

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

ig-name architects,

BY LAURA ITZKOWITZ

record-breaking prices, sky-high towers with helicopter views and amenities worthy of a fivestar 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 con-

struction 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.



One of the Upper West Side's

527 WEST 27TH STREET

Jardim, Brazilian architect

Indoor-outdoor living defines

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,

between the two towers

the urban jungle.

timber and quartz invite the

outside in, and a lush garden

creates a private Eden amid

WATERLINE SQUARE

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, Kohn Pederson Fox Associates. The dream-team esidences, starting at around \$2 million.

UPPER WEST SIDE

Rafael Viñoly Architects and project comprises 263 luxury

UPPER EAST SIDE

65 BROOME STREET

Renzo Piano is working on

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

glass. "The building really is

of it breathes," Piano says.

special system of curved

open and every corner

his first residential New York

O 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,

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.



which start at \$18.2 million.

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.

625 WEST 57TH STREET

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 Ian Schrager, this shiny building houses Schrager'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," Schrager says. "The ultimate expression of Uptown meets Downtown.

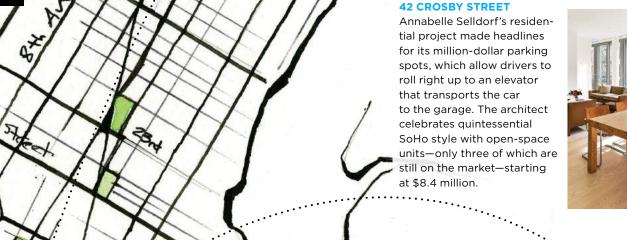
514 WEST 24TH STREET Roman and Williams' Art

TRIBECA

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 chevronpatterned wood floors, custom millwork and copper tubs are further nods to Jazz Age style.

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.





MAP ILLUSTRATION BY A.E. KIEREN



LOWER EAST SIDE