## CITYREALTY

## Top 20 new development condos with saunas and spas; Mandarin Oriental Residences Fifth Avenue reveals rooftop pool

By CityRealty Staff | From Future New York

Friday, August 23, 2024

In August 2024, Mandarin Oriental Residences Fifth Avenue unveiled its rooftop pool overlooking views of the Manhattan skyline and Central Park. The pool is surrounded by cabanas, and residents can order food and drinks from Boulud Prive, **Daniel Boulud**'s residents-only restaurant, directly poolside. Many of New York's wealthiest are jetting off to five-star resorts at this time of year, but Mandarin Oriental Residences Fifth Avenue offers residents that experience without leaving the building.



Mandarin Oriental Residences Fifth Avenue | Rooftop pool photo by David Lipman

In any other building, the rooftop pool represents the literal pinnacle of the amenity package. But at Mandarin Oriental Residences Fifth Avenue, it is the latest example of the atmosphere of a luxury hotel without the guests that the building seeks to cultivate. The building has a full-time staff including concierge, housekeeping, and valet, and the amenities include a salon and spa.

Meanwhile, luxury residential developers all over the city are incorporating features like hot tubs, infrared saunas, "water lounges," and hammams into their amenity packages. Below, we look at the buildings whose amenity suites are most likely to be confused for exclusive spas.

96+Broadway, Upper West Side

13 one- to five-bed availabilities from \$1.395M - \$5.625M

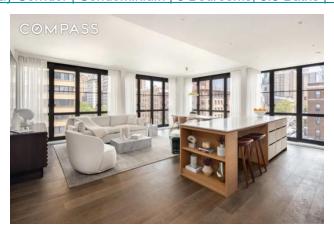


96+ Broadway (Compass)



At the intersection of West 96th Street and Broadway, 96+Broadway presents a modern take on classic Upper West Side architecture. Inside, residents enjoy access to an extensive amenity package that includes an indoor, 75-foot saltwater pool surrounded by a sauna and steam room.

96+Broadway, #5D \$3,805,000 Broadway Corridor | Condominium | 3 Bedrooms, 3.5 Baths | 1,931 ft<sup>2</sup>



96+Broadway, #5D (Compass)



From the Listing: Introducing Residence #5D, a gracious corner three-bed with 9'1" ceilings and beautiful 7 1/2" wide European oak flooring. A formal entryway leads to the spacious and bright corner living room and open chef's kitchen anchored by north and east-facing bronze casement windows. The top-of-the-line kitchen is perfect for entertaining and has an oversized island, providing extra storage and seating for four. 12 months of free common charges on contracts signed through 1/30/2025. See floor plan and full details here.