



# New NYC Apartments Hitting the Market: Fall 2017

See the more than 40 developments that will hit the market this season

September 6., 2017 | By AMY PLITT, ZOE ROSENBERG, AMEENA WALKER, and TANAY WARERKAR



Fall is just around the corner, which can only mean one thing: the real estate market is about to pick up, and quickly.

And of course, that can only mean one thing for Curbed NY: it's time to look at the many, many, many apartments—both rentals and condos—that will be hitting New York's real estate market in the next few months. Across more than 40 developments, there are starchitect-designed buildings and apartments in some of the city's most anticipated megaprojects, along with under-the-radar outer-borough rentals and "affordable" apartments.



## One Hudson Yards

The first group of residents will move into One Hudson Yards later this month. Leasing on the megaproject's first completed rental building got underway last month, with one-bedrooms here starting at an exorbitant \$5,095/month. The rental has a total of 178 one-to three-bedroom apartments, along with a single four-bedroom penthouse. Amenities include a suite of swimming pools, a gym curated by Equinox, and a bowling alley, among others. Leasing and marketing is being handled by Related Rentals.



## 17 + 52 Convent Ave

Two sister properties on either side of Harlem's Convent Avenue are being billed as "quite similar, but different in interesting ways." But beyond sharing a developer in Kane Ventures, not much seems to be the same between the two buildings. The properties are designed by different architects—Alexander Compagno is behind No. 17 (the rendering for which is pictured here) and Bricolage Architecture & Design worked on No. 52—and their pricing is different. The former's apartments start from \$775,000 for a one-bedroom, while the latter's begin at \$650,000. 52. Both buildings will have a gym and bike storage, and No. 17 has the added bonus of a communal rooftop.



## 250 West 81st Street

A three-story building at the corner of West 81st Street and Broadway was demolished to make way for this 18-story condo developed by Alchemy Properties, the same developer behind the Woolworth Building's condos. It'll have a mix of two- to five-bedroom apartments, and Robert A.M. Stern will design it (the first rendering clearly shows off his signature limestone stylings). Apartments will go from \$3.62 million, and Alchemy is working with Stribling & Associates on the sales and marketing. Residents will

have access to amenities like a golf simulation room, a children's playroom, a fitness center, and a library/lounge, among other features. While the latter's begin at \$650,000. 52. Both buildings will have a gym and bike storage, and No. 17 has the added bonus of a communal rooftop.



## 350 West 71st Street

Not much is known about the building on the rise at 350 West 71st Street, but we do know that DNA Development plans to offer 38 condos that will feature designs by DXA Studio Architecture. Your standard set of amenities are in place here: a gym, bike and stroller storage, a kids playroom, residents lounge, private garden, and a communal roof deck. Sales are expected to launch sometime in early 2018.



## 1010 Park Avenue

On the Upper East Side, Extell will transform the site where the rectory building of the Park Avenue Christian Church once stood into an 11-story condo building designed by Beyer Blinder Belle. The building offers just 11 full-floor and duplex residences, starting at an eye-popping \$15 million and featuring interiors designed by David Collin Studios. Amenities here include a circus-themed playroom, a fitness center, residents' lounge, and an indoor pool.



## 27 East 79th Street

Located just a few steps away from former mayor Michael Bloomberg's residence, the condo building at 27 East 79th Street will bring just eight apartments, spread out over 16 stories, to the Upper East Side. As one would expect of a building with such few units, prices start at an exorbitant \$5.1 million; Corcoran Sunshine Marketing Group is handling sales. Developed by Adellco, the building will come with a mix of duplexes and a crowing triplex, along with commercial space on the ground floor.



## 550 West 29th Street

The veil is coming off of Cary Tamarkin's once-mysterious High Line condo at 550 West 29th Street as it gears up for a fall sales launch. (Core is handling sales and marketing.) The development, which replaced a low-rise building, will have 19 units—a mix of standard apartments, duplexes, and penthouses—starting at \$3.6 million; the penthouses, which will range from 2,950 to nearly 4,000 square feet, will go for more, with the priciest asking \$15 million. The building's amenities will include a fitness room and sauna, bike storage, and a 24-hour attended lobby.



## 277 Fifth Avenue

Rafael Viñoly's 700-foot Nomad condo—which looks, at least based on renderings, like a fun-size version of 432 Park Avenue—is gearing up to launch sales on its 130 condos any day now. The building comes with a spate of luxe amenities, including an entertainment room with a bar, private dining room, and catering pantry; a gym that opens onto a terrace overlooking Fifth Avenue; a game lounge; and a kids' club room. The residential entrance to the building will front along East 30th Street, with residences starting on the building's 11th floor. The developers are Victor Group and Lendlease, and Jeffrey Beers is responsible for the interior design.



## 30 E 31

Morris Adjmi is behind the design for this 40-story condo that replaced Nomad's century-old parish house. Work began on the 42-condo building in late 2015. The one- through three-bedroom apartments will finally hit the market this September with Douglas Elliman. Condos will start at \$1.65 million and come with accesses to amenities like a viewing garden, a private dining room with a catering kitchen, a gym, and bicycle storage. The project is being developed by Ekstein Development Group and Pinnacle Group.



## 200E21

Alfa Development purchased a piece of real estate on the corner of Third Avenue and 21st Street for \$69.5 million back in 2015; now, the property is on its way toward becoming a 21-story condo building. BSKS Architect is responsible for its design and will incorporate eco-friendly elements that will help the building obtain LEED Gold certification. The building's 67 condos will range from one- to four-bedrooms, with asking prices expected to begin around the \$1.4 million mark.



## Eighty East Tenth

Parametric Development Group and architecture firm NAVA have teamed up to bring a rather contemporary-looking building to a quiet East Village corner. The project is small, with just 12 full- and half-floor homes ranging in size from one to five bedrooms. Brown Harris Stevens Development Marketing will be selling the high-end apartments when they hit the market in early fall, priced from \$1.85 million. Amenities will include a sculpture garden, bike parking, and deeded storage available for purchase.



## 150 Wooster St

Local artists initially fought plans to convert a single-story garage on Wooster Street into condos, but after 150 Wooster got a new development team (KUB Capital, which is now spearheading the project, came on in 2014), the Landmarks Preservation Commission gave the project the green light. The new, eight-story building, also designed by KUB, will have five full-floor lofts and a crowning duplex penthouse. The apartments start at \$12.95 million, and sales are expected to launch sometime in September 2017.



## 40 Bleecker

Back in 2015, Broad Street Development acquired the two buildings at 40 Bleecker Street for \$178.5 million. Rawlings Architects is now crafting a 12-story building that will consist of 61 one- to three-bedroom apartments, along with some penthouses. Interior designer Ryan Korban has been tapped for the interiors, which will appeal to “a new generation of connoisseurs,” per a teaser site. Apartments will begin just under \$2 million, with penthouses starting around \$6.5 million



## 145 Clinton Street

Essex Crossing is gearing up to welcome its first residents with the forthcoming launch of leasing at 145 Clinton Street, also known as Site 5. The building has 211 apartments: 107 market-rate, the pricing for which has yet to be revealed, and 104 affordable, which entered the city’s affordable housing lottery earlier this year. (More than 93,000 people applied for those, so if you got one, consider yourself lucky.) The building itself will be home to a Target and a Trader Joe’s, and it’ll be close to the Market Line, the megaproject’s huge food hall.



## Idylls

The former Mount Zion Church of Christ has been razed in favor of a new six-story building with five two-bedroom apartments and cellar-level medical offices designed by Think Architecture. Those apartments, from small-time developer Jeffrey Jacobs, will hit the market this fall with Brown Harris Stevens Development Marketing from \$2.1 million.



## 125 Greenwich St

There's been a lot of secrecy, and back and forth on Rafael Vinoly's Financial District condo, but things seem to finally be on track, and the skyscraper is getting ready to launch sales this fall. The 912-foot tower will have 273 apartments that will come in a mix of studios through three-bedrooms with prices starting at \$1.2 million for a studio. The Bizzi & Partners-developed building will have three floors of amenities on the top three floors of the building. Amenities announced so far include a lap pool, a steam room, a sauna, a screening room, and a private dining space. Construction on the condo is expected to wrap sometime in late 2019.



## The Smyth

To Long Island City's already-crowded residential marketplace comes The Smyth, which distinguishes itself by being a relatively low-slung condo building. It's being developed by D.A. Development and JBL Development Group, and RLW is behind the design; pricing for its 41 units has yet to be announced, but they'll be a mix of one-, two-, and three-bedroom apartments (Modern Spaces will handle sales). Amenities are standard, and will include a common roof deck, a dog spa, and a virtual doorman.



## The Silver Star

Developed by Silver Star Motors, which owns the Mercedes-Benz dealership that previously occupied the property, The Silver Star was initially conceived as a pre-owned Mercedes showroom, but evolved to also include 85 upscale rental units, a mix of studios, one-bedrooms, two-bedrooms, and three-bedrooms. Among the building's many amenities: a gym, an outdoor barbecue area with a Zen yoga space, a television lounge, and tons of parking. The building was developed in collaboration with architect Montroy Andersen DeMarco and 1 Oak Contracting. Pricing has yet to be revealed, but MNS will handle leasing when it launches in October.



## Tower 28

The Hill West Architects-designed project at 42-12 28th Street is slated to claim the title of Queens's second tallest residential tower and will offer 477 apartments (studios through three-bedrooms) across its 58 floors. The building, developed by Heatherwood Communities, is scheduled to wrap up construction sometime this year and will include a bunch of fancy amenities like an indoor pool, two outdoor terraces, and a fitness center. Leasing, which will be handled by MNS, is due to begin this month, with prices beginning at \$1,900/month.



## Watermark LIC

Watermark LIC, the 168-apartment rental building designed by Handel Architects and located right off of Jackson Avenue in Long Island City, recently launched leasing, with its 168 units renting from \$2,169/month. The Twining Properties-developed building is on track to receive LEED Silver certification and claims to offer “unique and versatile layouts.” All of its apartments have been furnished with floor-to-ceiling windows, high ceilings, Italian kitchens with stainless steel appliances, and Manhattan views.



## Galerie

ODA New York and developers Adam America Real Estate and Vanke US teamed up for this Long Island City condo building, inspired by the nearby MoMA PS1. Apartments will be split between studios, one-, two-, and three-bedrooms, and the interiors will be designed by the ubiquitous and in-demand Paris Forino. Amenities will be predictably posh, with a gallery space, landscaped courtyard, a pool, and a porte-cochère among the offerings. The condos are due to hit the market later this year with Halstead Property Development Marketing asking from \$600,000 to north of \$2 million.



## 62-66 North 3rd Street

Just 13 condos will be coming to this dual-building development, located on North 3rd Street between Kent and Wythe avenues. No. 62 will have eight apartments (a mix of one- and two-bedrooms, with a few larger units) that'll average around \$1.75 million; at No. 66, five larger apartments will have an average price of \$3 million. Kimberly Peck will handle the interior design for both, and MNS is on sales and marketing. The buildings are close to being finished, and sales are expected to launch sometime this month.



## Element88

By far the quirkiest new building in our lineup of new developments, Element88 is a planned nine-story building next to the Brooklyn-Queens Expressway, with an oddball design by Zproekt Architecture. Developed by Rybak and BK Developers, the project will bring 33 new apartments (a mix one one-, two-, and three-bedroom units) to Williamsburg. Prices are expected to start at \$800,000. Corcoran's Team Fernandez is handling the sales and marketing on the project, with sales due to launch by next January.



## 476 Union Avenue

Located on Union Avenue in Williamsburg, this condo building will bring nine new apartments to the neighborhood. Sales on this five-story building are expected to launch in October, with prices ranging from \$550,000 and going up to \$1.65 million. The building will come with a mix of studios, one-bedrooms, and two-bedrooms. The project is being developed by the Meshberg Group, and Corcoran's Deborah Rieders is handling sales.



## 181 Front Street

The former site of a warehouse sold off by the Jehovah's Witnesses to developers Megalith Capital Management and Urban Realty Partners has given way to a 12-story, 105-apartment building designed by architect Ariel Aufgang. The lottery for the building's 21 affordable rentals has already closed, and its 84 market-rate rentals will follow mid-fall. The apartments are on the pricier side, starting at \$3,500 for one-bedrooms, \$5,250 for two-bedrooms, and \$7,200 for three-bedrooms, and will be on the market with Halstead Property Development Marketing.

## Brooklyn Point

Downtown Brooklyn's final City Point tower also happens to be Extell's first development in Brooklyn. The building, designed by KPF, will bring a total of 458 condos ranging in size from studios to three-bedrooms to the neighborhood, with its first three floors giving way to retail space. Amenities will include bike storage, a fifth-floor terrace, and a swimming pool. Sales will launch in October with prices starting at \$840,000.



## 211 Schermerhorn

Downtown Brooklyn has become the home of several massive new developments but this Morris Adjmi-designed building isn't one of them. The project, developed by Oestreicher Properties and GPB Capital Holdings, will offer just 48 one-, two-, and three-bedroom condos, along with amenities like a children's playroom, fitness center, media room, lounge, and rooftop terrace with Manhattan views. Pricing isn't available yet, but sales are slated to launch in October.