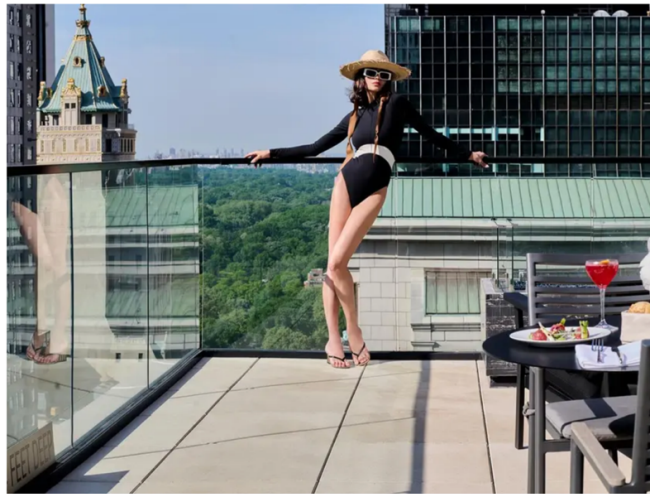


Best new development condos with high-floor amenities and skyline views

By **Michelle Sinclair Colman** | From **Future New York**

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Residents' rooftop at The Mandarin Oriental Residences Fifth Avenue

The old adage of the value of real estate as “location, location, location” does not hold the same weight in New York City as it used to. Past no-go zones of previous decades are long gone and neighborhoods that used to be on the edge are now shiny and desirable--think [Hudson Yards](#), Alphabet City, [Downtown Brooklyn](#) (the list goes on and on).

So, what really makes the difference for buyers? What adds value to properties? NYC residential developers have been in a “luxury amenities race” for the past two decades, but how can potential buyers really value those amenities? Do buyers want and pay more money for indoor skate parks and golf simulators? Or is it the Jay Wright-designed gyms, common rooftops, and wine cellars that truly sell a home?



77 Greenwich's high-floor lounge with skyline and harbor views

Matthew Messinger, President & Chief Executive Officer at Trinity Place Holdings, described their 90-unit development at [77 Greenwich](#) as, “big enough for some economics of scale so we can offer great amenities and small enough to maintain that boutique feel where the doorman knows your kids’ names (and even your dog’s name)!” Just as Goldman described, Messinger concurs, “More than thinking through the range of prospective buyers, in 2005, many developers went with the ‘kitschy’ amenities like the bowling alley and the rock climbing wall. But now, if you have a dead space, it’s not about gimmicks, it’s about spaces folks will use.”

Messinger believes their prospective residential buyers will not think of the actual value proposition in terms of dollars and cents. “They’re real spaces and they wonder, ‘Can I get to use and integrate these amenities into my life, as a resident and a host.’”

Extell Development has long been a leader of amenities. Their Lower East Side development [One Manhattan Square](#) boasts a mega-massive 100,000 square feet of indoor and outdoor amenities, including NYC’s largest outdoor private garden, tree house with fire pits, putting green, sunken tranquility garden, tea pavilion, herb garden, outdoor kitchen and dining area, stargazing observatory, 75-foot indoor pool, hot tub and sauna, full basketball court, squash court, bowling alley, cigar room, dog spa, and more.



While resident roof decks are increasingly common, some buildings have elevated the experience by placing many—or even all—of their lifestyle amenities on upper floors. This means buyers can purchase a home on a lower level and still enjoy penthouse-level views from the building's high-floor amenities. From sky-high pools and fitness centers to panoramic lounges, these amenities elevate the living experience for all buyers. Below, see our list of the ten best new development condos with the most impressive and beautifully designed collections of amenities on elevated levels.

TEN BEST NEW DEVELOPMENT CONDOS WITH ELEVATED AMENITIES

#5. 255 East 77th Street, Lenox Hill

8 availabilities from \$3.45M



255 East 77th Street (Compass)





At 255 East 77th Street, the residential amenities are located on the 15th and 16th stories. A 75-foot lap pool with soaring ceilings and beautiful views is at the heart of it, and additional wellness amenities include a fitness center with yoga room and a spa with steam room and sauna. Social amenities include a children's playroom, a screening room, and a library with fireplace and access to an outdoor terrace.

255 East 77th Street, #11A
\$4,900,000

Lenox Hill | Condominium | 3 Bedrooms, 3.5 Baths | 2,116 ft²



255 East 77th Street, #11A (Compass)



From the Listing: *Residence #11A is a flexible three-bedroom, three-and-a-half-bath home with two corner exposures. Facing west, south and east, this residence can be a true three-bedroom or a two-bedroom with a great library. The entrance foyer, with perfect art walls and a charming powder bath, leads to the south and west-facing 18-foot wide living room. An open, eat-in kitchen with lots of counter space and a large island is the centerpiece of the apartment. [See floor plan and full details here.](#)*

<https://www.cityrealty.com/nyc/market-insight/features/future-nyc/best-new-development-condos-high-floor-amenities-skyline-views/64844>