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In New York's Newest Developments, Outdoor Spaces Come at a Premium

While some are bulking up on amenities like lounges and wellness perks, others are curating partnerships with local businesses, such as luxury fitness clubs

By: Rebecca Bratburd

Impression: 1,600,000

Renderings: Pandiscio Green

Even as people return to the cities, Manhattan's condominium sales remain slightly sluggish even while rent prices soar.

Citing rising interest rates, luxury buyers appear hesitant to buy into off-plan developments, which tend to carry fairly more risk compared to built properties. However, as Mansion Global recently reported, that's when some of the best prices and concessions can be scored.

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Still, New York developers continue to entice prospective buyers with showstopping design and generous amenities.

Thomas Juul-Hansen Design expands its portfolio with two posh, Scandinavian-inspired buildings on our list. Conversely, the projects completed by Woods Bagot, Workshop/ADP and Roger Ferris + Partners camouflage into their surroundings.

While some are bulking up on amenities like lounges, gyms and wellness perks, others are opting for curated partnerships with nearby businesses, such as luxury fitness clubs. In-house concierge services promise to make life more convenient by squaring away dinner, theater and car-service reservations.

Read on for a peek of Manhattan's newest selection of luxury condos on the market this fall.

The Matteo, 323 East 79th St., Yorkville, Upper East Side

Renderings: Redundant Pixel

This boutique high-rise, on 79th Street between First and Second avenues, features open and airy full-floor residences, each with coveted, private outdoor space. The sophisticated brick facade and interiors with marble, millwork and

herringbone oak floors point to an elegant experience. Further proof exists in the private elevator landings, which double as mudrooms to store apparatus for everyday city living. Residents will have additional storage in the building's basement.

"Especially when you think about the family demographic of the Upper East Side, we made ample space for stroller parking, scooter parking and bike parking," said Bianca D'Alessio, the real estate broker who's leading the development's sales.

Sales are launching this October, and occupancy is expected in spring 2023.
Number of Units: 14
Price Range: Pricing starts at $3.75 million
Developer/Architect: Boomerang Development Group/Woods Bagot New York
Apartment Sizes: Three-bedroom, 2.5-bathroom units span approximately 1,910 square feet, and one four-bedroom, 3.5-bathroom duplex residence measures roughly 3,226 square feet
Amenities: An attended lobby, storage space, private elevator access and a rooftop terrace with skyline views and an outdoor kitchen.
Website: 323e79th.com

Sutton Tower, 430 East 58th St., Sutton Place

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Renderings: Pandiscio Green

Located in Sutton Place, a ritzy enclave along the East River waterfront, Sutton Tower soars above its neighbors at 848 feet. Danish-born architect Thomas Juul-Hanson designed the Bavarian limestone building to take advantage of outstanding views.

"It's an unusual position to stand, looking directly south, down the East River at those beautiful bridges of New York—the diamond necklaces of New York if you will—and you can see all the way out to the Atlantic Ocean. You can see the full expanse of the New York skyline, and that includes these heralded buildings like the Empire State Building, the Chrysler Building and new icons such as One Vanderbilt," said Beth Fisher, senior managing director at Corcoran Sunshine Marketing Group.

All residences are corner units no lower than the 15th story. Sales start early this fall and completion is expected late this year.

Number of Units: 121
Price Range: One-bedrooms start at $2.5 million and full-floor residences start at $18 million
Developer/Architect: Gamma Real Estate and JVP Management/Thomas Juul-Hansen and Stephen B. Jacobs Group
Apartment Sizes: One- to four-bedroom corner residences, and full-floor penthouses
Amenities: A 50-foot swimming pool, whirlpool, spa suites, steam rooms, infrared sauna, fitness center, boxing room, billiards lounge with an outdoor dining terrace, library, media room and garden
Website: suttontower.com

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ONE11 Residences at Thompson Central Park, 111 West 56th St., Midtown

Renderings: GFI

Occupying the top nine floors of the Thompson Central Park hotel, ONE11 is situated between Sixth and Seventh avenues, three blocks from Central Park. By offering future residents the use of hotel services and amenities, ONE11 extends "a seamless integration of hotel and condominium living," said Karen Mansour, EVP of Douglas Elliman Development Marketing.

As an example, owners will have access to a lounge "shared only with hotel guests of the highly anticipated 'Upper Stories,' a collection of luxury guest rooms and suites on the hotel's higher floors," Ms. Mansour said. They'll also have the hotel's fitness center, meeting rooms and concierge service available to them.

Sales will launch this fall, and homes are expected to be move-in ready by the second quarter of 2023.

Number of Units: 99
Price Range: Pricing starts from $1.325 million to over $14 million
Developer/Architect: GFI/Thomas Juul-Hansen Design

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Apartment Sizes: One- and two-bedrooms starting at 549 square feet, and two penthouses spanning over 3,000 square feet with four bedrooms and 2,700 square foot terraces

Amenities: Access to the hotel's concierge services, a priority reservations line for theater and restaurant reservations, discounted room rates, housekeeping, valet parking and a fitness center

Website: one11residences.com

450 Washington, 450 Washington St., Tribeca

Renderings: Binyan Studios

450 Washington, spanning the block on West Street between Watts and Desbrosses streets, offers owners the Hudson River Park as their backyard. Architectural firm Roger Ferris + Partners refinished the building's facade in a French limestone plaster, "to reflect the shimmering water of the Hudson River and the city's most beautiful sunset views," Mr. Ferris said in a press statement.

The development will offer residents a private, 8,000-square-foot courtyard and rooftop deck, both designed by Hollander Design Landscape Architects.

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“Joining its next door neighbors 456 Washington and 70 Vestry, 450 Washington will offer buyers a rare opportunity to own a modern home with protected waterfront views in the coveted Tribeca neighborhood,” said Robert Bernstein, senior vice president at Related Companies.

Sales start this October, and construction is expected to be completed in 2023.

Number of Units: 176
Price Range: Studios start at approximately $1 million and penthouses start at $10 million
Developer/Architect: Related Companies/Roger Ferris + Partners
Apartment Sizes: Studios to four-bedroom penthouses
Amenities: A private courtyard entrance and 12th-floor roof deck overlooking the Hudson River, fitness center, lounge, conference rooms, golf simulator and children’s playroom
Website: 450washington.com

300 West 30th St., Penn District

Rendering: VUW Studio

One block south of Penn Station and Madison Square Garden, at 30th Street and Eighth Avenue, 300 West 30th St. is aimed at an artsy demographic. The work of

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Dutch painter Piet Mondrian inspired the design, according to a press statement. Interiors by Workshop/APD incorporate Mondrian-inspired patterned carpet and bespoke doors. Studio C designed the geometric facade to resemble a glass curtain, welcoming residents and onlookers from Moynihan Station and Hudson Yards.

"Everyone would love to live in a condominium that feels like a boutique hotel," said Joseph Grosso of the Gavrilov Grosso Team at The Corcoran Group with Corcoran New Development. "300 West 30th St. is a unique offering for a primary home or pied-a-terre."

Sales start in October, and building completion is expected in spring 2023.

Number of Units: 69
Price Range: One-bedrooms range from $950,000 to $1.855 million, and 2-bedrooms range from $1.49 million to $2.38 million
Developer/Architect: Corcoran New Development and The Gavrilov-Grosso Team at Corcoran/Workshop/APD and Studio C
Apartment Sizes: Studios to two-bedroom penthouses
Amenities: Outdoor courtyard on the second story, roof deck on the 12th-floor, a gym, lounge and co-working spaces and 24-hour doorman
Website: 300w30nyc.com

Rendering: VUW Studio

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