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# TOWERS IN THE SKY

**For Families Looking for  
New City Digs, The Luxury  
Residential Real Estate  
Market Is Still On Top**

BY CELENE MCDERMOTT

**W**hether they are looking to rent or buy their next home, many city parents prefer new, amenity-rich buildings. And as the city's most exciting new residences in recent years fill up, new ones are debuting in a variety of neighborhoods. Developers know the score: These days proximity to the city's best public and private schools, beloved parks and cultural institutions are still priorities, but parents have begun to expect more from the buildings themselves. In the following pages, you'll discover city properties offering lifestyles that are close to suburban with rooftop terraces with movie screens, private green outdoor spaces, heated swimming pools, catering kitchens, a bowling alley, children's playroom, and adult fitness centers, all with the convenience of concierge services and the joy of amazing views. **What's not to like?**

## UPPER EAST SIDE

### **AZURE** (333 East 91st Street)

This 34-story UES building performs the timely trick of offering luxury at good prices, with apartments that go up to four bedrooms and a wealth of amenities. “Azure is at the vanguard of a new way of family living in Manhattan,” says Douglas MacLaury of the Mattone Group, one of the building’s joint developers along with The DeMatteis Organizations. “It’s a property that offers so much at such exceptional value.” Families will appreciate the building’s residents’ lounge, fitness center, private dining room with catering kitchen, and a landscaped roof terrace. There’s also a children’s playroom, as well as a teen game room equipped with video games, billiards and foosball. Potential buyers have the flexibility of combination homes and customizing their living space.

### **GEORGICA** (305 East 85th Street)

Befitting the East Hampton pond it’s named after, this 20-story 58-unit building is just gorgeous. “Georgica’s furnished model residences showcase the luxury of space, the flexibility of floor plans and unlimited decorating potential,” noted Rob Kaliner, principal of Ascend Group, developer of Georgica. “These homes highlight the versatility of the building, which suits many preferences and lifestyles.” The glass-skinned building was designed by Cetra/Ruddy in bronze, champagne and white, and the elegant aesthetic extends to the interiors as well. Building amenities include a children’s playroom, landscaped roof deck with playground, concierge service, a private fitness center and more.

### **MANHATTAN HOUSE** (200 East 66th Street)

“Between the building’s amenities and its great location, many residents who grew up in the building have chosen Manhattan House as the place to raise families of their own,” says Brian Fallon, partner of O’Connor Capital Partners and president of Manhattan House. This luxury, Gordon Bunshaft-designed and landmarked building is full of inspired amenities, including five-star concierge services, one of Manhattan’s largest private residential gardens and a Roto Studio-designed children’s playroom. Another notable feature is the rooftop Manhattan Club, with panoramic view, expansive terrace, indoor library, and—get this—a spa/yoga studio run by Exhale. The spacious apartments are just as dandy, many featuring expansive closets, fireplaces and private balconies.

**MIRAVAL LIVING (515 East 72nd Street)**

This luxury condo, in collaboration with the high-end destination spa, Miraval Spa and Resort, is a unique and luxurious addition to the Upper East Side. Perhaps its biggest draw for families is its close-knit community: The building features a children's activity center with art and education classes, and a private park with lawn chairs and tables. There's also a swimming pool, a basketball court, and a gym with an indoor and outdoor yoga studio, and spa—among other features. "It's one place in the city where you have the best of both worlds in perfect balance," sums up Elaine Diratz, managing director at Corcoran Sunshine.