

# \$245,000 - 40 Brighton 1st, Brooklyn

MLS® #494978

**\$245,000**

0 Bedroom, 1.00 Bathroom, 530 sqft  
Co-Op

N/A, Brooklyn, New York

Best location on Brighton Beach, the luxurious Brighton Towers! Don't miss your chance to own this 530 sq ft, open-format studio co-op on the 1st floor (no terrace). Located just minutes from the beach. Subleasing is permitted after 1 year of residency. The Maintenance of \$594 per month includes electricity, heat, water, taxes, and luxury amenities like: large outdoor swimming pool, 24 hr security, 12-hour doorman, recreation room, renovated modern lobby, a state-of-the-art gym, a brand new sauna/steam room, conference room, laundry facility, dual elevators, on-site management and maintenance. Indoor Garage Parking is available with a waitlist. Extra storage available. With a bit of TLC, this studio apartment can be transformed into your perfect seaside retreat. The layout includes a foyer, a separate kitchen, and a full bathroom. Whether you're looking for a weekend getaway or a full-time residence, this studio's potential is boundless. Enjoy the serene atmosphere of the beach, while being just moments away from local shops, restaurants, and public transportation minutes from the B1 and B68 bus and from the Ocean Pwky Q train. Take advantage of the opportunity to own a slice of coastal living in one of Brooklyn's most sought-after neighborhoods!



## Essential Information

MLS® #	494978
Price	\$245,000
Bathrooms	1.00
Full Baths	1
Square Footage	530
Type	Co-Op
Sub-Type	Coop
Status	Active

### Community Information

Address	40 Brighton 1st
Area	Brighton Beach
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11235

### Amenities

Amenities	Doorman “ PT, Exercise Room, Laundry “ Card Operated, Recreational Room, Resident Superintendent, Secure Lobby, Storage rooms
Utilities	Gas, Heat, Water, Electric
Features	A/C Unit - Wall, Elevator, Laundry Area, Refrigerator, Stove

### Interior

Appliances	Refrigerator, Stove
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### Additional Information

Date Listed	August 12th, 2025
Days on Market	35

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