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Newest NY developments offer luxury, location — and value

By MAX GROSS and JENNIFER CEASER



This has been a punishing winter for New Yorkers. Not the schizo temperature shifts (although, we concede, those weren't exactly fun, either) — we're talking about the lack of available residential real estate. According to the fourth quarter 2013 reports by appraisal firm Miller Samuel, NYC was at its lowest level of inventory in 14 years.

But the punishment is hereby over. The new condo projects that developers had been hoarding all winter are springing up from Staten Island to Brooklyn to the Upper East Side. Here are a baker's dozen to look forward to:

In the last few years, developers realized something important: the classics are good. Classics like the Upper

East Side. Classics like a brick exterior with a two-story limestone base. Like 151 E. 78th St., architect Peter Pennoyer's first condo, a 16-story building with 14 residences ranging from three- to six-bedrooms measuring 3,300 to 7,000 square feet.

Included in the admission — units start at \$10 million and penthouses start in the high \$20 millions — is a 24-hour doorman, landscaped garden, resident library, fitness studio, bike room and live-in resident manager. Sales begin this month; move-ins are expected in December 2015. *Contact: Alexa Lambert and Cathy Taub, Stribling, 212-390-1878*