

# LUXURY LISTINGS

## Miracle on the Hudson

A nabe rises from the din on the Far West Side, where almost every (luxury) need will be fulfilled

November 7, 2016 | By BECKI STRUM



Right now, you'd be forgiven for wanting to give Manhattan's Far West Side the finger. Hudson Yards, Manhattan's newest neighborhood, is currently a dystopian mess, where construction workers catcall fashion models picking their way to photo studios in former warehouses and jackhammers serenade the homeless to sleep in their sidewalk shanties.

But through the clouds of concrete dust, those with sharp eyes will spot birds of paradise: billionaires and celebrities, drawn to what brokers call "the new Tribeca."

Slowly and surely, the glistening towers that comprise Related Companies' mega-development are opening, and seldom have such luxuries been promised, even in the world's most pampered city.

Hudson Yards will "introduce an unprecedented lifestyle offering that redefines what it means to live in New York City," Jeff Blau, CEO and partner at Related Companies, said at an all-you-could drink blowout to celebrate

the opening of 15 Hudson Yards in September. Singer Jason Derulo, CNN's Don Lemon and billionaire real estate developer Stephen Ross were just a few of the event's high profile guests LLNYC spotted atop the neighboring building, 10 Hudson Yards, where the party was held.

To the jaded among us, Blau's pronouncement sounded like broker spin. But he might actually be right.

When Hudson Yards is complete in 2025, it will boast roughly 16 new skyscrapers, more than 100 shops, a collection of high-end restaurants, approximately 4,000 luxury residences, 14 acres of public space, a public school and an Equinox-branded luxury hotel — for seriously loaded workout junkies. Related also unveiled the design for the centerpiece of Hudson Yards, a \$150 million walkable structure called "Vessel," which will rise 15 stories high in the middle of a small park expected to open in 2018.

That's a lot of stuff, but here is what it really means: In a few years, you'll be able to wake up in a glittering penthouse (prices at 15 Hudson Yards will range from \$3.7 to \$30 million), call the concierge for breakfast

(if that's your thing), walk your kid to school (it will be just downstairs) and go to work in the most modern office suites in New York, all within the same complex.

Sure, right now there is nowhere to eat, but in a year or two, lunch will be just outside your office window, across an artfully landscaped elevated park, in Thomas Keller's newest restaurant — or maybe you prefer chef Costas Spiliadis or José Andrés? They're opening restaurants as well. And sure, right now there is nowhere to buy the cravat of your dreams, but in 2018, Neiman Marcus will open its first New York flagship there.

Nightlife you seek? Walk down the High Line to your favorite gallery. David Zwirner and Gagosian Gallery are a short stroll away. Now, wave to Jeff Koons (his studio is in your backyard, at 29th Street and 11th Avenue). Maybe your personal art advisor buys all your art and you need a stiff snifter instead? Moody bars, such as Gallow Green, Death Avenue Brewing Company and the Americano, abound. Or, if you just want to escape from it all, check out the luxury spa inside Equinox's first hotel, dubbed, "the ultimate temple of well-being."

New Yorkers love to brag about never leaving their neighborhoods. For Hudson Yards residents, the dream of living in an urban bubble will come true — but in the meantime, New Yorkers must stomach some industrial-scale pandemonium.

