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Show: Future New York



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Music to Our Ears: New development NYC condos with practice rooms for singing, jamming, and playing instruments



By [CityRealty Staff](#)
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On **Sunday, February 4**, the Grammy Awards will air on CBS and Paramount+. Native New Yorkers **Ice Spice**, **Lana del Rey**, **Bebe Rexha**, and **Nas** were among this year's nominees, and the ceremony highlights are expected to include performances by **Joni Mitchell**, **Billy Joel**, **SZA**, **Billie Eilish**, **Dua Lipa**, **Olivia Rodrigo**, and a duet of "Fast Car" by **Tracy Chapman** and **Luke Combs**.

These performers have clearly been plying their craft for years; but despite an abundance of world-famous performance venues, prestigious music schools and conservatories, and highly acclaimed instructors, music is not the easiest hobby or profession to pursue in New York. The close quarters and thin walls of many apartments mean the neighbors aren't likely to be appreciative of even the most masterfully played musical instrument early in the morning or late at night – some buildings even have rules saying musical instruments cannot be played during certain hours. There are several practice rooms for rent throughout New York City, but this can get costly and not even provide all the required equipment. So what's the aspiring musician to do?

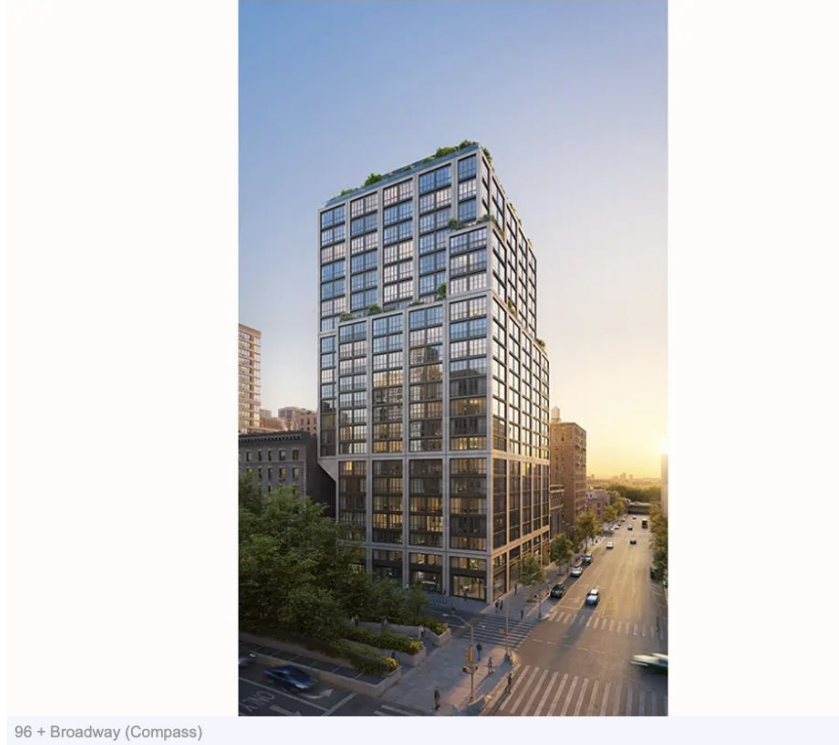
One answer is to look for an apartment in a building with a practice room among the amenities. As one would expect, this feature is relatively rare, but a large concentration of such buildings can be found around Lincoln Center, the Juilliard School, and Manhattan School of Music on the Upper West Side. However, as individuals and parents alike increasingly see the [benefits](#) of musical training and education, apartment builders have begun to incorporate musically-attuned spaces into their developments.

96 + Broadway, Upper West Side

250 West 96th Street

Design by Thomas Juul-Hansen

14 available listings from \$1,495,000



96 + Broadway (Compass)

On the corner of West 96th Street and Broadway, a new condominium has transformed the streetscape with its limestone facade, loft-like windows, and staggered terraces. All apartments feature open-plan living rooms, extra-wide European white oak flooring, kitchens with Italian-crafted cabinetry and Sub-Zero and Wolf appliances, and primary baths with heated herringbone-patterned floors and Waterworks fittings. Closings have recently commenced.

96 + Broadway brings similar attention to detail to the residential amenities. An acoustically-sound music room comes equipped with a baby grand piano, keyboard, guitars, and drum set. Additional offerings include an indoor saltwater pool, a spa suite, a fitness center with Pilates room, a regulation squash court with basketball hoop, a children's playroom, an entertainment lounge, a sunken terrace at basement level, and a rooftop terrace.

96+Broadway, #17D
\$5,625,000

Broadway Corridor | Condominium | 3 Bedrooms, 3.5 Baths | 2,221 ft²



96+Broadway, #17D (Compass)

From the Listing: *Introducing Residence 17D, a gracious 2,221-square-foot 3 bedroom, 3.5 bath home with 10'8" ceilings, three exposures with open views, including the Hudson River, and a private terrace! Enhanced by impressive casement windows facing south and east that offer expansive city views, the spacious living room is an entertainer's dream. At the far end is the open top-of-the-line kitchen with east-facing French doors to a 129-square-foot terrace, the perfect spot for morning coffee or to enjoy the sweeping city views. [See floor plan and full details here.](#)*