

REAL ESTATE WEEKLY

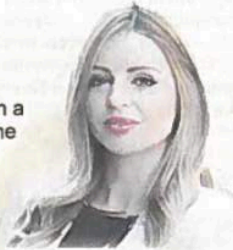
THE RESIDENTIAL MARKETPLACE

Wednesday, August 9, 2017 C1

BROKERS WEEKLY

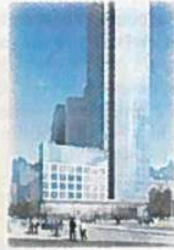
Compass agent Dayanne Costa says technology gave her team the advantage in a Park Slope brownstone sale.

Page C2



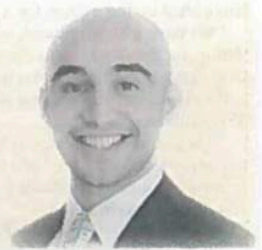
The new mixed-used tower designed by Ismael Leyva at 515 West 36th Street has topped out.

Page C4

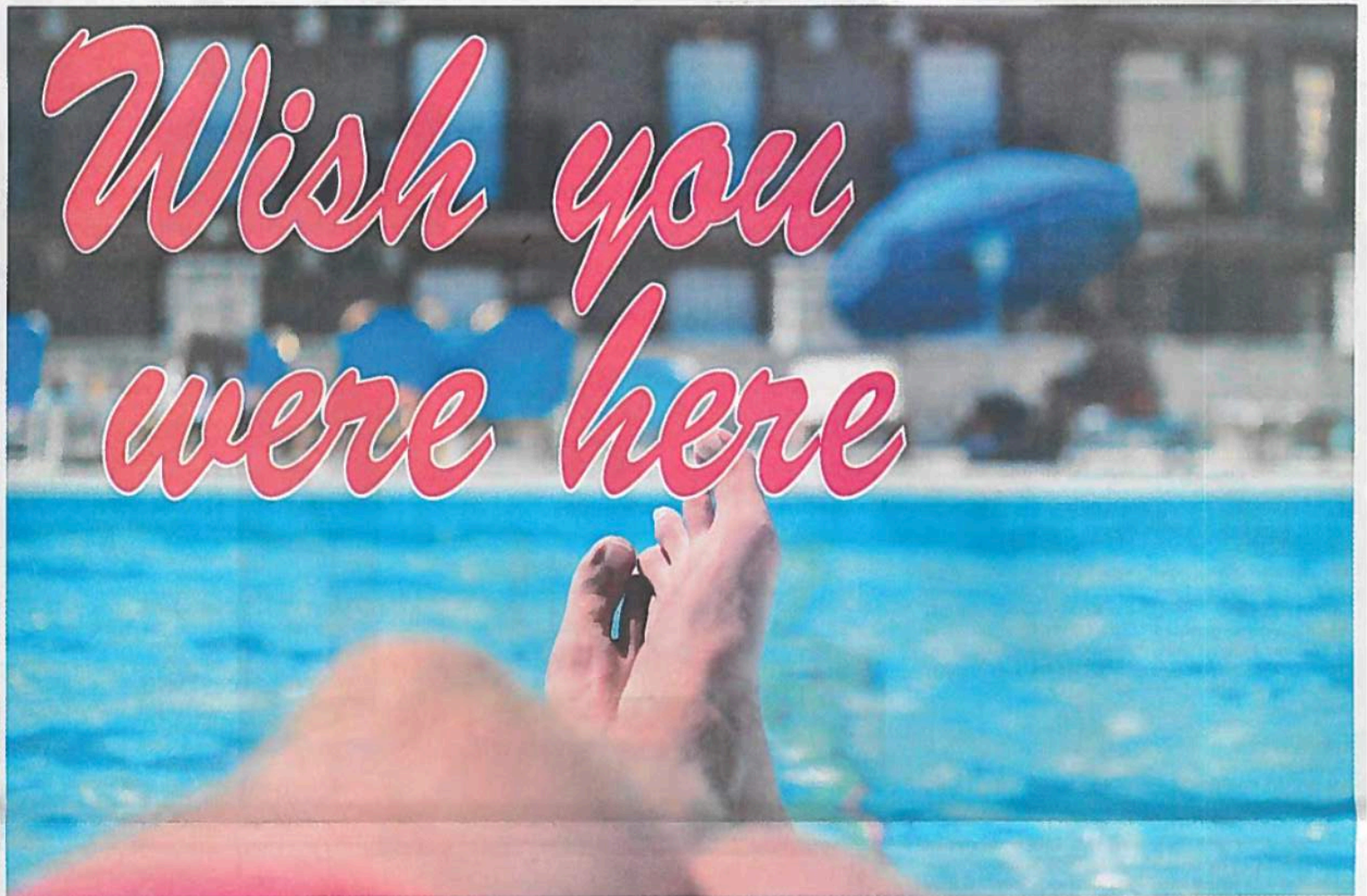


Marketing expert Joshua Silverbush puts his faith in the numbers when it comes to selling New York homes.

Page C3



Wish you were here



Top New York apartment buildings to enjoy a staycation

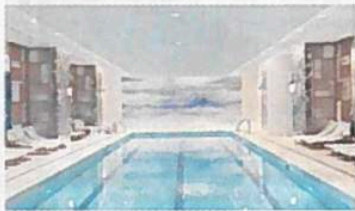


Urby Staten Island

By HOLLY DUTTON

While many New Yorkers flock to the Hamptons, the Jersey Shore, or even as far as Cape Cod and the Outer Banks every summer, staying in the City has its own advantages, especially in a town where developers consistently one-up each other with highly-amenitized luxury rental and condo buildings.

As the season rolls into the dog days of summer, we scouted out buildings across the five boroughs where the views and amenities rival any out-of-town beach vacation.



30 Park Place

Urby Staten Island

The 900-unit rental building on the north shore of Staten Island is already a getaway from the popular and heavily trafficked boroughs of Manhattan, Brooklyn, and Queens. It features ocean views, an outdoor pool and expansive deck, an urban farm with its own farmer-in-residence, a cafe, gourmet food shop, parking garage and fitness center.



365 Bond

30 Park Place

The 82-story stunner that is located within the Four Seasons features an indoor pool, spa and sauna, outdoor loggias, a screening room, children's playroom, fitness center with yoga room, and private dining room.

365 Bond

Located on the banks of the Gowanus Canal, the rental features an interior garden courtyard, additional green rooftop terraces, a rooftop deck with view of Manhattan, game room, private dining room with gourmet kitchen, library, and state-of the art fitness center with yoga and spin classes.



4545 Center Boulevard

4545 Center Boulevard

TF Cornerstone's 4545 Center Boulevard residential tower isn't new -- it's been open since 2013 -- but its 50,000 s/f amenity deck on the 7th floor of the 41-story building is in a league of its own, and features a sand beach volleyball court, two tennis courts, a reflecting pool, sprawling lawn, and sun deck.



Via 57 West

Via 57 West

Starchitect Bjarke Ingels' eye-catching design on this Hell's Kitchen building sets its apart in the NYC skyline. The 709-unit luxury rental has a slew of amenities for residents, including a pool with outdoor sun terrace, wellness lounge, screening room, fitness center, gold simulator, resident lounge, half-basketball court, spin room, and party room.

BKLYN AIR

Downtown Brooklyn's newest rental tower has 255 units and features a an outdoor heated swimming pool, a two-level state-of-the-art fitness center, a resident lounge, and a landscaped roof deck with panoramic Manhattan skyline views, all located 40 stories high in the sky.



BKLYN AIR

American Copper Buildings

JDS Development's twin rentals in Midtown East offer stunning views of the East River and features a unique three-level skybridge, the first major skybridge to be built in New York in 80 years. The bridge will house some of the building's 60,000 s/f of amenities, which include a 75-foot lap pool, a bar residents' bar and lounge. The East Tower will also have rooftop amenities like an infinity view pool with outdoor shower as well as a rooftop dining and grilling.



American Copper Buildings

The Crescendo

A two-building luxury rental in the South Bronx neighborhood of Mott Haven has 130 units and offers apartment features like stone countertops, stainless steel kitchen appliances wooden floors, and dishwashers in each of the units. The Karl Fischer-designed building will offer a host of amenities including a swimming pool with a skylight, a steam room & sauna, a rooftop barbecue grill and tanning area, and a recreation room that comes with a fireplace, a pool table, and a kitchen.



The Crescendo

Ellipse

Jersey City's newest luxury rental tower was developed by LeFrak and overlooks the Hudson River. The 381-unit building features 24,000 s/f of amenity space, including an expansive outdoor pool deck, a barbecue area and a fire pit, a fitness center, a game room, a children's playroom, and a co-working multipurpose lounge.



Ellipse

Madison Square Park Tower

Bruce Eichner's towering Flatiron condo building is sixty-five stories features floor-to-ceiling windows with dramatic views of Manhattan. The amenities throughout five floors consists of a fitness center with boxing and private training suite, golf simulator, basketball court, children's playroom, library, billiards, cards room, terrace with outdoor grill, and two gracious entertaining spaces including the Upper Club on the fifty-fourth floor.



Madison Square Park Tower