

## 5 Luxury Condos Sprouting Up Along New York City's High Line



By Kristin Tablang

Back in the day, the elevated freight track on the fringe of Manhattan's Lower West Side was used to transport goods—primarily meat and produce—between Spring and 34th streets. The railway had a good run that lasted a few decades—that is until the trucking industry rendered rails obsolete, and a group of property owners started rallying for the line's demolition.

Nearly forty years later, that very same steel viaduct is not only still standing, but also quite a sight for sore eyes. Magically repurposed as a modern urban park inspired by the Promenade plantée in Paris, the now mile-and-a-half-long walkway—aptly named "The High Line"—has become one of New York City's coolest and most treasured sites, frequented by millions of locals and visitors alike each year.

Quick to realize the surrounding neighborhood's ever-growing value, real estate developers have since raced to scoop up lots adjacent to the track (which now extends from Gansevoort Street to 34th Street), commissioning the architecture and design world's crème de la crème to create contemporary buildings specifically designed to highlight the picturesque landmark.

"The neighborhood around The High Line has really blossomed into a vibrant and enticing place to live for all types of buyers," says Corcoran Group broker Noble Black. "You are literally surrounded by the gorgeous green backdrop of the Park, and have easy access to biking and jogging trails on the Hudson River Promenade, a multitude of spectacular art galleries to explore, and everything at your fingertips... it's a community that offers something for everyone," he notes, adding that with the coming of Hudson Yards, residents of the neighborhood will soon be just a pebble's toss away from one of the most exciting and new commercial and cultural epicenters in the City.

Read on for a roundup of five budding luxury residential developments set to sprout up around The High Line in the coming years, from a light-filled structure that slithers beneath it, to a glass-and-steel edifice "making waves."



### #3: 515 Highline

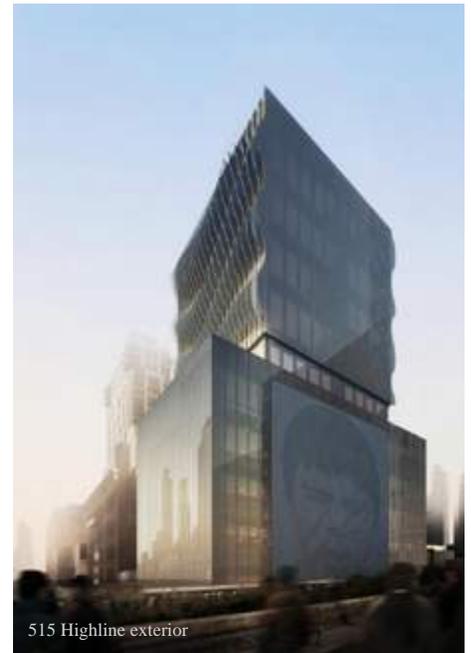
Planted at the heart of the urban park's 90-degree bend (located along 29th Street, between Tenth and Eleventh avenues), 515 Highline is the only building to be bordered by the lush esplanade on two sides—a position that allows every one of its residents to enjoy a sweet view of the greenery below.

Conceptualized by Singaporean architect Soo K. Chan, Bauhouse Group's newfangled development stands out due to its distinct sculptural frontage: crafted out of laser-cut fritted, laminated glass and steel (inspired by the High Line's fusion of natural and manmade materials), the ribbed exterior projects the appearance of undulating fins on the structure's northern and southern faces.

Complementing its contemporary facade, the building's refined interiors will serve as a visual ode to West Chelsea's industrial roots, punctuated by organic elements such as stone, leather, wood, and bronze. Priced between \$4.5 million and \$25 million, each of the building's 12 residences—which include 2,200-square-foot half- and 4,400-square-foot full-floor apartments, along with a simplex and two duplex condos nestled in its upper floors—will have a private elevator that opens directly into its foyer, along with five-fixture baths and a terrace equipped with a fire pit.

"515 Highline will offer its residents an ultra-luxurious lifestyle with designs that exceed even the highest of standards at an address that touts such notable neighbors as the Culture Shed—the soon-to-be home of New York Fashion Week," says Joseph Beninati, managing member of Bauhouse Group.

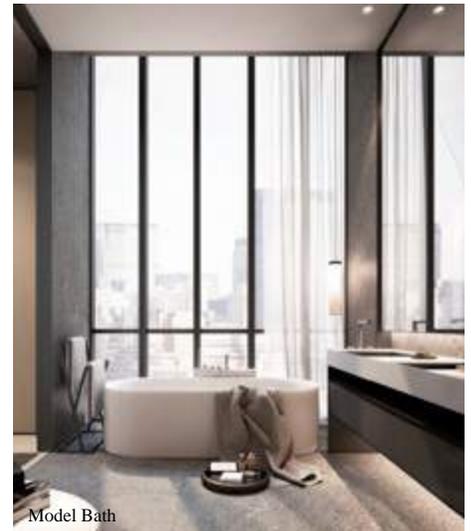
Other noteworthy features of the up-and-coming development—expected to be completed by this coming December—include a professional-grade kitchen on its lower level, which will provide serving wares for events and allow caterers to prepare dishes that can be delivered to residents by way of a private elevator (a nifty amenity quite popular in England, though fairly uncommon in the United States).



515 Highline exterior



Model Living Room



Model Bath

### #4: Soori High Line

Another one of Soo Chan's creations, Soori High Line—located at 522 West 29th Street—showcases 31 boutique dwellings ranging from two- to five-bedrooms, including several ground-floor duplexes that lead into private courtyards and allow caterers to prepare dishes that can be delivered to residents by way of a private elevator (a nifty amenity quite popular in England, though fairly uncommon in the United States).

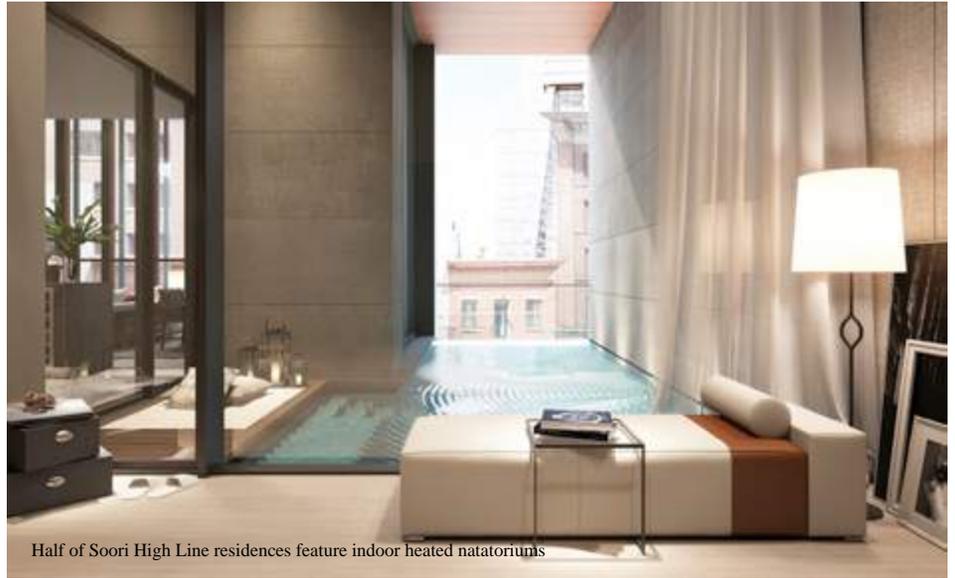
Each blessed with sky-high ceilings and wall-sized windows, the 11-story structure's open-concept homes all come with Town and Country fireplaces, with 16 of the sumptuous abodes boasting heated natatoriums seamlessly integrated into their interiors. The residential's most enviable havens, however—two triplex penthouses situated on its uppermost floors—come complete with private rooftop pools and terraces.



Soori High Line – Photo Credit: SCDA Architects

**“I employed a holistic approach to Soori High Line,” says Chan, who is responsible not only for the structure’s architectural and interior makeup, but also its landscaping and furniture decor. “It is an approach that truly embodies crafted luxury—when all elements are in harmony with one another.”**

Apart from its thoughtful design, Soori is sweetened by a number of five-star amenities—among them, a cutting-edge gym, a spa with a steam and sauna, a wine cellar and drinking room, and a handful of private parking spots.



Half of Soori High Line residences feature indoor heated natatoriums



Living Room Rendering