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A Blueprint for Seduction

The world's best architects turn their talents to NYC's residential skyline

BY LAURA ITZKOWITZ

Big-name architects, record-breaking prices, sky-high towers with helicopter views and amenities worthy of a five-star hotel—it's clear that sexy New York real estate is booming. To be fair, for some time critics have been asking if the Big Apple—specifically Manhattan—is becoming a home for the super-rich since 2015, when One57, on midtown's West 57th Street, made headlines for closing a \$100.5 million penthouse deal. Whether or not that's the case, two things are certain: development of trophy towers borough-wide shows no sign of slowing, and all the new construction is changing both the face of Manhattan and its iconic skyline. Here, we take a neighborhood-by-neighborhood look at the new buildings that stand to make the biggest cosmetic impact.

520 WEST 28TH STREET

It's fitting that the first New York residence by the late Zaha Hadid, master of futuristic curvilinear architecture, resembles a space-age bubble. This 11-story, High Line-adjacent address—where the 39 residences start at \$4.9 million, epitomizes the architect's esteemed legacy of buildings that stand out from the crowd.



WATERLINE SQUARE

One of the Upper West Side's last parcels of undeveloped land, at the southern end of Riverside Park, will soon be the location of sleek towers designed by top firms: Richard Meier & Partners, Rafael Viñoly Architects and Kohn Pederson Fox Associates. The dream-team project comprises 263 luxury residences, starting at around \$2 million.

527 WEST 27TH STREET

Indoor-outdoor living defines Jardim, Brazilian architect Isay Weinfeld's first New York condo building, where units start at \$1.96 million. Floor-to-ceiling glass and private terraces combined with natural materials like oak, timber and quartz invite the outside in, and a lush garden between the two towers creates a private Eden amid the urban jungle.

514 WEST 24TH STREET

Roman and Williams' Art Deco-inspired Fitzroy—with 14 residences starting at \$5.5 million—makes a sophisticated statement with a green terra-cotta façade and Italian copper-clad oak windows. Inside, reclaimed chevron-patterned wood floors, custom millwork and copper tubs are further nods to Jazz Age style.

70 VESTRY STREET

Tribeca is already home to celebrities like Jay Z and Justin Timberlake, and the new project by Robert A. M. Stern—the man behind the luxe 15 Central Park West—is rumored to have drawn a new crop. Tom Brady and Gisele Bündchen have reportedly purchased a \$32 million five-bedroom on the 12th floor of the building, which overlooks the Hudson and is set for a 2018 debut.

UPPER WEST SIDE

UPPER EAST SIDE

MIDTOWN WEST

CHELSEA

SOHO

NOLITA

TRIBECA

LOWER EAST SIDE

CENTRAL PARK

BROOKLYN

20 EAST END AVENUE

For those who love pre-war architecture but also want modern amenities, Robert A. M. Stern's original building features a porte cochere with a wall fountain and landscaped courtyard. Traditional details continue inside, with a dramatic spiral staircase, billiards room and oak and marble throughout the units, which start north of \$4 million.

520 PARK AVENUE

Inspired by the Sherry Netherland, Stern's second neighborhood tower features a lobby clad in marble from the quarries of Louis XII, a vaulted salon, an indoor pool and gardens that recall Gilded Age New York. "Each apartment is a city villa in the sky," Robert A. M. Stern Architects partner Paul Whalen says of the units, which start at \$18.2 million.

565 BROOME STREET

Renzo Piano is working on his first residential New York project in partnership with French interior design firm RDAI and developers Bizzi & Partners. 565 Broome, where units will start at \$2.3 million, will be his most spectacular use of light yet, thanks to a special system of curved glass. "The building really is open and every corner of it breathes," Piano says.

42 CROSBY STREET

Annabelle Selldorf's residential project made headlines for its million-dollar parking spots, which allow drivers to roll right up to an elevator that transports the car to the garage. The architect celebrates quintessential SoHo style with open-space units—only three of which are still on the market—starting at \$8.4 million.

152 ELIZABETH STREET

With his signature use of glass and poured concrete, Japanese architect Tadao Ando created a minimalist haven for his first New York City residence. Michael Gabellini's interiors feature wide-plank Danish oak floors, Gaggenau appliances and dehumidification systems for art collectors. Units start at \$5.7 million.

215 CHRYSTIE STREET

A collaboration between Herzog & de Meuron and Jan Schragger, this shiny building houses Schragger's PUBLIC Hotel and is topped with 11 residences—starting at \$4 million—with interiors by designer John Pawson. "215 Chrystie is both tough and refined," Schragger says. "The ultimate expression of Uptown meets Downtown."



15 HUDSON YARDS

Manhattan's new neighborhood has something for everyone, with shops, restaurants and a new performing arts center. But only those with \$3.8 million to spare can get keyless access to a spot at this 88-story address. Diller Scofidio + Renfro-designed apartments come with prime access to amenities.

53 WEST 53RD STREET

Jean Nouvel and Thierry Despont's skyscraper will rise 1,050 feet above MoMA. The interiors of the residences, which start at \$3 million, are works of art themselves, with bespoke touches like custom glass cabinetry by Despont and floor-to-ceiling windows with Central Park views. Purchase of an apartment includes a special MoMA membership.

625 WEST 57TH STREET

Danish starchitect Bjarke Ingels' VIA—where rental units go for \$17.5 thousand per month—boasts an impossible-to-miss silhouette, rising like a gleaming pyramid, that's said to morph depending on the viewer's vantage point. A massive courtyard inspired by Copenhagen's urban greenery offers peeks from the street.



MAP ILLUSTRATION BY A.E. KIERNEN