

NEW YORK POST

The best buildings in New York City right now

With all the new residential buildings springing up across the city, it can be hard to tell one chef's kitchen from another spa bath.

October 19, 2017 | By ZACHARY KUSSIN



We've done the legwork for you, assessing the myriad condo and rental developments launching this fall.

These 16 gems are bound to inspire a house hunt.

Whether you prefer star designers, over-the-top amenities, boutique-y buildings or outer-borough living, there's ample selection to choose from.

One Hudson Yards

This 178-dwelling luxury rental, the product of a design collaboration that includes architect Ismael Leyva, began leasing in August and delivers bonkers perks.

Sure, a terrace overlooking the High Line, as well as penthouse-level lounges, are de rigueur in a property of this caliber.

But tenants also get several pools, an Equinox-curated gym and a half-court for basketball. There's also a bowling alley, a game lounge and a playroom for children that has a custom climbing gym.

Prices start at \$4,995 for a one-bedroom.

Contact: Related Rentals, 212-468-5530



685 First Avenue

Developer Sheldon Solow and Pritzker Prize-winner Richard Meier join forces for a building that brings new meaning to the word mixed-use.

Located at 685 First Ave. near the Midtown Tunnel and the East River, this 43-story property will house 408 rentals — and, from the 28th floor up, 148 condos.

The units to buy will come online in November.

Prices are unavailable right now, but interiors come with white oak floors and kitchens with white lacquer cabinetry.

Leasing commences in early 2019. A 70-foot indoor lap pool, a private dining room and a fitness center round out the amenities.

Contact: Citi Habitats New Developments, 212-432-8159



125 Greenwich Street

The long-secretive Rafael Viñoly-designed tower in the Financial District recently launched sales.

Pricing starts at \$1.27 million for a studio; the upper end of asking prices hasn't yet been revealed.

The 273-unit tower comes interior-designed by British duo March & White.

The homes have floor-to-ceiling glass and Miele kitchen appliances.

The 88-story building's top three floors house amenities, including a 50-foot lap pool, and a private dining and event space. Contact: Douglas Elliman Development Marketing, 212-858-0125



277 Fifth Avenue

Uruguayan architect Rafael Viñoly is also behind the design of 277 Fifth Ave.

This 130-unit condo in NoMad launched sales in September. Other helping hands include Jeffrey Beers, who was tapped for interior design.

The homes span one- to four-bedrooms — and went on the market from roughly \$2 million.

Amenities include a library, a lounge with a bar and pantry, and a fitness center

Contact: Corcoran Sunshine Marketing Group, 212-227-2775



Brooklyn Point

Extell — the developer behind Midtown’s One57 — will soon see the launch of its first-ever Brooklyn project, a glassy condo tower in Downtown Brooklyn.

Homes there hit the market this month starting at \$800,000. The 458-unit, Kohn Pedersen Fox-designed structure will have studios through three-bedrooms, as well as amenities spanning more than 60,000 square feet.

Contact: Extell Development Marketing, Brooklyn Point NYC



Jackson Park

At Tishman Speyer’s massive Long Island City development — with a trio of luxury rentals that begins leasing its first tower this fall — residents can enjoy a stand-alone five-story, amenity-filled clubhouse that connects to each building.

Renderings show an indoor lap pool, an outdoor pool with a hot tub and plush seating, and an indoor lounge with a fireplace that leads to a terrace with city views.

There’s also a playground and a spacious dog run. Prices are not yet available.

Contact: Citi Habitats New Developments, 718-736-2906



Tower 28

This 58-story rental in Long Island City has way more than just an impressive 477 units, which are now leasing. (StreetEasy shows the building’s current cheapest pad is a studio that asks \$2,049.)

There’s plenty of space for decadent extras, too. An indoor pool has retractable doors that lead to a roof terrace.

A colorful children’s playroom is kitted out with toys. Up top, there’s also an observation room and deck.

Elsewhere, residents get a media room, a fitness center, a business center, a game room and on-site parking.

Contact: MNS, 718-696-0324



17 + 52 Convent

Located in Harlem near City College and St. Nicholas Park is a quaint, small-scale development launching sales this fall.

Located at 17 and 52 Convent Ave., the buildings — two sister properties — contain a total of 38 units. 17 Convent has 21 homes; prices start at \$775,000 for a one-bedroom. No. 52 has 17 units, asking from \$658,000 for a one-bedroom.

Both have lounges, fitness rooms and storage, but 17 Convent has a communal rooftop.

Contact: Halstead Property Development Marketing, 212-521-5752



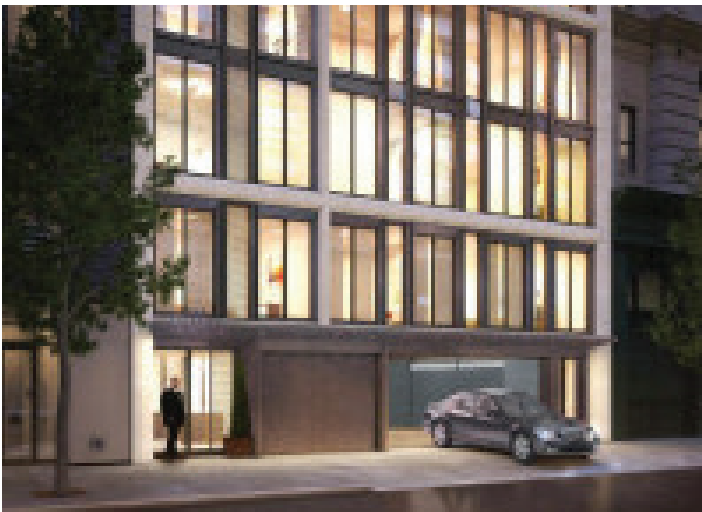
Two Fifty West 81st

Robert A.M. Stern Architects is bringing its vaunted touch to the Upper West Side's Two Fifty West 81st condo, which also launches this fall.

Located at 250 W. 81st Street, the 31-unit property is developed by Alchemy Properties, which also did the condo conversion of the Woolworth Building's upper floors.

Prices begin around \$3.7 million. Owners get spacious pads and amenities like a fitness center, a golf simulation room and a roof deck with an outdoor kitchen.

Contact: Alchemy Properties and Stribling Marketing Associates, 212-987-2500



The Twenty 1

For an extremely intimate vibe, this condominium has just nine units and will launch sales this month.

Located between Chelsea and Flatiron, at 117 W. 21st St., prices begin at \$5 million.

The building's unit mix includes a 5,644-square-foot masonette, full-floor apartments around 2,800 square feet and two penthouses north of 4,000 square feet.

(One of the penthouses has already sold in an off-market transaction.)

There's a 24-hour doorman, a private garage and a roof terrace.

Contact: Nest Seekers International, 646-480-7665



Saltmeadow

Hurricane Sandy ravaged the Rockaways in 2012, so Saltmeadow — a new 60-unit rental complex in the area — comes designed to withstand future storms surges.

Designed by CetraRuddy and developed by JDS, the two- and three-bedroom beach pads at 162 Beach Fifth St. are as stylish as they are protective.

They feature kitchens with Porcelanosa fixtures, marbled bathrooms and, for certain residences, private rooftop lounges.

One just-listed rental, with two bedrooms and one bathroom, is asking \$2,650 per month.

Contact: Douglas Elliman, 212-769-9835



Tangram House

Flushing is about to get a nice dose of housing.

Two residential buildings at the mixed-use Tangram development — which will total a whopping 1.2 million square feet when complete — are together known as Tangram House.

It will flood the nabe with 317 homes. This month, one of its buildings will launch sales for 192 of those dwellings. Their studios start at \$600,000.

Meanwhile, on the upper end, three-bedrooms begin at \$1.9 million. They'll have white oak floors, Miele kitchen appliances and washer/dryers. Manhattan-style amenities include a 24-hour attended lobby, a porte-cochere entry, a spa and a 60-foot lap pool.

Contact: Fultonex Realty, 718-509-0588



The Jade Condominium

Williamsburg, Boerum Hill and Fourth Avenue are all Brooklyn areas known for active condominium development.

But now, farther-flung Bensonhurst is feeling the heat. At 1414 W. Fourth St., the Jade Condominium is prepping for December sales.

This 30-unit property features one-, two- and three-bedroom apartments. Homes boast 10-foot ceilings, outdoor space and herringbone floors. Up top, there's a roof lounge and recreation area, as well as a gym.

Can't beat the prices, either — they start at \$450,000.

Contact: Corcoran Group, 917-309-3398



145 Clinton Street

Part of the Lower East Side's \$1.5 billion Essex Crossing mega-development, 145 Clinton St. — an address with 211 rental units — will commence leasing in early 2018.

Designed by Beyer Blinder Belle, each apartment will have a washer/dryer. Amenities include a residents' lounge, a fitness center, a pet spa and bike storage. Essex Crossing's features add to the appeal.

The building will house a Trader Joe's and a Target, both of which open in 2018, and will stand across from Market Line, the space that will house the relocated Essex Street Market and a beer hall.

Contact: Douglas Elliman Development Marketing, 212-350-2259



Level

This tower at 2 North Sixth Place stands on a prime waterfront Williamsburg perch — a stone's throw from the popular Smorgasburg market.

It's also the final tower to rise in that part of the neighborhood, so claim your space now. The 554-unit building by Douglaston Development marks its official opening this month; prices begin at \$2,375 for a studio.

Residences have smoked walnut floors and floor-to-ceiling windows.

As for amenities, there's an indoor/outdoor pool that looks to the Manhattan skyline, a roof lounge with a fireplace, a lounge with a demonstration kitchen and a gym.

Contact: MNS, 718-384-2626



Lenox

Jersey City continues to be a popular lure for renters looking for Manhattan views and more bang for their buck — and this season, the Lenox will give house hunters something else to consider.

The 255-unit residence near the Hudson River waterfront is designed by Marchetto Higgins Stieve, with interiors by Fogarty Finger.

Pricing begins at \$2,365.

Tenants will get a rooftop pool with city views, a dog run and an automated parking garage.

Contact: The Bozzuto Group, 201-588-4839