

OFF THE MRKT

Your Guide To New York Real Estate And More

Steps Away From The Park, These Homes Will Have You Seeing Green

As we enter the busy spring homebuying season, buyers are seeking residences that not only feature the best layouts, finishes and amenities but homes situated near the city's most beautiful parks offering open space and a bit of reprieve from the daily hustle and bustle.

It's time to spring ahead in these NYC condos featuring the best park views and access.



Waterline Square

Waterline Square is an iconic collection of three residential buildings along the Hudson River where Midtown meets the Upper West Side. Each of the three towers faces the beautiful Waterline Square Park, a lush oasis designed by Mathews Nielsen Landscape Architects that serves as both a backyard and an oasis. Spanning nearly three acres, the park is complete with water features, lush plantings, walking paths and a playground, creating a verdant view and serene retreat.

(Photo Cedit: Elizabeth Felicella).



Quay Tower

Situated directly on the waterfront and rising thirty stories high, the harbor and city views from Quay Tower are truly one-of-a-kind. Quay Tower is steps from Brooklyn Bridge Park, a stunning greenspace that sits at the mouth of the East River and overlooks the Lower Manhattan skyline. Picnic lawns, recreational fields, playgrounds, and landscaped walking, running, and biking paths unfurl across 85 acres and several reclaimed piers. To be enjoyed all year round, the park hosts events, greenmarkets, and a private marina.

Image & Credit: Jason Puma, SERHANT. Studios



No. 33 Park Row

No. 33 Park Row, the first residential project in New York City designed by Rogers Stirk Harbour + Partners, overlooks lower Manhattan's historic City Hall Park. Offering the rare privilege of fully preserved, unobstructed park views from every residence, No. 33 Park Row is an intimate collection of just 30 homes providing great personal privacy. The intimate scale of No. 33 Park Row is juxtaposed with the grand scale of its individual residences, which feature stunning wall-to-wall and floor-to-ceiling windows overlooking the park.

No. 33 Park Row features Rogers Stirk Harbour + Partners signature copper screen fins along the building's exterior that evoke the iconic fins on the exterior of the Pompidou Centre in Paris and One Hyde Park in London. For No. 33 Park Row, Rogers Stirk Harbour + Partners introduced contemporary architectural elements that reference Downtown Manhattan's industrial- era commercial buildings, including massive windows, decorative copper screen fins around balconies and terraces, and distinctive dark steel framing on the façade.

(Photo Credit: Courtesy of No. 33 Park Row)



279 Central Park West, Apartment #PH21

This spectacular three bedroom plus den Penthouse has breathtaking panoramic Central Park and New York City Skyline Views and offers the best of New York City living. The direct elevator entry opens to the exquisite floor-through home with floor-to-ceiling windows showcasing the 550 SF planted wrap-around terrace and jaw-dropping views over the Reservoir. The wrap-around terrace is accessed from most rooms and comes complete with an automated irrigation system and room for two chairs and a table to enjoy your morning coffee or evening cocktail over-looking Central Park. Beautifully renovated by Reger Designs, the apartment boasts an incredible flow that is conducive to a comfortable lifestyle. The dramatic living room is perfect for entertaining or just relaxing and taking in the views from any angle. Represented by Lisa Lippman of Brown Harris Stevens. Asking \$9,995,000.



The Westly

Located in one of Manhattan's most iconic neighborhoods, The Westly is nestled between both Central Park and Riverside Park. The building is near notable private schools including Dwight, Trinity, and Columbia Prep private schools and near higher education institutions Columbia and Fordham University. The neighborhood provides convenient access to transportation, plus a wealth of extracurricular activities for families, including entertainment and cultural venues and restaurants.

Developed by Adam America Real Estate and Northlink Capital, The Westly features 52 residences consisting of two- to five-bedroom homes, with select homes offering private outdoor terraces. The residences range in size from approximately 1,252 to 3,524 square feet, with asking prices starting at approximately \$2.625 million for a two-bedroom to \$13.5 million for a five-bedroom home.

Image & Credit: Christian Eriksson, Redundant Pixel



Vandewater

Designed inside and out by the celebrated INC Architecture & Design, Vandewater is a fresh representation of the local classical neo-gothic architecture of Morningside Heights. Located in one of New York City's most vibrant and intellectually lively neighborhoods, Vandewater offers residences ranging from studios to four bedrooms. The 33-story tower is nestled between some of the city's most renowned green spaces including Morningside Park, Riverside Park, and Sakura Park, offering exceptional opportunities for mindful recreation and leisure. Additionally, Vandewater boasts its own landscaped terrace and intimate private gardens by Michael Van Valkenburgh Associates, inspired by the cultivated natural designs of Frederick Law Olmsted, architect of Central Park.

(Credit: Binyan Studios)



HUXLEY

Nestled in uptown Manhattan between Central Park and the Harlem River, The HUXLEY is a stunning boutique condominium brought to life by experienced New York City-based firms Workshop DA and Wonder Works. Beneath a gorgeous travertine façade, HUXLEY offers 71 beautifully appointed homes in spacious open plan studio to 3-bedroom layouts. The HUXLEY is just steps from Central Park and Museum Mile.

Image & Credit: Alessandro Tamburello, Archigeo4 Italian Design Corp.



425 West 50th Street, Apartment #11A

This split 2 bedroom, 2.5 bath is nothing short of extraordinary. Immediately upon entry you will be amazed by soaring 13 foot ceilings with oversized windows framing dramatic skyline views. This is the only floor in the building with this ceiling height. Southern exposures in every room offer incredible light. These show stopping views can also be enjoyed from your private 425 square foot set-back, south-facing terrace. We can promise you have not seen a terrace with views like this! Through the entry hall, enter into the open living room, dining room and chef's kitchen. The open floorplan combined with high ceilings and oversized windows exude elevated loftlike living. The kitchen features custom handcrafted Smallbone of Devizes European Oak cabinetry, pantry, polished concrete countertops, and top of the line Miele appliances. Privately secluded on one side of the apartment, the primary bedroom suite offers gracious closets and ensuite bath with radiant floor heating, steam shower and cast iron soaking tub. The second bedroom also offers an ensuite bath with custom mosaic flooring. Represented by Joanne Greene and Nada Rizk of Brown Harris Stevens. Asking \$5,500,000.



145 Central Park North

145 Central Park North sits directly on Central Park in the iconic neighborhood of Harlem. A luxury-defining condominium where residents enjoy the city's most famous park as it unfurls before them. The project is developed by Grid Group Development and designed by GLUCK+ and offers just 37 stunning residences in 1- to 4-bedroom layouts. Every home blends high-end finishes with contemporary design themes, and each one possesses tantalizing unobstructed views of Central Park.

Image Credit: Christian Eriksson, Redundant Pixel

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