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268 West 96th



The View

TOWERS
IN THE
SKY

For Families Looking for New City Digs, The Luxury Residential Real Estate Market Is Still On Top

BY CELENE MCCORMOTT



The Ashby

Whether they are looking to rent or buy their next home, many city parents prefer new, amenity-rich buildings. And as the city's most exciting new residences in recent years fill up, new ones are debuting in a variety of neighborhoods. Developers know the score: These days proximity to the city's best public and private schools, beloved parks and cultural institutions are still priorities, but parents have begun to expect more from the buildings themselves. In the following pages, you'll discover city properties offering lifestyles that are close to suburban with rooftop terraces with movie screens, private green outdoor spaces, heated swimming pools, catering kitchens, a bowling alley, children's playroom, and adult fitness centers, all with the convenience of concierge services and the joy of amazing views. **What's not to like?**

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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 view, expansive terrace, indoor library, and—get this—a spa/yoga studio run by Exhale. The spacious apartments are just as dandy, many featuring expansive closets, fireplaces and private balconies.



2280 FDR

MIRAVAL LIVING (515 East 72nd Street)

This luxury condo, in collaboration with the high-end destination spa, Miraval Spa and Resort, is a unique and luxurious addition to the Upper East Side. Perhaps its biggest draw for families is its close-knit community: The building features a children's activity center with art and education classes, and a private park with lawn chairs and tables. There's also a swimming pool, a basketball court, and 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.

BATTERY PARK CITY

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 Market 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 3800-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

LIBERTY PLAZA (10 Liberty Street)

This new rental offers 287 apartments with up to three bedrooms. Designed to facilitate comfortable living, each apartment features high ceilings, good natural lighting and plenty of space. Amenities include a 24-hour doorman, fitness center with saunas and a lap pool, a roof deck, a 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.

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 and outdoor playground, the Waterside Swim & Health Club, an onsite garage, and Creative Dream parties, a facility that hosts themed birthday parties for kids. A concierge desk helps families plan everything from vacations to music lessons.

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, and about 40 percent of The Dillon's spaces are larger apartments with three or more bedrooms, including three- to five-bedroom duplexes and penthouse duplexes with private rooftop gardens. Indi-



Waterside Plaza