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## THE SKY'S THE LIMIT

Once Again, The City Is Bursting With  
New Residential Developments—  
Here's A List That Families Will Love

Edited by Lauren Vespoli

**A**mazing new buildings are cropping up all over New York City, and from a Brooklyn condominium with private individual outdoor spaces to an Upper West Side building with a communal room just for tweens, many of these new developments also include impressive arrays of family-friendly amenities, adding to the ever-growing list of typical building features. "Children's playrooms, lounges, media rooms, game rooms, storage rooms, bike rooms, state-of-the-art gyms, conference rooms, and concierge services are all standard features in new, high-rise condo buildings," says Valerie A. Lettan, a licensed associate real estate broker with Douglas Elliman. And, if you're hunting for that elusive Manhattan three-bedroom, don't give up hope. "I see a trend in more three-bedroom units since there is a demand for them," Lettan says. Wondering whether to buy or rent? If you're positioned to buy, now's the time. "If you have savings for the down payment and are pre-qualified for a mortgage, definitely buy," advises Klara Madlin, licensed associate real estate broker and founder of Klara Madlin Real Estate. "The market is very competitive, so you need to bid aggressively on any apartment you want to purchase." For those building up their savings, Madlin says there are rental deals available in uptown areas like the Upper East Side. We've rounded up a selection of some of the hottest new buildings, alongside some classic family properties, to help apartment-hunting families find their next home. This is only Part I, so be sure to check out our December 2015 issue for the next round of properties in print, and peruse a wider selection of family-friendly buildings at [newyorkfamily.com](http://newyorkfamily.com).

## DOWNTOWN

### **The Shephard | 275 West 10th Street**

Naftali Group has officially launched sales at the Shephard, a historic Romanesque Revival warehouse located in the heart of the West Village at 275 West 10th Street on the corner of Washington Street. Restored beyond its original grandeur, the Shephard combines turn-of-the-century exterior industrial architecture with elegant interiors designed by Gachot Studios. The Shephard features 38 residences and more than 25 layouts ranging from two- to five-bedrooms. Originally built in 1896 as a 12-story warehouse, the building was converted into apartments in 1975. The Naftali Group has gut-renovated the entire building down to its original structure, installing brand new systems and interiors and adding three penthouses as well as a new lobby entrance and private residents' garden at 275 West 10th Street. Unit sizes range from 491-5,986 square feet, with prices starting at \$1.5 million. Occupancy is slated for fall 2017. [275w10.com](http://275w10.com)