



September 7, 2016

## **New NYC apartments hitting the market: fall 2016**



*15 Hudson Yards*

It's fall, y'all—or at least, it's getting close—which can only mean one thing: the real estate market is about to pick up, and quickly. And of course, that can only mean one thing: it's time to look at the many, many, many apartments—both rentals and condos—that will be hitting New York's real estate market in the next few months. Across more than 40 developments, there are starchitect-designed condos (your Selldorfs, Viñolys, and Pianos among them) and apartments in some of the city's most anticipated megaprojects, along with under-the-radar outer-borough rentals and "affordable" apartments. It's a lot to take in, and as always, if we missed anything, the tipline is right this way.

### **2 42 Crosby**

Annabelle Selldorf's condos at 42 Crosby have been on Curbed's radar since 2014, when it was revealed that the building would have \$1 million parking spots for residents. While pricing has yet to be announced for the ten condos, the development's Soho location coupled with the condos's large sizes—nine will be three-bedroom apartments and the penthouse will have five bedrooms—ensures the price tags will be equally robust. The building will launch sales in September, and move-ins might start soon after; the building topped out back in December 2015. Building amenities will include a 24-hour attended lobby, robot parking including electric car charging ports, private storage rooms, an electronic key-card security system, a landscaped porte cochere, a cold storage and package room, and a terrarium art installation by Paula Hayes in the lobby.



*42 Crosby St  
New York, NY 10012*

## 5 15 Hudson Yards

Hudson Yards passed one major milestone this year as it welcomed the megaproject's first tenants into 10 Hudson Yards. It'll be a while before residents can call the neighborhood home, but sales will officially launch at its first residential building in September. And the apartments won't come cheap—Fifteen Hudson Yards's 285 condos will ask from \$2 million with prices peaking around \$30 million. Developed by Related Companies and Oxford Properties Group, and designed by Diller Scofidio + Renfro in collaboration with the Rockwell Group, the 910-foot-tall building will have amenities like 24-hour concierge service and two floors of "wellness offerings." Related Sales and Corcoran Sunshine Marketing Group will be in charge of sales.



*15 Hudson Yards  
New York, New York*

#### **45 87 Leonard**

Hopefully the third time is a charm for 87 Leonard, which has appeared on this map twice before. The condo, developed by Magnum Realty Group and designed by GRADE Architecture, will bring its four remaining units to market, and given the pedigree and location, they have rather high asking prices. Available apartments will range in price from \$7 to \$11 million. Amenities for the seven residences include a fitness center, private storage, and outdoor space (but only on some of the apartments).



*87 Leonard St  
New York, NY 10013*