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# NEW YORK POST

## Inside the largest new condo towers opening in Manhattan right now

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Impressions: 14,996,788



*A few ambitious new towers are still reaching for glory like Eastlight, 200 Amsterdam and Vu New York.*

Manhattan seems to be shrinking, as a number of smaller-scale boutique buildings hit the market this season. But there's also a group of notable, ambitious and larger scale properties launching right now. Here's a look at what inside.

### Eastlight

There's a new kid on the block — and he's the biggest one there, too. Sales are live at Eastlight, 501 Third Ave., whose 34-story height makes it the tallest building in Kips Bay.

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The CetraRuddy-designed condominium has 144 units — from studios to two-bedrooms — with prices from \$780,000.

The building has 17 residences designed with “flex spaces,” or areas that can be used as home offices, gyms or even studios for creative work.

The amenities, on the 34th floor, include a terrace lounge with a dining area, a game room and a fitness center.

Corcoran Sunshine Marketing Group is handling sales.



*The units at Eastlight start at \$780,000.*

## 212 W. 72nd St.

CetraRuddy has also lent its touch to 212 W. 72nd St., where a former luxury rental building is undergoing a conversion.

Sales launched in January, with prices starting from \$1.25 million for a 714-square-foot one-bedroom. At the upper end, \$8.3 million nabs a 2,534-square-foot pad with four bedrooms.

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*Sales at the 126-unit building launched in January.*

In all, there are 126 units ranging from one- to five-bedroom layouts. Inside, apartments have open living and dining areas, floor-to-ceiling windows and master bathrooms with custom-designed vanities.

Amenity spaces include a residents' lounge with seating and a landscaped terrace, a children's playroom, a fitness center with outdoor space for yoga — and, up top, a roof deck with lounges, grills and a gas fireplace. Corcoran Sunshine is handling sales.

### 200 Amsterdam



*Penthouses at 200 Amsterdam start from \$17 million.*



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Nearly completed with an opening anticipated for this summer, 200 Amsterdam on the Upper West Side recently relaunched sales.

The 112-unit address has one-bedrooms starting at approximately \$2.62 million and full-floor penthouses beginning at \$17 million. Elkus Manfredi handled the architecture; CetraRuddy worked on the interiors.

Kitchens feature waterfall edge islands, corner living and dining areas wrapped with floor-to-ceiling windows and marble-clad primary bathrooms.

Residents get amenities like a 75-foot saltwater pool, an infrared sauna, gym, dog spa and music practice room. Brown Harris Stevens Development Marketing is handling sales.

### VU New York



*A spacious terrace at VU New York.*

Sales launched in January at VU New York, a 100-unit condo at 368 Third Ave. in Kips Bay, where closings are expected to begin this fall.

The 36-story edifice comes with interiors by designer Paris Forino and exterior architecture by SLCE. Most units, whose starting prices are \$829,000 for a studio, show off views of the Manhattan skyline.



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Layouts include three-bedrooms, and two duplex penthouses with outdoor terraces. Brown Harris Stevens Development Marketing is handling sales.

### Essex Crossing



*Essex Crossing, we hear, received 600 inquiries before launching earlier this year.*

Sales launched earlier in 2021 at One Essex Crossing, located in the Lower East Side's Essex Crossing development. Standing at 202 Broome St., the building houses 83 units, with pricing from \$890,000 for a studio to \$6.68 million for a penthouse.

We hear the building received some 600 inquiries before the launch. Amenities include a 9,000-plus-square-foot landscaped "Garden" with space for lounge seating and grills — as well as a playroom and a gym.

The Market Line food hall is located directly below, whose vendors include Chinatown mainstay Nom Wah and Brooklyn's popular Ample Hills for ice cream. Corcoran Sunshine is handling sales.

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### Bloom on Forty Fifth



*The 92 residences at Bloom start at \$750,000.*

In Hell's Kitchen, at 500 W. 45th St., the Bloom on Forty Fifth condo launched in March, with studios starting at \$750,000 and three-bedrooms at \$2.87 million.

Spanning the full block, the eight-story property has 92 residences. Certain homes have their own terraces, but all come with oversize windows, open kitchens and spacious bathrooms — as well as shared amenities, including an 8,000-square-foot landscaped courtyard and a fitness center.

Compass Development Marketing Group is handling sales.

### 208 Delancey



*Inside the lobby of 208 Delancey, where each of its 85 units have custom-crafted kitchens.*

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A playful exterior with rounded corner windows? Check. A pet spa? Check. Eighty-five units, with studios to three-bedrooms, from \$630,000? Check.

For downtown living, springtime house hunters can keep an eye on the ODA-designed 208 Delancey condo.

The majority of homes there include private outdoor space, while all come fitted with custom-crafted kitchens.

Building amenities also incorporate outdoor space, such as the fitness center with a meditation terrace and yoga room, and a landscaped rooftop including grills and dining space.

Compass is repping the development.

### The Solaire



*Sales at the Solaire launch this spring.*

In Battery Park City, a 291-unit rental is in the process of undergoing a co-op conversion — and the co-ops will have condo rules, meaning no board interviews, for instance.

The Solaire, at 20 River Terrace, is a Hudson River-facing property that will have studios to three-bedrooms priced from roughly \$800,000.



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Sales will launch this spring, and prospective homeowners can have access to amenities such as a doorman, a live-in manager, a fitness center, bike storage and a landscaped roof terrace with lounge and dining areas.

Parking and storage come at an extra cost.

Corcoran Sunshine is handling sales and marketing.

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