



Above: 80 South Street, Opposite page: 255 Hudson

“Developers are producing quality living environments . . . and there’s a real difference today in the quality of how people enjoy these environments.”
— Adrienne Albert

If there’s a qualitative difference in the residential projects opening now and in the near future over last year, it can be summed up in two words: more and better. As the real-estate boom continues, developers are racing to produce new buildings that distinguish themselves by defining luxury upward — raising the bar on quality design, amenities, layouts, and finishes.

“There’s a conscientious effort on the part of developers to provide an improved living environment in their buildings,” says Adrienne Albert, principal of The Marketing Directors. “That’s a different approach from, say, the 80s, when it was, ‘How do we knock out as many of these boxes as we can?’”

The new apartments offer opulent floor-to-ceiling glass walls that provide light, air, and views, and kitchens that open into great rooms that include rather than separate living rooms and dining rooms. The result is a feeling of spaciousness.

New Developments 2005

by Steve Cutler

Signature Designers

New York has joined other cities of the world in commissioning great architects and showcasing daring residential design. According to Tara Hogan, The Marketing Director's research director, "One of the ways we can differentiate product is through architect recognition. It's an attraction for the end user if they can be proud of their purchase and say, 'I just bought something at the Gwathmey building at Astor Place.'" Philip Johnson/Alan Ritchie, Robert A.M. Stern, Philippe Starck, Frank Gehry, Richard Meier, Santiago Calatrava, and other renown architects are currently at work on new projects in the city.

The new buildings devote more and more space to amenities, including fitness centers, extravagant lounges, spas, business centers, pet facilities, children's playrooms, rooftop sundecks, and more. Many employ personal concierge companies that provide custom services to residents, including booking travel, theater tickets, restaurant reservations, car care, and personal shopping.

The new condominiums, and even some new rentals, offer lifestyle, not just living space. "Developers are producing quality living environments, finish levels, and hotel-type services," says Albert, "and there's a real difference today in the quality of how people enjoy these environments and what they get out of them — more than I've ever seen before."

Downtown

255 Hudson Street

The freshest of a collection of exciting new buildings poised to open in a budding neighborhood alternatively called Hudson Square and SoHo West, 255 Hudson is Metropolitan Housing Partner's follow-up to the successful 505 Greenwich Street. Like 505, the new building will wear a contemporary-design glass façade, but due to its location it will offer a different apartment layout.

"We'll have fewer families in this building," according to developer Jane Gladstein. "It's closer to Canal Street, and Hudson Street is busier than Greenwich Street. It speaks to a more dynamic lifestyle. We felt the right mix consists of one- and two-bedrooms."

Scheduled for completion in summer 2006, the

11-story building offers 64 luxury units. Almost all of the one-bedroom apartments feature an oversize bathtub plus stall shower in the bathroom, and half of them have a powder room. The units offer high ceilings; full-height windows; Bosch, Viking, and Sub-Zero appliances; and separate wine refrigerators.

At ground level, the building offers three duplex townhouses with 60-foot backyards, priced at \$3 million. One-bedrooms start at \$975,000; two-bedrooms, \$1.8 million; open lofts, \$1.3 million. www.255Hudson.com



80 South Street

One of the most boldly artful structures on the New York City skyline, destined to become an icon, 80 South Street is designed by artist and architect Santiago Calatrava after a sculpture he created in 1985. At 835 feet high, it

will be the tallest building in lower Manhattan.

Marketed as the first "row of townhouses in the sky," the building's condominiums are stacked one on top of another above the commercial base. Each of the ten single-family residences has 10,000 square feet of living space on four floors surrounded by glass. Each measures 48 by 50 by 46 feet.

The structure's slender concrete core contains elevators and risers for plumbing and electricity, leaving the homes free of columns. The rooftop of each of the townhomes provides an expansive garden for the one above. The developer is hoping to attract a world-class museum for the eight-story, 60,000-square-foot space on the ground level; commercial tenants will occupy the two cubes just above it.

Construction will begin in January 2006, and the building should be ready within two years after. Early buyers can choose to have double- or triple-height ceilings. Townhouses range from \$29 million to \$44 million. www.80southstreettower.com

200 Chambers Street

A collaboration between famed architects Norman Foster and Costas Kondylis, the 30-story glass and steel condominium at the foot of TriBeCa aims at a high level of service and amenities. The building offers both a doorman and concierge, health and fitness center with



Millennium Tower Residences



200 Chambers Street

73 Worth Street



Front Street



lap pool, children's playroom, resident's lounge, business center, onsite garage, and 5,000-square-foot sun terrace. A landscaped garden is visible from the marble lobby through a wall of glass.

The 258 studios and one-, two- and three-bedroom apartments offer unobstructed city and river views; chestnut wood flooring; kitchens with lava-stone countertops, birch cabinetry, and Sub-Zero, Viking, and Bosch appliances; washer/dryers; and Crema Marfil clad baths with intricately detailed mosaic inlay flooring. Units are priced from approximately \$500,000 to \$3 million.

www.200chambersstreet.com

130 Fulton Street

One of several new conversions on Fulton Street, 130 Fulton offers 20 spacious loft apartments with amenities not usually found in a boutique building, including a 24-hour doorman, rooftop terrace, and private fitness center.

The Beaux Arts façade is being restored to its former glory, but the apartments are upscale modern, featuring bamboo flooring, Italian cabinetry, Wolf and Sub-Zero appliances, washer/dryer, and oversize soaking tub plus glass shower in the bathroom. Ranging in size from 1,350 to 3,240 square feet, the open-plan loft apartments have high ceilings and oversize

windows. Priced from \$1.75 million. www.130fulton.com

Millennium Tower Residences, West Street

With their Residences at The Ritz Carlton Battery Park sold out, Millennium Partners is constructing a wholly residential tower right next door, offering hotel-like services. The project is certified "green," using recycled materials and providing apartments with filtered and humidified fresh air.

Scheduled for completion at the end of 2006, the 35-story Millennium Tower will have 236 condominium apartments with nine-foot ceilings; oversize windows; Brazilian cherry-wood floors; open kitchens with granite slab counters, etched-glass backsplashes, white oak and frosted-glass cabinetry, and Viking, Sub-Zero, and Miele appliances and wine coolers; and large marble bathrooms with soaking tubs and glass showers.

A 24-hour concierge is available to arrange dinner reservations, child care, theater tickets, and car service. The building features valet parking at the entrance, a fitness center, and Kid's Club with creative recreational facilities. One-bedrooms start at \$705,000; three-bedrooms, \$1.37 million; four-bedrooms, \$1.8 million. www.the-tower-residences.com

Cipriani Residences, 55 Wall Street

This conversion of the Financial District's Regent Hotel is all about the services and amenities fashioned by the Cipriani Company, ultra-luxury restaurateur and hotelier to the world. Owners will enjoy membership in the Cipriani-run private social and dining club, which includes two dining rooms (formal and casual), bar, screening room, wine cellar, private dining facility, library, spa, gentlemen's barbershop and shoe shine service. And, residents have their own two-level fitness/wellness center.

The nine-story building will offer 107 studio, one- and two-bedroom condominium apartments designed by architects Tsao & McKown, which is also responsible for the modern, understated common areas. The team also created three optional furniture packages - sleek, classic, and eclectic - for those who want to move into a fully-furnished apartment that blends in perfectly with the building's design scheme. Cipriani Residences is scheduled for occupancy Fall 2005, prices to be announced.

www.ciprianiresidences.com

73 Worth

TriBeCa's 73 Worth is a conversion of one of the city's last remaining white stone buildings, the elegant Italian Colonnade—design building contains large-scale living spaces featuring high ceilings, solid oak floors, perimeter radiant heat, washer/dryers, kitchens with cherry-wood cabinets and Wolf and Sub-Zero appliances, and marble baths with Zuma soaking tubs and glass showers.

The lofts range from approximately \$1.7 million to \$2.5 million. The project's next phase will be The Penthouses of 73 Worth, offering one simplex and five duplex two- and three-bedroom apartments, most with terraces. www.73worth.com

154 Attorney Street

A luxury doorman condominium on the still-edgy Lower East Side, the six-story building offers 32 units with high ceilings, including three garden duplexes with spacious lawns and two massive four-bedroom penthouses with large outdoor decks. Residents desiring some private outdoor space can buy one of the six rooftop cabanas.

Many of the apartments have terraces and all have Grohe bathroom fixtures, six-foot Zuma soaking tubs, and kitchens equipped with GE Profile Stainless appliances and Wenge finish cabinets. Scheduled for occupancy in spring 2006, the building offers a common roof deck and storage in the basement. Studios start in the mid \$400,000s; one-bedrooms with den start in the \$700,000s; and two-bedroom/two-baths start in the high \$900,000s. www.154attorneystreet.com

Historic Front Street

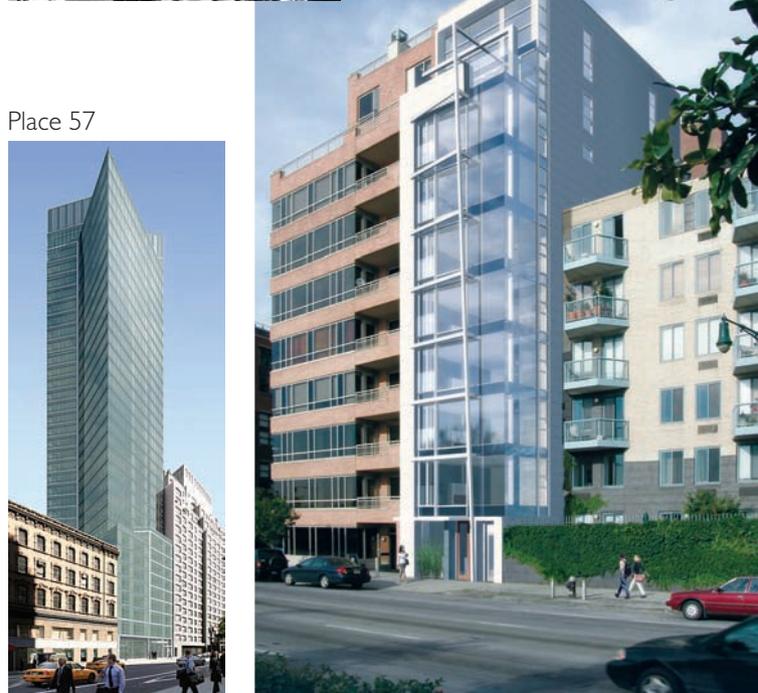
A restoration of the entire block between Beekman Street and Peck Slip, Historic Front Street will restore 11 landmark 18th-century buildings and construct three new



154 Attorney Street



Cipriani Residences



Place 57

Hudson Blue