

# 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.](#)*

<https://www.cityrealty.com/nyc/market-insight/features/future-nyc/top-20-new-development-condos-saunas-spas-mandarin-oriental-residences-fifth-avenue-reveals-rooftop-pool/52661>