

MODERN LUXURY
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An aerial view from the top of Two Fifty West 61st Street.

Great Expectations

THREE STUNNING NEW RESIDENTIAL DEVELOPMENTS BRING FRESH INFLUENCE TO A COUPLE OF THE CITY'S FAVORITE NEIGHBORHOODS. —JEAN NAYAR

A trio of inspired new condominium developments designed by some of New York's most celebrated architects are poised to redefine the notion of luxury living in two of the city's most established neighborhoods when they're completed next year.

The meticulously crafted **21 East 12th Street** condominium—designed inside and out by the firm of architect Annabelle Selldorf—will stand as the newest gem amid the cherished prewar buildings along Greenwich Village's Gold Coast when it opens this fall. Thoughtfully nodding to its context, the new 52-unit residential building will be finished in buffed mason to graciously align with its historic neighbors. "We knew upfront that there would be no glass curtain wall for this building," says Billy Macklowe, CEO of William Macklowe Company, the developer of the structure. Yet, perched and set back on a garden podium 23 feet above the street level, its 22-story height will set it apart from the many low-rise buildings nearby, as will its expansive windows. "Every apartment was designed as a corner unit to allow for two exposures and plenty of light," says Macklowe. The diverse mix of dwellings—from one-bedroom units to multistory town homes—were also designed with elevated ceilings and ample interior wall space. Those features are a bonus to art lovers like Macklowe and

Selldorf, who planned the expansive layouts and subtle interiors palette to enhance the sense of space and light. They're also defined with classic hand-picked materials—like quarter-sawn white oak floors and cabinetry in the living spaces and kitchen and Bardiglio Lucca and Carrara marble in the baths—that will keep them as timeless as the grandes dames around them. Remaining units start at \$2.5 million. 21east12.com

Waterline Square, a completely different mega-development on the Upper West Side, promises to transform not only the shape of the Riverside skyline but also the urban lifestyles of the people who will reside there. Situated along the Hudson River between 59th and 61st streets and designed by three of the city's most prolific architects—Richard Meier, Kohn Pedersen Fox and Rafael Viñoly. The development's trio of towers will boast a public 3-acre park, interiors designed by three other top New York design firms—Champalimaud, Yabu Pushelberg and Groves & Co.—plus a club environment designed by the famed Rockwell Group. Highlights include full-size basketball, tennis and squash courts, a bowling alley, a rock-climbing wall, music and art studios, a 25-meter lap pool, a gardening center and even a skating rink. "We wanted to raise the bar on what has already been done," says James Linsley, president of CID Development Group, which developed the new complex.



TWO FIFTY WEST STREET BUILDINGS BY WILLIAMS NEW YORK. 21 EAST 12TH STREET BUILDING PHOTO BY WONDERSOUL

"We wanted this to be the most innovative and comprehensive development for New Yorkers by the most celebrated architects and designers who are also New Yorkers." Another bonus: GID just inked a deal with the Cipriani family to create a 28,000-square-foot food court on the ground level that will include restaurants, markets, food stations and bars as part of a multifaceted culinary experience for the neighborhood. When the development launches in 2019, future residents will literally have almost anything they could want or need in their own backyard. Prices for the one- to five-bedroom units start at \$2 million. waterlinesquare.com

Farther uptown between Broadway and West End, the new 18-story boutique condominium **Two Fifty West 81st Street** will no doubt appeal to a different kind of Upper West Side buyer—one who appreciates the old-style character of the many landmark co-ops that line the neighborhood's streets. Designed by Robert A.M. Stern Architects, the new building melds elements of the area's grand prewar buildings—such as a gracious silhouette punctuated with terraces, bay windows and Juliet balconies—with up-to-the-minute infrastructure and contemporary layouts that reinforce the way people live today. "The building is in the heart of a historic area, so we were very careful to come up with a scheme that would be consistent with the neighborhood—and we knew Robert Stern's mentality would work perfectly here," says Ken Horn, president of Alchemy Properties, the developer of the building. "The Upper West Side is the birthplace of the New York luxury residential building—buildings



A rendering of the living room of Two Fifty West 81st Street, designed by Robert A.M. Stern Architects. Top right: Kohn Pedersen Fox's Two Waterline Square. Right: 21 East 12th Street by Selldorf Architects.



like the Dakota, the Belnord and the Apthorp gave New Yorkers who were accustomed to living in private houses an appealing alternative: their own apartment in a building with a generous complement of shared amenities," says architect Daniel Lobitz, a partner in Stern's firm. "It's wonderful to do a building smack dab in the middle of the neighborhood where it all began." The building's extensive limestone and brick detailing and intimately scaled entrance tie into the scale and character of residential buildings along the quiet street. "But unlike the neighboring prewar co-ops, the units have large windows and high ceilings with grand rooms and open kitchens that mesh with contemporary lifestyles," notes the developer. The 31 limited-edition, generously proportioned dwellings will feature herringbone-patterned wood floors, master bedrooms with en suite marble-floored baths and kitchens with bespoke English cabinets and Gaggenau appliances. With common areas like a golf simulator, sports courts and music studios, "the building is also amenitized like a building three times its size," says Horn. And when it's completed early next year, its condominiums will also be among the highest-value real estate in the area. Remaining two- to five-bedroom homes start at \$3.875 million. 250west81st.com ■