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[MOVING ON UP: The Latest Family-Friendly Buildings On The Market Combine Suburban Amenities With The Charm of the City](#)

By Celene McDermott

Whoever says that living in the city has to mean cramped living quarters and not enough outdoor space probably hasn't taken a look at all that the latest luxury buildings are offering families lately. These days, even in a tough real estate market, families are making it a priority to stay in the city, and many developers are responding by offering a number of new buildings and townhouses that feature not only plenty of bedrooms and square footage, but all the amenities that rival those that can be found in the suburbs. Looking for outdoor space? Many of these buildings offer landscaped terraces and gardens, backyard areas, pools overlooking the city skyline, and acres of park literally just out the front door. What about proximity to shops, restaurants, fitness centers, museums, theaters and bowling alleys? You won't even have to walk out the front door in some of these buildings to take advantage of these things. We encourage you to take a look at the new amenity-rich buildings in your favorite neighborhood. Who knows? You may just find a new place to call home.

Upper West Side

[208 West 96th Street](#)

Families in search of a modern, design-forward building will delight in 208 West 96th Street. Comprised of nine full-floor three-bedroom, three-bath homes, this boutique condominium redefines spacious and luxurious living. "When you come in, it feels, spacious, airy and light," says Simon Shamilzadeh, vice president of marketing and sales for Manor Properties Group. In addition to each apartment's high-end touches like SubZero refrigerators and a central vacuum system, environmentally-conscious families will appreciate the building's use of recycled materials, and numerous energy-efficient amenities like the new motorless elevator by Otis. And it's safe to say that everyone will appreciate a building that's near one of the Upper West Side's main commercial and commuter hubs, but still manages to be a special oasis, with a communal rooftop terrace offering panoramic views of Central Park, Upper Manhattan and the Hudson River.

[235 West 71st Street](#) (235 West 71st Street)

This boutique building is small and intimate, yet features an abundance of services, including a full-time doorman, gym, storage room, bike room and live-in super. In addition to sprawling full floor apartments with six-plus bedrooms, enormous eat-in kitchens and two family rooms/libraries, there is a ground floor duplex with an approximate 1,200-square foot garden, and a ninth-floor full floor apartment with a huge landscaped terrace. "This is a unique building with only large apartments and not many apartments—thus providing very high attention to owners' needs," says Lisa Lippman, senior vice president and director of Brown Harris Stevens.

[845 West End Avenue](#) (at 101st Street)

This classic, pre-war corner building was recently renovated into the ultimate Upper West Side condominium residence. It features spacious apartments in six different layouts, as well as a playroom, fitness center and bike storage. Located at 101st Street, it is equidistant from Central Park and Riverside Park. "This building is really special," says Iva Spitzer, executive vice president at The Corcoran Group. "The room dimensions are spectacular; the windows are large. Everything about it is big and bold." 845 West End's original architects, Schwartz and Gross, were known for their attention to detail. "Every single thing—every crown molding, every herringbone oak floor, every thermopane window—is brand-new, but in keeping with the tradition of the building," says Spitzer. Modern updates include central air conditioning, heated marble bathroom floors with Kohler undermount tubs and sinks, in-unit washers and dryers, and Bosch and Liebherr kitchen appliances.

[905 West End Avenue](#) (at 104th Street)

Situated one block from Riverside Park, this pre-war building features two- to four-bedroom units. Families can choose to have their units renovated or un-renovated, and can also choose a renovation package. The renovated units feature interiors with European elegance combined with modern design touches. The lobby offers a striking first impression, boasting a turn-of-the-century staircase accented by a stained-glass window. Residences have kitchens with granite countertops, white crackle mosaic tile backsplash, and Tuscan Botticino floors, and bathrooms with Zuma bathtubs and Waterworks fixtures. The building comes complete with a roof deck for the owners, as well as bike storage, onsite resident managers, a live-in superintendent, laundry room and a 24-hour doorman.

[Aire](#) (200 West 67th Street)

This 45-story rental building is a favorite among performing artists and music aficionados, with its proximity to Lincoln Center and Julliard. The building offers studios, one, two and three-bedroom apartments, and plenty of amenities, including two sound-proofed music studios, a 24-hour doorman, landscaped garden with reflecting pool, gym and yoga room, outdoor pavilion with chef's kitchen and outdoor space for private events, as well as a private heated driveway with valet parking. The interiors include hardwood floors and floor-to-ceiling windows. The building was designed with more three-bedrooms than most rental properties. "It's the first time a developer has gone to this level of finishes for a rental property," says Bob Scaglione, senior managing director of Residential Marketing of Rose Associates, Inc. There's also a 3,500-square-foot children's play area, with both indoor and protected outdoor space. "Kids can play inside or outside depending on the weather," Scaglione explains.

[The Aldyn](#) (60 Riverside Blvd)

Located on Riverside Boulevard, The Aldyn offers spacious apartments equally split between one, two, three and four bedroom homes (many of which offer spectacular river views) as well as duplex townhouses that offer their own pools and elevators. The building also offers over 40,000 square-feet of amenities. “The sort of guiding principle of the building is that it is housed around big areas where people can interact,” says Beth Fisher, senior managing director of Corcoran Sunshine Marketing Group. She notes the numerous cafes and lounges, a Kidville-designed playroom under construction, and the spectacular Aldyn Athletic Club and Spa, managed by LA PALESTRA. “When you first enter, there’s a 38 foot rock climbing wall...there’s a full circuit of weight training, a bowling alley with a café next to it, and a basketball court.” For even more recreation, the neighborhood also offers Hudson River Park and Riverside Park.

[The Ashley](#) (400 West 63rd Street)

The 209-unit Ashley makes it possible to have the best of both worlds—city living with space to breathe and rental apartments that feel like home. “The layouts are unique and the size of the residences is exceptional,” says Clifford Finn, managing director of New Developments, Citi Habitats, referring to units that go up to three bedrooms and 1,900 square feet. “Each



space has fantastic light and presents a connection to one of the parks that surround the building.” Plus, The Ashley sits atop an impressive amenity base: a 40,000-square-foot LA PALESTRA Athletic Club and Spa features a 75-foot indoor pool, a two-lane bowling alley, a two-level rock climbing wall, basketball and squash courts, yoga and Pilates studios and spa treatment rooms. There’s concierge service by Abigail Michaels, and renters receive complimentary move-in service to coordinate relocation, telephone and cable service and more.

[Columbus Square](#)

For those families that really like the neighborhood feel of the suburbs but don’t want to leave the city, Columbus Square offers a new residential community, comprised of five residential developments between 97th and 100th streets and Columbus and Amsterdam Avenues. “We’ve really built a neighborhood within a neighborhood,” explains Jeffrey Brett, director of development at Columbus Square Management. “Within the buildings, there’s Whole Foods, Chase, Bank of America, the Mandell School. It’s really more of a suburban setting than it is urban.” Altogether, the buildings offer 710 units, comprised of studios up to 4-bedrooms. Many units offer floor-to-ceiling windows and washer/dryers, and the buildings themselves offer many amenities like fitness centers and children’s playrooms. One of the most attractive options at Columbus Square is that each and every building is set back with a landscaped deck on the second or third floors, offering families plenty of green outdoor space not typically found on Manhattan rooftops.

[The Corner at 200 West](#) (200 West 72nd Street)

Located on the Southwest corner of 72nd Street and Broadway, The Corner at 200 West is a noteworthy addition to the luxury rental market. “From its design to the unparalleled service, every aspect of this building is of the highest quality and has truly resonated with renters,” said Katherine Sabroff, Vice President of Marketing for the Gotham Organization, which co-owns the building in a joint venture with Philips International and Rhodes NY. The 196 luxury homes include spacious two- and three-bedroom apartments. Each have their own washer/dryer and gourmet kitchen, and in the three-bedrooms, families can enjoy recessed personal safes, custom powder rooms, and 36” Liebherr refrigerators. The eco-friendly property features Energy Star appliances, low-e perimeter glass, and plumbing features that promote water conservation. The Corner anticipates a LEED Silver rating. Families will enjoy the children’s playroom, and a 10,000-square-foot landscaped roof terrace with fireplace, misting wall, sundeck, barbeque area and movie projection screen.

[Linden 78](#) (230 West 78th Street)

This boutique building caters to families looking for spacious apartments right in the heart of the desirable Upper West Side. The 32-unit building offers three, four and five bedroom homes with an ample amount of square footage: 2400 for three bedrooms, 2500 for four bedrooms, and five bedrooms up to 4700 square feet. Additionally, the homes offer gourmet kitchens, open layouts, walk-in closets, bedrooms with their own bathrooms, not to mention expansive windows. “It has a pre-war feeling—that grand-scale living of the Upper West Side—but with all the contemporary and technological finishes that people would want. And what is truly unique is that it’s full-service for just a boutique building,” says Jacqueline Urgo, president of the Marketing Directors. There is a 24-hour attended lobby and on-site building manger, and families can enjoy amenities like a rooftop deck, private outdoor courtyard, fitness center, and even a children’s playroom designed by Citibabes. “What’s also unique is that there is either a full-home floor or there are only two homes on a floor, so it’s very intimate,” Urgo adds.

Upper East Side



[515 East 72nd Street](#)

This 41-story residential condominium tower is a unique and luxurious addition to the Upper East Side. Perhaps its biggest draw for families is having a close-knit community to share in the vast array of amenities. The building features a 56’ pool offering swimming lessons, a new children’s activity center designed and run by Jodi’s Gym, and a half-acre private park with a lawn-side seating area. There’s also a basketball court, a gym with an indoor and outdoor yoga studio, and spa, among other features. “It’s one place in the city where you have the best of both worlds in perfect balance,” sums up Elaine Diratz, managing

director at Corcoran Sunshine.

[1055 Park Avenue](#) (Park Avenue at 87th Street)

This boutique building offers five private, light-filled and beautifully appointed residences that can be accessed by private elevator in an ideal Upper East Side location. The duplex and triplex apartments offer lots of private space, with the bedrooms located upstairs and entertaining space downstairs. The apartments really appeal to families looking for a high aesthetic, as they feature a beautiful glass exterior that lets in lots of light and views, according to Dina Lewis, senior vice president of Prudential Douglas Elliman. “The finishes are contemporary but also sophisticated and neutral,” she says. “You’re getting views down Park Avenue, and you are also capturing a really pretty glimpse into Central Park.” Although not considered an amenity-rich building like larger developments, what’s special about this small building is that residents get the utmost in personalized attention. There’s a full-time doorman in the lobby, and they also have access to a fitness center downstairs. “We’re not about the amenities; we’re about the level of service,” explains Lewis. In addition, homes are wired for smart home technology so that residents can control electric shades, lights, speakers and room temperature. Lewis sums up, “I don’t think this building would ever be able to be replicated on Park Avenue.”

[Azure](#) (333 East 91st Street)

This 34-story luxury building features studios up to four-bedroom apartments with expansive windows offering views of the East River and Manhattan. “Azure is at the vanguard of a new way of family living in Manhattan,” says Douglas MacLaury of the Mattone Group, one of the building’s joint developers along with The DeMatteis Organizations. “It’s a property that offers so much at such exceptional value.” Azure also offers combination homes that allow families to customize their living space. Families will appreciate the building’s amenities, which include a residents’ lounge, a fitness center, a private dining room with catering kitchen, and a landscaped roof terrace. There’s also a children’s playroom, as well as a teen game room equipped with video games, billiards and foosball.

[Georgica](#) (305 East 85th Street)

Befitting the East Hampton pond it is named after, this 20-story, 58-unit building is just gorgeous. “Georgica’s furnished model residences showcase the luxury of space, the flexibility of floor plans and unlimited decorating potential,” notes Rob Kaliner, principal of Ascend Group, developer of Georgica. “These homes highlight the versatility of the building, which suits many preferences and lifestyles.”

The glass-skinned building was designed by Cetra/Ruddy in bronze, champagne and white, and the elegant aesthetic extends to the interiors as well. Building amenities include a children’s playroom, landscaped roof deck with playground, a private



fitness center and more.

[Manhattan House](#) (200 East 66th Street)

“Between the building’s amenities and its great location, many residents who grew up in the building have chosen Manhattan House as the place to raise families of their own,” says Brian Fallon, partner of O’Connor Capital Partners and president of Manhattan House. This luxury, Gordon Bunshaft-designed and landmarked building is full of inspired amenities, including five-star concierge services, one of Manhattan’s largest private residential gardens and a Roto Studio-designed children’s playroom. Another notable feature is the rooftop Manhattan Club, with panoramic views, expansive terrace, indoor library, and even a spa/yoga studio run by Exhale. The one to five bedroom apartments are just as luxurious, many featuring expansive closets, fireplaces and private balconies.

Battery Park City



[1 Rector Park](#) (333 Rector Place)

Walk out the front door of this building and you’ll literally be standing in Rector Park. “It feels like somebody’s front lawn,” says Tricia Hayes Cole, executive managing director of Corcoran Sunshine Marketing Group. In this downtown neighborhood, she points out, it’s an urban environment, but surrounded by 36 acres of open space, 13 parks, basketball courts, and the esplanade along the riverfront. This, coupled with the size of the homes at 1 Rector Park, makes it easy to see why families would want to live here. The building offers up to four bedrooms in seven or eight different layouts and a broad array of sizes, up to approximately 2600-square-feet. “There is flexibility in the way that the space can be used,” says Cole, and many offer water or park views. The building also offers a great amenity package as well, including a children’s playroom, Bar and Books lounge, as well as a fully equipped fitness center, business and homework center and adjacent parking garage.

[Riverhouse](#) (2 River Terrace)

Think green. This 32-story residential building located on the Battery Park waterfront boasts amazing views of the Hudson River, downtown Manhattan, and Rockefeller Park, and was recently awarded a LEED Gold rating. “There are solar panels around the roof that reduce the amount of electricity the building needs to buy. And fresh air is piped into your apartment 24 hours a day,” says Dan Tubb, director of sales at Corcoran Sunshine Marketing Group. The eco-friendly units are designed in an open-plan layout, ranging to up to four bedrooms, or more if you want to combine apartments. The Riverhouse features a wide array of amenities, including a 50-foot lap pool, a fitness center with yoga studio, a children’s playroom, a resident lounge, a 3755-square foot terrace, and even a private pet grooming area. There’s also the media café, a wet bar with three wall mounted flat screen televisions and a view of Teardrop Park.

[The Visionaire \(70 Little West Street\)](#)

The striking 35-story Visionaire condominium is a LEED Platinum-certified green building featuring natural materials, an advanced fresh air supply system, integrated photo-voltaic solar panels, and sophisticated energy-saving technology. "It uses 67 percent less power on peak demand and 50 percent less water than a typical building of its size," says Michael Gubbins, vice president and director of residential management at Albanese Development Corporation, the building's developer. The building boasts a well-equipped fitness center and spa, landscaped roof gardens, a sky-lit indoor lap pool and a children's playroom with a vibrant reef aquarium as well as a social lounge with billiards.

Financial District

[20 Pine The Collection \(20 Pine Street\)](#)

This landmarked building was the former home of the Chase Manhattan Bank headquarters. Its prime Financial District location suggests a certain sophistication, and the design and interior furnishes are nothing short of opulent. Imagine Armani/Casa designed interior furnishings, kitchens with cabinetry-concealed appliances and built-in design, and bathrooms complete with



rainshowers, Turkish steam baths and soaking tubs. The 409 loft-like homes offer 67 different floor plans to choose from, with oversized windows allowing plenty of light and unobstructed views facing south towards the New York Stock Exchange. But the amenities have been the biggest selling point, according to Deborah DeMaria, sales director of Warburg Marketing Group. Families can enjoy a terrace lounge, a 50-foot swimming pool inside the building, a billiards room, a lounge area with two flat-screen TV's, a winter lounge, golf simulation room, spa and fitness center with full locker room and private showers. Residents can also take advantage of concierge service, in-house valet, bike room and storage, as well as the convenience of private subway access.

[Liberty Plaza \(10 Liberty Street\)](#)

This rental offers 287 apartments with up to three bedrooms. Designed to facilitate comfortable living,



each apartment features high ceilings, excellent natural lighting and plenty of space. Amenities include a 24-hour doorman, fitness center with saunas, a 50-foot lap pool with sun terrace, a roof deck, lounge with a kitchen, a laundry facility and a children's playroom. Located in the increasingly family-friendly Financial District, Liberty Plaza is situated on a block surrounded by Wall Street, Broadway and the East River.

[New York By Gehry \(8 Spruce Street\)](#)

Situated right on City Hall Park, and right on the border of both the Financial District and Tribeca is the 76-story New York by Gehry. The tallest residential building in the western hemisphere offers great views of the island of Manhattan and the outer boroughs. “This building has over 200 unique apartments,” says Cliff Finn, managing director for New Development Marketing. “The facade has a movement to it, so that each apartment is different in the way the facade moves.” Families have plenty of two- and three-bedrooms to choose from. The amenity space takes up three floors of the building, totaling 22,000-square feet. There’s a children’s room for younger kids as well as a “Tween Den” outfitted with plasma TV’s, movies and Xbox; a 50-foot swimming pool; a screening room; catering kitchen; private dining room and a salon. There’s also a gaming room with golf simulators, billiards and ping pong tables. And soon kids won’t even have to leave the building to go to school; an expansion of the PS 234 school will be housed on the lowest floor.

[William Beaver House](#) (15 William Street)

This 47-story condominium tower located just a block below Wall Street offers a truly unique architectural design by Tsao & McKown. The building’s exterior features glazed yellow brick that cascades light down into lower Manhattan. Of the 320 condominium units, 209 units are now on the market as high-end rentals, offering studios, one, two and three bedrooms. “Because of its condominium status and the way it was designed, the layouts are relatively big: over 1500-square-foot,” says Edward Azria, sales manager of Rose Associates, the building’s marketing and leasing agent. The interiors feature open kitchens with stone counters and covered cabinetry, open living spaces with teak flooring, and bathrooms with separate showers, deep soaking tubs and adjustable louvered doors. As for amenities, families can enjoy a penthouse sky lounge, complete with catering kitchen, private dining room and terrace, a landscaped roof deck, and a fully-equipped indoor fitness center; outdoor basketball and handball courts; glass-enclosed lap pool; terraced hot tub; sauna and steam rooms. “It’s not a standard design in almost all its aspects,” Azria says. “It’s a bit new and a bit out of the ordinary and it makes a big difference.”

Kips Bay

[Waterside Plaza](#) (10-40 Waterside Plaza)

A group of four residential towers nestled against the East River at 25th Street, this special waterside community boasts spacious two and three bedroom luxury rentals as well as furnished units. “Families love the fact that Waterside Plaza is ready-made for children; the plaza is secure and spacious, making it a safe area for children to play. In addition,



families can enjoy concerts, movies, and holiday celebrations,” says Peter Davis, managing director of Waterside Plaza. Residents of the Plaza also have access to its amenities, including a playroom, outdoor playground, and Creative Dream parties, a facility that hosts themed birthday parties for kids.

The Waterside Swim & Health Club and onsite-parking garage is also available for an additional fee. A concierge desk helps families plan everything from vacations to music lessons.

East Village

Stuyvesant Town and Peter Cooper Village

For families looking for a downtown luxury rental that's close to Gramercy Park, the Flatiron District and Union Square, Stuyvesant Town and Peter Cooper Village offer a great sense of community. Set in an 80-acre park complete with a host of athletic facilities, playgrounds, walking and jogging paths, the buildings also serve as the site of outdoor concerts, movies, holiday celebrations and social events. The buildings at Stuyvesant Town offer one, two, three and five bedroom apartments for rent, featuring windowed-chef kitchens with separate dining areas, ample closet space and custom bathrooms. Its sister property, Peter Cooper Village, offers one to two bedroom rentals with city or park views, large windows and expansive dining areas, and the option of choosing modern or classic appointments. A host of amenities and services are available at both properties, including a seasonal greenmarket, concierge service by Abigail Michaels, 24-hour security, a children's playroom, state-of-the-art fitness center, screening room and study, as well as on-site parking and an on-site Zipcar rental service.

Midtown West

The Dillon (425 West 53rd Street)

This luxury condo and townhouse building offers four distinct residence types: flats, duplexes, penthouse duplexes and three-story townhouses. About 40 percent of The Dillon's spaces are larger apartments with three or more bedrooms. The three to five bedroom penthouse duplexes feature private rooftop gardens, while the individual triplex townhouses each have a street entry, parking space and a private backyard. For families, The Dillon boasts a children's playroom and a bike storage room; plus, "a lounge with a catering kitchen that opens to a Garden Plaza, which can be used for birthday parties and other family events," says Elaine Diratz, managing director at Corcoran Sunshine Marketing Group, which oversees the marketing and sales of the building. A cutting-edge fitness center, private dining room, and 24-hour attended lobby complete the amenities.



Emerald Green (320 West 38th Street)

Consisting of two 24-story towers and 568 apartments with spacious layouts and impressive city views, Emerald Green is a luxury rental building that lives up to its name. The building is designed to qualify for LEED certification, and features recycled-content construction materials, water-efficient plumbing, and a parking garage outfitted with electric car charging stations. "Enhancing the quality of life for not only our residents, but also future generations, is a top priority," says Gary Jacob, executive vice president of Glenwood, the building's developer. There is no

shortage of onsite activities, including a state-of-the-art fitness center, yoga room and swimming pool, a circular stone whirlpool spa, a children's playroom with hand-painted murals, and a screening room with theater-style seating.

[The Sheffield](#) (322 W. 57th Street)

Just blocks from Columbus Circle and Central Park, The Sheffield offers families elaborately designed two, three-and four-bedroom homes up to 3400 sq. feet. With interior finishes and a children's playroom designed by architect and interior design firm Cetra/Ruddy, it's no wonder that the building is attracting families. Units feature Italian cabinetry, gold marble and glass, and custom-designed light fixtures. Many have washers and dryers. "One of the great features of this building is the views," says Jack Levy, senior managing director of Rose Associates, the building's partner in ownership and condominium manager. The homes overlook the Hudson River as well as upper Manhattan and Central Park. The building will offer two lounges offering amenities like pool tables, wet bar and video screens. Families can also enjoy a 2,000-square-foot gym with separate aerobics/stretching room, locker room, steam rooms, and a drive-through street from 56th to 57th Street that offers a drop-off entrance and parking garage.

Harlem

[5th On the Park](#) (1485 Fifth Avenue)

Families can find plenty to love about 5th On The Park, a high-rise located on Upper Fifth Avenue. The building contains a children's playroom, community room, two common outdoor terraces (including one equipped with grills), a 24-hour attended lobby, an underground parking garage, fitness center and a 55-foot indoor heated lap pool. "For most of our buyers with families, the indoor heated swimming pool and kids playroom will be big factors," said Stephen G. Kliegerman, Executive Director of Sales. "They also like the fact that they can get the space of an actual home while having all the amenities that you can only get in a luxury condominium." The building's 160 units boast top-of-the-line appliances, including full-size washers and dryers, and afford residents some stellar views of the city.

[1280 Fifth Avenue](#) (1280 Fifth Avenue)

At the intersection of art, nature, and residential living, this Robert A.M. Stern-designed, 116-unit condominium faces Central Park, and houses the city's newest museum construction, the Museum of African Art. With close proximity to many private schools, the Fifth Avenue bus line, and an



express subway stop, the location is a major draw for families. But what sets 1280 Fifth Avenue apart is its design, amenities, and green features. (Notably, over 20 percent of its building materials are made from recycled items.) "The sponsor of 1280 did not ask Stern to stick within the same traditional vocabulary," says Nancy Packes, president of Brown Harris Stevens, Project Marketing, referring to

the playful aspects of 1280's design. In addition to large apartments, the building offers a garage, heated pool, children's room, and a teen game room. What's more? "We have a beautiful lounge, private dining room and catering kitchen; and next to it is a card and game area. It's like having another home," says Packes.

[2280 FDB](#)

This luxurious building nestled in the heart of Harlem, just two blocks from Morningside Park and down the hill from Columbia University, offers 89 residences with up to three-bedroom apartments and top-notch amenities like customized furniture, Aster Cucine cabinetry, and super-capacity washers and dryers. And almost every home has a unique layout. "Some people like to have their bedroom next to their kids, while others would rather have their bedroom away from their kids," says Hans Futterman, president of RGS Holdings, the building's developer. But what really makes the building stand out, he says, is the quality of the finishes. In addition, every penthouse unit has a huge private terrace already set up to be the perfect outdoor recreation and entertaining space, complete with outdoor wood burning fireplaces and 53-inch Viking gas grills. Families can also enjoy 24-hour concierge service, onsite parking, and by the way, a 25-year tax abatement.

[The Langston \(68 Bradhurst Avenue\)](#)

Apartments really feel like home at this luxury condominium building, set between 145th and 146th Streets in Harlem. The 10-story building features two bedrooms as well as three bedroom duplex apartments. The last remaining penthouse, a three bedroom, two bath, 1327-square-foot duplex on the 9th and 10th floors, has an open feel, featuring a double height 18' living room, double panel windows with skyline views, private outdoor space and southern and eastern light. "It's almost European in its feel. It's a very simple, contemporary, understated type of design," says Sidney Whelan of Halstead Property. Available for \$749,000, the penthouse is also one of the lowest priced, three-bedroom luxury homes currently on sale in Manhattan. The building's amenities include a fitness center, 24-hour attended lobby and concierge, on-site parking garage, plus a landscaped terrace with an outdoor children's playground and bike storage. The Langston is located across the street from Jackie Robinson Park and close to The Harlem School of the Arts, Dance Theatre of Harlem and Riverbank State Park, and midtown is only two stops away on the D. "It's a fabulous value for anyone with children," says Whelan.

[The Livmor \(301 West 115 Street\)](#)

Situated south of Harlem's Restaurant Row and just a few short blocks from Central Park and Morningside Park, this brick and glass facade condominium building offers eco-friendly features in a vibrant neighborhood. One of the biggest selling points, according to Dawn Tsien, an agent with Prudential Douglas Elliman, is that the apartments are generously sized, offering many two-bedrooms as well as three-bedrooms that start at 1800 square feet. Combination apartments can also be arranged. The interiors feature well-designed, open and practical kitchens with stainless steel appliances and custom designed cabinetry. The building is also NYSERDA certified; offering many eco-friendly finishes like bamboo floors, as well as energy-efficient light and appliances. The amenities

include a children's room that is adjacent to the fitness center and separated only by a glass wall so that parents can keep an eye on their children while they are working out. There is also a 3500-square-foot outdoor terrace. And, residents here have a sense of community, often planning holiday activities and events with each other. "There are lots of play dates and shared nannies," adds Tsien.

SoHo

[55 Thompson Street](#)

Manhattan Skyline developed this rent-stabilized, nine-story building at the corner of Thompson and Broome Streets in the heart of Soho with condominium finishes in mind. "What's unique about 55 Thompson Street is that it offers a 24-hour doorman. For a small building, that's really unusual," says Laurie Zucker, a principal of Manhattan Skyline. "There's a resident super, a fully equipped fitness center, and every apartment has a washer and dryer." Nestled in a bustling area of the city with few rentals, these large-sized homes offer incredible amounts of space, amenities and convenience, as well as personalized concierge service, all with the intimate feeling of being in a boutique building. Other amenities include a bicycle storage room, a 1,600-square-foot landscaped roof deck and 3,350-square-foot landscaped garden. The 38 lofty apartments offer 25-30 different layouts of up to 2,034-square-feet, featuring open kitchens, large closets, and 2-and 3-bedrooms that come with their own bathrooms. Families can also choose between units that offer fireplaces as well as outdoor terraces, and a three-story townhouse with its own entrance on Sullivan Street is also available.

Long Island City

[L-Haus \(11-02 49th Avenue\)](#)

This L-shaped, 11-story condominium building in Long Island City is only a seven-minute subway ride from Grand Central. When families arrive at the building, they'll see plenty of open, green space. "You see a magnificent rolling yard of green grass, a water feature, BBQ space and lounges... it's almost like having a special park in your backyard," explains Karen Mansour, executive vice president of marketing and sales with Douglas Elliman Development. The spacious apartments, designed by Cetra/Ruddy Architects offer up to three bedrooms as well as some duplexes. Families can also enjoy over 15,000 square feet of amenities, including a fitness center that overlooks the yard, a yoga room, a media room, and two roof terraces with breathtaking views of Manhattan.

[The Industry \(21-45 44th Drive\)](#)

This 76-unit, dog-friendly building in the bustling family-friendly Long Island City neighborhood offers families incredible Manhattan skyline views, spacious apartments and plenty of outdoor green space. Families can choose from two-bedroom homes that range from 1,020- to 1,100-square feet, a large three-bedroom home that spans over 1500 feet, or combine apartments into four-bedrooms. Besides being beautifully appointed—the kitchen cabinets are Italian made and the kitchens and bathrooms feature glass tile—families will love the natural air and light that floods the spacious homes. In addition, some ground-floor units offer private backyards, some that span over 1500 square feet. And other

residents can take advantage of the common courtyard and landscaped rooftop deck and garden as well as fitness center, storage area and indoor parking. It's also located half a block from four major subway lines, including just one stop to midtown Manhattan, but families will soon notice how kid-friendly the neighborhood is. "Long Island City has transformed itself recently. There are a lot of mothers, babies and strollers; kid programs, exercise classes, and restaurants. It's a new environment," says Stuart Match Suna, developer of The Industry.



[The View](#) (4630 Center Boulevard)

With every apartment in this new LIC condo designed to maximize outside light and the spectacular vista of Manhattan across the East River, it's no surprise that its developer, TF Cornerstone, called it The View. The building is literally situated in Gantry Plaza State Park, which means "children can go to a play area without even crossing the street," as Scott Walsh, The View's director of sales and market research, puts it. Inside, amenities abound with spacious apartments ranging to up to three bedrooms, featuring kitchens with Subzero refrigerators, spa chic bathrooms, and a sophisticated cooling and heating system. Plus, residents have access to fitness centers, an indoor rooftop swimming pool, party room, and fully-attended garage in an adjacent building.



Brooklyn

[Love Lane Mews](#) (9 College Place, Love Lane)

This new low-rise building on one of the most charming streets in historic Brooklyn Heights offers thirty-eight loft condominiums offering up to 2800 square feet. Each unit is outfitted differently: some offer views on a high floor, others offer a duplex on a low floor, while others have outdoor space, gas burning fireplaces, exposed brick walls and high ceilings. "They feel very much like a home when you walk into them," says Laurie Zucker of Manhattan Skyline, the building's developer. And with white oak floors, oversized chef's kitchens, giant walk-in closets and double panel thermal windows, they offer plenty of space and light. What's also unique is the amount of amenities for a boutique building. "What's unusual for us is that we have a 24-hour doorman and resident super, and fully-equipped fitness center. Every apartment has a washer and dryer and a larger laundry room in the building," says Zucker. Each apartment also comes with its own parking space in an attended garage, and Abigail Michaels concierge service. In addition to the thirty-eight units, there are also two townhouses available across the street.

[One Brooklyn Bridge Park](#) (360 Furman Street)

This 14-story, 438-unit building, housing everything from spacious loft apartments to townhouses to

penthouses, overlooks the East River and is situated within Brooklyn Bridge Park. “Lovely Brooklyn Heights is already well known for being a great family neighborhood,” says Highlyann Krasnow, executive vice president at The Developers Group. Amenities include a large children’s playroom, a music room and art room, and a shuttle service that transports residents to the subway at Borough Hall or even to Trader Joe’s. There also are 550 parking spaces available for sale or lease.

[Richard Meier On Prospect Park](#) (1 Grand Army Plaza)

This glass-skinned, 15-story building designed by Pritzker prize-winning architect Richard Meier is attracting families looking for an open, inviting yet calming environment right on Prospect Park. “It’s a very modern, minimalist, sleek and clean type of architecture that incorporates glass and light,” explains Cheryl Nielsen-Saaf, senior vice president with The Corcoran Group. “There’s a zen feeling to it.” Ninety-six one- to four-bedrooms feature open floor plans and floor-to-ceiling glass windows that not only let in light, but highlight spectacular views of Manhattan, Brooklyn and New York Harbor. But the amenities are what also set the building apart. “With this building, Manhattan has really come to Brooklyn,” says Meier. The building features a children’s playroom, billiards room, lounge, catering kitchen, rooftop deck, underground parking, bike storage space and a 24/7 attended lobby, not to mention all the recreation to be found at Prospect Park. “And one thing that’s really different from any other building in the city is that we’re connected to a free-standing health club,” says Nielsen-Saaf.

[Toren](#) (50 Myrtle Ave at Flatbush Avenue)

Located just minutes from Fort Greene Park, the Brooklyn Academy of Music, and every major subway line, Toren is a sleek new condominium building that offers a number of family-style amenities in a neighborhood that is both family and commuter-friendly. For families looking for more spacious 2 or 3-bedroom apartments, the 38-story Toren offers penthouses between 1200 and 1967-square-feet. The 3-bedroom duplexes are “like townhomes in the sky,” says Joseph Ferrara, partner at BFC Partners. He says the building was designed so that the bedrooms face views of Brooklyn, Manhattan and the Verrazano Bridge. Other amenities include a multi-level outdoor terrace, an indoor pool where children can sign up for swimming lessons, a yoga studio and gym with state-of-the-art equipment, and both indoor and outdoor movies for kids. Ferrara says the building is also striving for gold LEED certification.

New Jersey

[The Mercury Lofts at The Beacon](#) (4 Beacon Way, Jersey City)

This historic, 17-story art deco building offers spectacular views of the Manhattan skyline and surrounding cityscape. The building’s half- and full-floor lofts feature 13-foot ceilings, gourmet kitchens and 2,994- to 6,665-square feet of space. “The size of the residences in the Mercury is particularly appealing,” says George Filopoulos, developer of The Beacon and president of Metrovest Equities, Inc. “What was originally designed for 104 families will now be home to only 25.” What makes this building especially family-friendly is Be Kids at the Beacon, a 66,000-square foot children’s destination that will include an early childhood education center, gymnastics and sports camps, a restaurant and much

more.

[Crystal Point](#) (2 2nd Street, Jersey City)

The 42-story Crystal Point, which opened last year, was built using multiple facade planes to ensure that the majority of the 269 residences offered stunning water views. “This is the last available waterfront site available in Jersey City; the views will be protected forever,” says Adrienne Albert, CEO of Marketing Directors Inc. The one-, two- and three-bedroom homes offer sprawling living spaces and kitchens featuring Italian Pedini wood, glass cabinetry and sparkling quartzite counters. Each residence comes complete with a washer and dryer, SMART home technology capabilities, concierge service and on-site valet parking. And there are many family-friendly features as well. There’s an indoor/outdoor children’s center; an outdoor pool and hot tub; and two large BBQ areas. Parents will love the Crystal Spa, with its thermal bath, sauna, steam and treatment rooms, or they can take advantage of a yoga/aerobics room, state-of-the-art fitness center, game room with billiard and poker tables, separate screening room and lounge with catering kitchen. And for an easy commute to Manhattan, Crystal Point is just steps away from PATH trains at both Exchange Place and Newport.