

# The Most Over-the-Top Apartment Amenities in NYC Today

By Jordi Lippe-McGraw  
Feb. 12, 2020



220 Central Park South offers its residents a private restaurant run by a big-name celebrity chef.

Everywhere you look in New York City, it seems, a new apartment building is going up. But sometimes, it's not the soaring towers or glittery glass facades that make them stand out. It's what they're offering residents on the inside that's eye-popping. Forget boring old roof decks and gyms: The new amenities that developers are adding to their buildings can only be described as over-the-top. Here are some of the most unique apartment amenities in Manhattan condos today.

## On-Call Sommelier Service

If the yoga studio and children's playroom at Tribeca's [30 Warren](#) aren't enough to attract new home-buyers, maybe its luxe wine program will do the trick. Building residents gain access to one of the most ambitious wine programs in real estate, called Tribeca Select.

When you buy a condo in this 23-unit building, you get direct access to acclaimed NYC sommelier Paul Grieco. He will be on hand to conduct private tastings and consult on wine collecting, food pairing, and auction participation. A 45-bottle wine refrigerator also comes with every apartment — as well as VIP access to Grieco's nearby [Terroir Tribeca](#) wine bar.

## In-House IV Drips

IVs are something you'd find in a hospital, right? But at Ryan Korban's [40 Bleecker](#) in NoHo, they're one of the standard apartment amenities. This 61-unit property is believed to be the first residential building ever to offer ["room service" for customized IV drips](#).

Cryotherapy and other treatments are also offered via a partnership with [Clean Market](#), a wellness-boutique chain. Residents can choose from various IV concoctions — a vitamin package, an immune system booster, a hangover cure — then head downstairs to use the infrared saunas or get a cryo-facial.

"40 Bleecker is catering to a new generation of health-minded home-buyers," Sarah Burke, sales director for 40 Bleecker, tells StreetEasy. "We're offering a one-of-a-kind wellness-oriented amenities package. Having a wellness specialist at your fingertips is incredibly rare. And if you feel good, you look good."

## Private Restaurants for Residents

Midtown's [220 Central Park South](#) has many accolades to its credit. It was designed by famed architect Robert A.M. Stern and has a rare [porte cochere \(a paparazzi-proof feature that celebrities crave\)](#). It also contains [the most expensive home ever sold in the U.S.](#) But the most interesting amenity it offers has to be the [in-house private restaurant by acclaimed celebrity chef Jean-Georges Vongerichten](#). The space will reportedly have 54 seats that will only be available to residents and their guests.

Believe it or not, 220 CPS is not the only building in Manhattan to have its own residents-only eatery. [Central Park Tower](#) — set to be New York's tallest residential building — will also have an exclusive restaurant on its 100th floor, and [432 Park Avenue has a private restaurant](#) as well, run by [Michelin-starred](#) chef Shaun Hergatt.

## An Indoor Skate Park

[Waterline Square](#) is making a mark on the Upper West Side with its 100,000 square feet of amenities designed by the Rockwell Group. Eye-popping luxuries include an indoor tennis court, a recording studio, and a dog playground, but the standout is the indoor half-pipe skate park. It comes complete with a 10-foot ramp, and skateboards and helmets will be available for use.



The indoor skate park at Waterline Square.

“The team wanted to create a place that could be enjoyed by residents of all ages,” says Norma-Jean Callahan, Senior Sales Director at Waterline Square. “The skate park is the perfect example. Whether you’re a kid, a teenager, or an adult, you can watch people skate, listen to music, or play video games. The space really resonates with buyers because it’s so unique — the first of its kind in the city. We’ve even had prospective buyers come to us specifically asking about the skate park.”

## Exclusive Experiential Programming

Designed by architect Jeffrey Beers, NoMad's new [277 Fifth Avenue](#) focuses on experiences as its top apartment amenities. The building partnered with LIVunLtd to offer residents the ability to participate in CBD yoga and dog-friendly yoga classes, interactive puppet shows and art classes for children, and rentable entertainment spaces for things like private cooking classes.

“We’re in a pretty prime location, surrounded by great food and fitness,” says Scott Walsh, senior development manager of Lendlease, who created 277 Fifth Avenue. “So, many of the traditional amenities found in apartment buildings are already in the neighborhood. That’s why we focused on developing unique and interesting programming in a really beautiful space.”

## Why Do Buildings Offer Crazy Apartment Amenities?

While fancy amenities are nothing new, the outrageous nature of some of them has significantly increased recently. Why? According to experts, it could reflect the state of the real estate market overall. [StreetEasy recently reported](#) that luxury housing inventory increased 12.2% over the last year. At the same time, [many of Manhattan's newly built luxury condos remain unsold](#).

“I do think that if the layouts, finishes, and location are right, a building will sell units,” says Walsh. “But buildings are still attempting to differentiate in the market. Amenities can help.”

In fact, location could play a big part of the rush on amenities. “Newer developments are often located in areas like the outer edges of Manhattan, where there are fewer amenity offerings outside the building,” says Ran Zheng, director of new development at [Elegran](#). And so buyers are beginning to expect that these amenities be included within the building, for convenience. And developers are increasingly incorporating them into new-construction buildings to help facilitate a neighborly atmosphere and a sense of community.

Of course, there’s also a level of prestige associated with owning a home with over-the-top amenities. “These types of amenities offer a huge amount of convenience to residents,” Zheng says. “But in addition, there’s a ‘cool factor’ that comes along with having access to things like a members-only spa without leaving the comfort of your own building.”