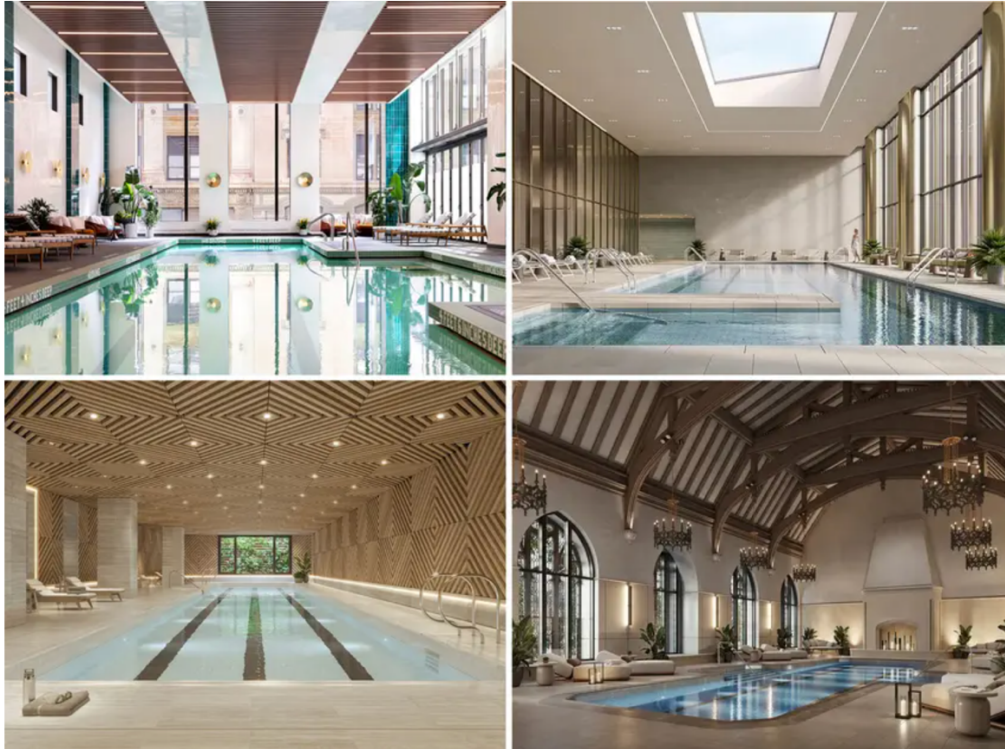


# 25 New York City condos with indoor pools to make a splash all year round

By [CityRealty Staff](#) | From [Future New York](#)

Friday, February 14, 2025



Since 2010, the idea of a floating, self-filtering pool for the East River has been on the drawing board. But in a joint announcement earlier this week, Governor Hochul and Mayor Adams announced that the futuristic [+POOL](#) will open off Pier 35 on the Lower East Side this summer, pending successful tests of its filtration system starting later this month (h/t [New York Post](#)).

+POOL's plus sign-shaped design has four different sections: a lap pool, a sports pool, a kiddie pool, and a lounge pool. The filtration system has been likened to a giant strainer for the way it removes bacteria and contaminants within the walls, leaving swimmers with only fresh water. Over the years, the team at +POOL has run online and in-person fundraisers, met with city officials, worked with engineers and designers, and scouted locations. They received approval to proceed with due diligence for the project on the south side of Pier 35 in [May 2021](#), and the city and state announced \$16 million in funding in [early 2024](#).

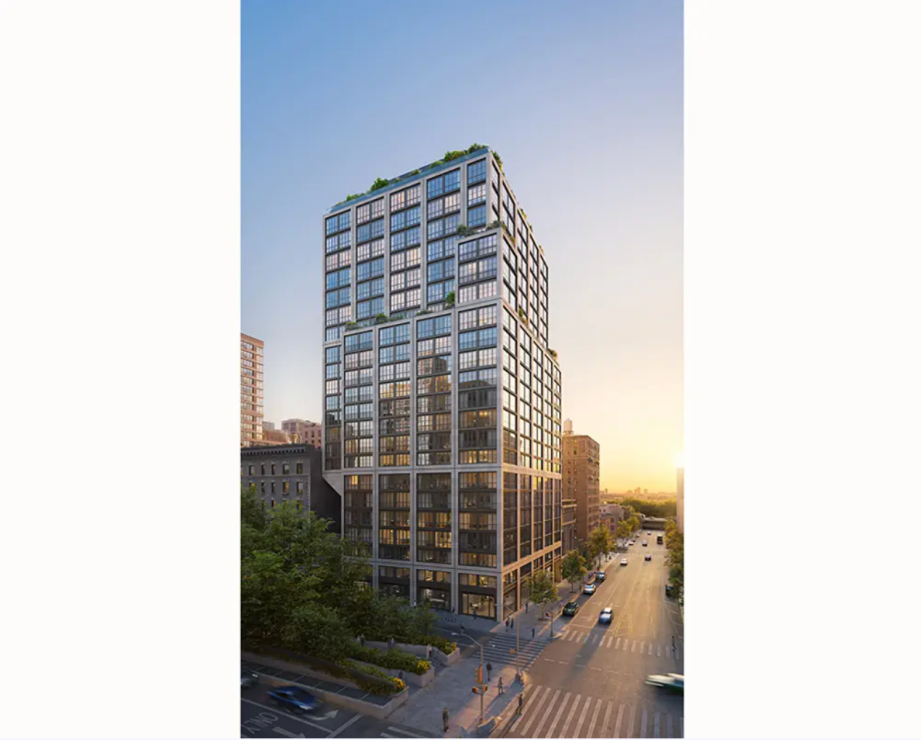


In the meantime, for residents of certain residential buildings throughout the city, a relaxing waterside oasis is just an elevator ride away with indoor pools to be enjoyed all year round. We take a look in new development condos where the same attitude of architectural inspiration and luxurious finishes applies to the facades and interiors as well as the pools.



# 96+Broadway, Upper West Side

15 one- to five-beds from \$1,405,000



96+Broadway (Compass)



96+Broadway is open for immediate occupancy and positioned on a corner near some of the Upper West Side's top fitness, entertainment, and cultural venues. However, this amenity-rich new building may offer everything residents could need or want under one roof. This includes a basement-level saltwater lap pool with lounge seating, a hot tub, and access to a sunken terrace. [See all availabilities here.](#)

**96+Broadway, #10B**  
**\$2,450,000**

Broadway Corridor | Condominium | 2 Bedrooms, 2 Baths | 1,281 ft<sup>2</sup>



96+Broadway, #10B (Compass)

**From the Listing:** Welcome to Residence #10B, a gracious two-bedroom home with north-facing floor-to-ceiling casement windows and a top-of-the-line kitchen. A spacious entry leads to the bright great room and stunning kitchen. Italian white oak cabinetry with exposed dovetail joinery and under-cabinet lighting enhances the space, complemented by Brazilian desert quartzite countertops, marble backsplash, and top-tier appliances. **12 months of free common charges.** [See floor plan and full details here.](#)

[https://www.cityrealty.com/nyc/market-insight/features/future-nyc/25-new-york-city-condos-indoor-pools-make-splash-all-year-round/40921?utm\\_source=DailyBlast&utm\\_medium=Email&utm\\_campaign=Daily](https://www.cityrealty.com/nyc/market-insight/features/future-nyc/25-new-york-city-condos-indoor-pools-make-splash-all-year-round/40921?utm_source=DailyBlast&utm_medium=Email&utm_campaign=Daily)