Ted Hanley, at ted.hanley@365oceannj.com or call 732-749-5797. Virtual tours are currently available. Follow 365 Ocean on Facebook by visiting www.facebook.com/365ocean and on Instagram by visiting www.instagram.com/365oceannj.

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