



Luxury Developments

Some of Manhattan's most sought-after luxury condominiums are attracting buyers who are willing to pay top dollar for exquisite views and an exhaustive list of amenities and services at the ready.

With the amenity spaces at One West End recently completed, residents have already started moving into this glass residential tower, set above Riverside Center as the anchor for Atelier Christian de Portzamparc's master-planned neighborhood comprising 3.2 acres of green space and a new K-8 public school. With exterior architecture by Pelli Clarke Pelli Architects and interiors designed by Jeffrey Beers International, the 42-story condominium tower, with 246 one- to four-bedroom residences, is set on a full city block between 59th and 60th Streets at West End Avenue. Its expansive indoor and outdoor resort-inspired amenities include

a 75-foot swimming pool within a double-height cantilevered atrium, a private fitness center and spa, and a 12,000-square-foot terrace featuring cabanas, lush green spaces and areas for grilling and outdoor entertaining.

Additional amenity spaces include a common living room with a fireplace; media, billiards and game rooms; a children's playroom overlooking the garden terrace; a private dining room with a chef's demonstration kitchen; and on-site parking. In December, co-developers Elad Group and Silverstein Properties, Inc., announced that Morton Williams Supermarkets would manage the site's gourmet market, spanning nearly 30,000 square



OPPOSITE: One West End

ABOVE: 285 West 110th Street

RIGHT: 350 West 71st Street

feet across two levels at the building's base, and include on-site dining both indoors and out, a beer and wine bar, a juice bar and an extensive selection of prepared foods. "The market is the first of its kind for this part of town, and the convenience to go gourmet food shopping without leaving the building is a huge draw," said Samantha Sax, chief marketing and design officer with Elad Group. "We wanted to bring the culinary and hospitality experience into this project from the beginning — from curbside to pillow — including the kitchens that Jeffrey Beers designed for each residence. We think of the public and amenity spaces as an extension of the home, with a chef's demonstration kitchen, multiple catering kitchens and a private dining room. A curated collection of amenities like these is what sets your building apart in high-end Manhattan real estate these days."

Also on the far Upper West Side, 350 West 71st Street is a boutique condominium with a historic facade, built in 1900, and now being gut renovated on a rare quiet Manhattan cul-de-sac. Designed by DXA Studio, the seven-story building now offers 38 residences on a classic townhouse block, a short walk from the 72nd Street subway at Broadway, with a full-time doorman, porter and super; gym; children's playroom; library; and a landscaped common rooftop with a gas grill. One of the four penthouses, a



three-bedroom, 2,553-square-foot apartment, is on the market for \$5,850,000, and features a private 1,513 square foot roof terrace with its own gas grill. Seven of the building's residences feature outdoor space.

First occupancy is scheduled for January. "The average square-foot price for the building is approximately \$1,800 per square foot — a great value for what is essentially new construction," said Jeff Stockwell, associate broker for Stribling & Associates and sales director for the building. "Our finishes are comparable to new buildings that are selling for \$2,800 to \$2,900 a square foot — with custom-made Italian cabinetry, five-inch white-oak floors, and plenty of amenities and rooftop space."

At the confluence of Harlem and the Upper West Side, at 285 West 110th Street, Circa is set art-



fully on a curve, reflecting the shape of Frederick Douglass Circle Plaza, where Central Park West and Central Park North meet Frederick Douglass Boulevard. Architects FXFOWLE designed the 11-story LEED-certified Silver building on Central Park's last undeveloped corner, opening last year. Apartment 6B, a three-bedroom, 1,608-square-foot residence on the northwest corner of the building, listing for \$2,995,000, has some of the best western and northern views of Morningside Park and the Cathedral of St. John the Divine, the world's largest cathedral. Other apartments overlook Central Park directly.

"At \$1,862 per square foot, this apartment is a tremendous value in a new construction building, and even more so for a location right on Central

Park," noted Steven Gold, sales agent with The Corcoran Group, and the director of sales for Circa. "We thought hard about the amenities our owners would like, from bike storage and a bike sharing program, so residents can take bikes to the park even if they don't own their own, to a dog washing and grooming station in the building, fully equipped picnic baskets, and even a remote-control boat that they can bring to the ponds in the park. And of course we also have luxury amenities like 24-hour doormen, gym, residents lounge and a landscaped courtyard. We also have a 25-year tax abatement with the city, which is a huge driver of value for us. We are one of the last buildings to have achieved that."

At 800 feet tall, 130 William is a new 66-story tower developed by Lightstone and designed by Adjaye Associates, the acclaimed firm led by architect Sir David Adjaye, with 244 residences, more than 20,000 square feet of amenities and retail along Fulton Street near the new Fulton Street Transit Hub, which provides access to 11 subway lines. Studios start at approximately \$650,000, with prices for the largest residences ranging up to \$20 million, with a comprehensive list of amenities, including a health club with full spa, infinity-edge swimming pool, cold and hot plunge pools, dry sauna and massage rooms, terraced fitness center, yoga studio, basketball court and a private IMAX movie theater. Additional amenities include a golf simulator, resident lounge, club and game room, chef's catering kitchen with a private dining area, children's activity center, pet spa, several outdoor terraces, rooftop cabanas and a private rooftop observatory deck.

First occupancy is scheduled for the first quarter of 2020. "It is not often that you can find the range of amenities that we have here, especially down-



Photos: Moso Studio

town, where buyers typically can only pick and choose," said Scott Avram, senior vice president of development for Lightstone. "Here, we can offer a wide range of choices for a wide range of amenities for our buyers and their families, all above grade, from health, fitness and sports to a community center for kids to an IMAX theater. The top ten floors offer full scale loggias with expansive arched windows that wrap the building, creating a unique silhouette on the city skyline."

Great views are not always the best from the East and West Village, SoHo and Union Square, but they are among the selling points at 80 East Tenth, a new ten-story boutique condominium of 12 residences developed by Parametric Development Group and designed by NAVA currently under construction in that area on the corner of Tenth Street and Fourth Avenue. The reason is that as a remnant of a Native American trading route, Fourth Avenue is off the Manhattan street grid, and therefore affords the opportunity for unusually distant views. Amenities for the building, which will be clad with a dimpled metal panel design, with contemporary European-style interiors and Dada cabinetry by Molteni, include an attended lobby and a virtual concierge, a private garden showcasing a commissioned sculpture that will be visible from the street, bicycle storage, and a landscaped and furnished common rooftop terrace offering views of the New York City skyline. Private deeded storage rooms are included as part of the purchase price.

Occupancy is anticipated for the fall. "Because of the skew of the grid and Fourth Avenue's angle, we were able to make the most of our views with a creative design plan," explained David Ruff, co-founder and creative director of NAVA, the developer and architect for 80 East Tenth Street. "Typically, on a

corner you would be blocked by your western neighbor across the street, but from the western corner of our building you will be able to look far up the avenue through Union Square and beyond."

River to river views from the 88th floor are rarer still. As one of two penthouses on the 88th floor, penthouse A at 845 United Nations Plaza in Midtown East, on the market for \$15 million, offers sunrise views from the living room out over the East River and LaGuardia Airport and beyond; along with Central Park, George Washington Bridge and Palisades views across the Hudson from other vantage points. The four-bedroom, 4,800-square-foot penthouse, which features 16-foot ceilings, is divided into two separate bedroom wings, and offers a wood-burning fireplace in the living room — also a rarity in newer developments.

"Besides the views, which are spectacular, it is unusual to have all this space, with extraordinarily high ceilings, on a single floor where you don't have to go up and down stairs," suggested Astrid Pillay, associate broker with Halstead Property. "To actually be looking down at the iconic United Nations building from this high floor is special." ■

OPPOSITE, ABOVE: 130 William Condominiums, designed by Sir David Adjaye

OPPOSITE, BELOW: 845 United Nations Plaza #PHA

ABOVE: 80 East Tenth Street