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SPRING  
PREVIEW

## NYP REAL ESTATE HOME

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Fashion  
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interior design. Page 44

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New York Post, Thursday, April 16, 2015 nypost.com



➤ 190 S. FIRST ST., BROOKLYN



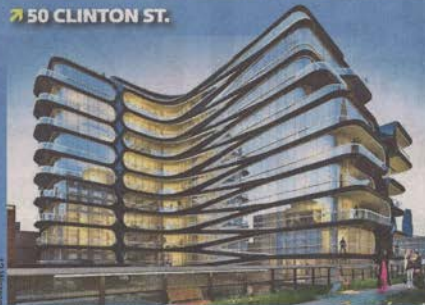
➤ 50 CLINTON ST.



➤ 550 VANDERBILT AVE., BROOKLYN



➤ 12 WARREN ST.



➤ 520 WEST 28TH ST.



➤ THE SUTTON  
959 FIRST AVE.

# Spring's latest crop

The 20 must-know residential  
developments hitting  
Gotham this season

FULL DETAILS ON PAGE 39

Courtesy of The Economic City Living



# New York's building bloom

BY ZACHARY KUSSIN

If you're about to embark on the hunt to buy the perfect New York City pad, get excited.

A healthy stock of new residential buildings — some ground-up, some converted — are listing thousands of apartments for sale this spring. They range from the mega-glitz, Robert A.M. Stern-designed 520 Park Ave. (whose sprawling penthouse will ask a stratospheric \$130 million) to the boutique, like 559 W. 23rd St., which will have six duplex units starting at \$4.5 million.

Projects will be popping up all over the city, from the 39-unit Liv@ Murray Park in Long Island City and over to 42 Maspeth in East Williamsburg.

Here are 20 projects to keep on your radar this spring.

## ↑ 53W53

With Jean Nouvel (below) designing the exterior of this 1,058-foot-high tower and Thierry Despont handling its interior architecture, it's impossible to ignore the property's star quality. And adding to the glitz are three floors of dedicated

MoMA exhibition space. The building will have 139 units from 1,400 to over 7,500 square feet. A number of specific unit and building details have yet to be released, but if the prices are any indication, this building is going to bolster Midtown's luxury market. Asking prices will start at \$3 million and go north of \$50 million. Sales launch this spring; initial occupancy is slated for late 2018. **Contact:** Corcoran Sunshine Marketing Group, 212-688-5300



Hayes Davidson



Moscow Studio

## ↑ 15 HUBERT

Formerly a warehouse, this boutique condo loft project at 15 Hubert St. in TriBeCa is getting a luxe new life with interiors designed by CetraRuddy. There will be 12 two-bedroom units — including three duplex penthouses with private terraces — that will feature ceilings up to 11 feet high and wide-plank solid oak flooring. Units measure 2,269 square feet to 3,075 square feet. Kitchens will have appliances bearing the Sub-Zero, Viking and Miele labels. Building amenities include storage and a landscaped communal rooftop. The penthouses range from \$5.7 million to \$6.22 million, while the other units span \$3.17 million to \$3.77 million. Sales launched this month; completion is projected for March 2016. **Contact:** Halstead Property Development Marketing, 646-775-2215

## ↑ 520 PARK AVE.

This highly anticipated 54-story condominium by Robert A.M. Stern (right) has nabbed a gaggle of recent headlines — mainly for its triplex penthouse that will ask a cool \$130 million. The 31-unit tower, whose developers include Zeckendorf Development, Global Holdings and Park Sixty LLC, will additionally house 23 four-bedroom, full-floor apartments measuring roughly 4,600 interior square feet and seven duplexes at 9,100 square feet with six bedrooms. That triplex? It's a massive 12,400 interior square feet. The building will have a two-story health club with an exercise room and pool, and a private garden. Units are priced from \$16.2 million. Sales begin in May; building completion is expected in 2017. **Contact:** Zeckendorf Marketing LLC, 212-486-2520



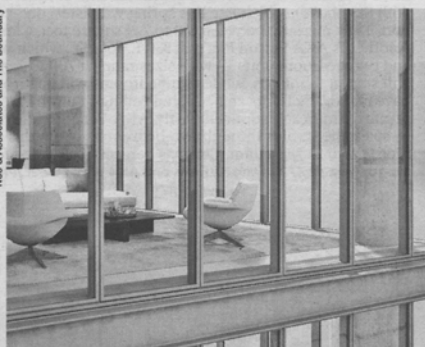
Zeckendorf Development LLC and Seventh Art



550 Vanderbilt

## ↑ 550 VANDERBILT, BROOKLYN

Say hello to the first condo building at Brooklyn's Pacific Park megaproject, located at 550 Vanderbilt Ave. It will be one of 14 residential buildings on the site connected to 8 acres of green space. This 17-story COOKFOX-designed project will have 278 units, from studios to four-bedrooms. The development's 10,000-plus square feet of amenities pack a punch: An eighth-floor landscaped roof terrace, residents' lounge with fireplace, children's playroom, library and a fitness center. Prices start at \$550,000 and go to over \$5 million. Sales will launch this June, with closings and move-ins to start late next year. **Contact:** Corcoran Sunshine Marketing Group, 718-679-9000



Nel & Associates and The Boundary

## ↑ 152 ELIZABETH ST.

This seven-unit Nolita condominium marks the very first New York building designed by Japanese architect Tadao Ando (right), whose bragging rights include the Pritzker and Kyoto prizes, and the Premium Imperiale. There will be two-to-five-bedroom units spanning 1,950 to over 5,600 square feet. They'll feature floor-to-ceiling windows and a state-of-the-art dehumidification system for art collections. Half-floor residences will start at roughly \$6 million, while full-floors will begin at \$15 million. Penthouse pricing has not yet been released. Sales launch in May and the building is expected to debut in 2016. **Contact:** Compass, 212-913-9078



## JARDIM (527 W. 27TH ST.)

Jardim, which means garden in Portuguese, marks Brazil's multi-award-winning architect Isay Weinfeld's first building in the Big Apple. This block-through development — located a stone's throw from the High Line — is comprised of two buildings, which stand 11 stories and house 36 units total. Ranging from one- to four-bedrooms, these apartments will all have private outdoor space. Building amenities include a private driveway, indoor swimming pool, gym, massage room, children's playroom and — true to the property's name — landscaped gardens. Prices are expected to start at approximately \$2 million. Sales launch this spring; closings are expected to begin in early 2017. **Contact:** Douglas Elliman Development Marketing, 212-244-5270





### ↑ AKA

The AKA brand, known for its line of extended-stay hotels, will sell apartments in three of its five New York City locations. One of them is AKA United Nations at 234 E. 46th St. (above), which late this spring will list 95 one-bedrooms ranging \$1.2 to \$1.5 million. They measure between 610 to 729 square feet. Closings are slated for late summer. Another is AKA Sutton Place, at 330 E. 56th St., which will sell a select number of one- and two-bedroom units — with sizes ranging 700 to 2,000 square feet. One-bedrooms will start at \$1 million, while two-bedrooms will begin at \$2 million. Units here will have mahogany floors and coffered ceilings. Sutton Place sales are expected to launch in late spring/early summer. Lastly, AKA Wall Street, at 84 William St., will list 137 units — spanning studios through two-bedrooms — late this spring. Prices will range from \$766,900 to \$2.78 million. Closings here are also slated for fall. **Contact: AKA Sutton Place, 212-303-3356; AKA United Nations and AKA Wall Street, Prodigy Realty, 917-546-4747**



### ↑ LIV@ MURRAY PARK

Anybody on the hunt in Long Island City? Liv@ Murray Park, located at 11-35 45th Ave., will bring 39 new units to the hot nabe. The building will house studios through two-bedrooms; and units will feature kitchens with top-of-the-line appliances and porcelain-tiled bathrooms with Kohler bathtubs. Building-wide, residents will have a gym, common rooftop area, WiFi in common areas and a full-time superintendent. Prices here will start in the \$400,000s. Sales launch this spring, with move-ins scheduled for the end of the year. **Contact: ModernSpaces, 718-786-1063**

### 12 WARREN

When it comes to luxury Manhattan real estate, it's not just what's inside the apartment that matters, but also what's on the outside. At 12 Warren in TriBeCa, this is especially the case. Designed, developed and managed by DDG, the 13-unit property boasts a textured facade made of rough-hewn, hand-laid upstate New York bluestone. Inside, amenities include a gym, 24-hour doorman and concierge service, as well as a landscaped roof terrace. The full-floor homes here include duplexes and triplexes ranging from 2,500 square feet to over 3,500 square feet. Prices begin at roughly \$5 million. Sales launch this spring, with occupancy anticipated late this year. **Contact: Corcoran Sunshine Marketing Group, 212-285-0012**

### 190 S. FIRST ST., BROOKLYN

Avant-garde architectural firm ODA is bringing an extra dash of hip to Williamsburg with this striking new structure. The 32-unit, ground-up 190 S. First St. will house studios through three-bedroom condos measuring between 400 and 2,744 square feet. The building will come equipped with a third-floor outdoor deck with garden area, gym and lounge for residents. Pricing begins at \$565,000 for a studio and peaks at \$4.2 million for a three-bedroom spread. Sales begin this spring; completion is anticipated in 18 months. **Contact: MNS, 718-222-1545**



### ↑ ONE WEST END

Standing 42 stories, the Pelli Clarke Pelli-designed One West End will be the first and tallest condo development to enter the market at Riverside Center complex. A total of 246 one- to four-bedroom units and two penthouses will come to this corner of 59th Street and West End Avenue. Jeffrey Beers is designing the interiors. Building-wide, residents will have access to a host of amenities, including a 12,000-square-foot rooftop terrace with cabanas and grilling areas, a large gym, 75-foot swimming pool, media room, playroom and spa treatment rooms. Prices go from \$1.3 million to over \$20 million. Sales launch this spring, and the building is slated for a late-2016 completion. **Contact: Corcoran Sunshine Marketing Group, 212-757-0059**

### ↑ OBSIDIAN HOUSE

A conversion is underway at the Obsidian House project in TriBeCa — more specifically, a conversion of the city's second-oldest cast-iron building. Located at 93 Reade St., this boutique project will offer four luxe units, including three two-bedroom lofts and a triplex five-bedroom penthouse. Designed by WORKac and developed by TriBeCa-based Knightsbridge Properties, this property will have a virtual doorman, cold storage and a green wall in the lobby. Apartments start at \$2.95 million and top off at \$7.45 million. Sales launched this month, while completion is slated for this summer. **Contact: Corcoran Sunshine Marketing Group, 212-577-0093**

### 50 CLINTON

The 37-unit 50 Clinton St. condo on the Lower East Side boasts an Isaac & Stern-designed exterior and elegant interiors by Paris Fofino (right). Units are one- to three-bedrooms, with four of them penthouses boasting private rooftop terraces. All come with white oak herringbone flooring and master baths with marble-clad tubs and glass showers. Residents will get a gym, bike storage and a shared rooftop space. Sales, which launched last week, are already moving quickly. Prices at the development now range \$1.75 million to over \$3.5 million. The project is scheduled for a 2016 completion. **Contact: Douglas Elliman, 212-891-7676**





## NYP HOME | SPRING PREVIEW



### ↑ 538 UNION AVE., BROOKLYN

A tree grows in Brooklyn, and so does a boutique ground-up condominium. This 13-unit Williamsburg project — split between seven one-bedrooms and six two-bedrooms (some of which are duplex penthouses) — will offer buyers quite the package. Every apartment comes with private outdoor space. Inside, kitchens sport Viking and Bosch appliances, bathrooms boast Carrera marble basket-weave flooring and Grohe fixtures, and all units will have in-unit laundry machines. There will also be a residents' lounge and seven parking spaces located outside. Units range from 530 to 1,211 square feet and \$789,000 to \$1.19 million. Sales launch later this spring, with move-ins and closings scheduled for this fall. **Contact:** [aptsandlofts.com](http://aptsandlofts.com), 866-545-3714



### ↑ THE CORINTHIAN COLLECTION

Bustling Murray Hill is about to get a new influx of condos. A total of 144 rental units are being converted at 330 E. 38th St., and property features include interiors by Andres Escobar and oversized bay windows that look out to the Chrysler Building, the United Nations, the Empire State Building and all the way downtown to One World Trade Center. The count includes studios through three-bedroom apartments. The Corinthian houses a 17,000-square-foot fitness center for residents, as well as an outdoor jogging track, sun deck, golf simulator and a conference room. Want in? Prices start at \$825,000 for a studio. Sales, which are being handled in-house, launch this spring. Move-ins begin in June. **Contact:** The Corinthian Collection, 646-381-8307

### THE SUTTON

There's a new kid in the Sutton Place nabe. Rising 29 stories, this condo at 959 First Ave. houses 113 units, from studios to four-bedrooms. And if you like views, this is a place for you to consider: Many apartments here look out to the East River, the Empire State Building and the Chrysler Building. Designed by Goldstein Hill & West Architects and Incorporated, the building includes a playroom, garden, fitness center, residents' lounge with fireplace and a 24/7 concierge service. Prices range from \$950,000 to \$8 million-plus. Sales launched this month, while occupancy is expected in late 2016. **Contact:** Toll Brothers City Living, 212-388-9194



### ↑ 559 W. 23RD ST.

Outdoor space? Check. Hudson River views? Check. Intimate boutique feel? Check. If these mark off some important items on your wish list, then be sure to keep an eye on this ground-up condo development in Far West Chelsea. All six duplex units will have three bedrooms or more, measure a solid 1,700 to 2,900 square feet and will go for between \$4.5 million to \$6 million. Kitchens have Miele and Sub-Zero appliances, as well as Danby marble counters. The building will have a doorman, gym and storage. Sales launch in mid-May, and work is scheduled to wrap up this November. **Contact:** The Corcoran Group, 212-444-7870



### ↑ 42 MASPETH AVE., BROOKLYN

Fret not if you're having a tough time locking down a sweet East Williamsburg pad — more condos are slated to hit the market this season. This six-story condo will have 53 units for grabs, split between 10 studios, 34 one-bedrooms and nine two-bedrooms. Ceiling heights will range from 9 to 11 feet and most units will have outdoor space. Apartments will range from 453 to 1,009 square feet, and prices will run \$549,000 to \$1.07 million. Building-wide, there will be a common roof deck and rear yard, as well as underground parking, a gym and a pet-washing station. Sales will launch later this spring, and closings and move-ins are slated for this fall. **Contact:** [aptsandlofts.com](http://aptsandlofts.com), 866-698-6449

### 520 W. 28TH ST.

The wait is nearly over for Pritzker Prize-winning architect Zaha Hadid (inset) to make her New York City debut. Her 39-unit condominium at 520 W. 28th St. — a sinuous glassy tower with cantilevered balconies — begins pre-sales next month (formal sales begin this summer). A number of details on the 11-story building have been kept hush-hush, but we hear that each unit will include outdoor space. Prices reportedly begin at \$4.59 million and reach \$35 million. Completion is set for June 2016. **Contact:** Related Sales & Corcoran Sunshine Marketing Group, 212-502-5528



### RALPH WALKER TRIBECA

Big things are in the works at the former Verizon Building. This mammoth Ralph Walker-designed property at 100 Barclay St., built in 1923, is getting a luxe residential makeover. Ismael Leyva is the architect of record, while GRADE and Champalimaud are handling the interiors. The building will have 161 units spanning two- to five-bedrooms, with prices from \$3 million to \$15 million. There will also be over 40,000 square feet of indoor and outdoor amenities. Sales launch this month; occupancy for winter 2016. **Contact:** Douglas Elliman Development Marketing, 212-702-4000.