IN FULL BLOOM
LILY JAMES
The world’s best architects are turning their talents to NYC’s residential skyline. It’s no sign of slowing, and all the new condominium projects comprise 263 luxury residences, starting at around $2 million.

**527 WEST 27TH STREET**
Indoor-outdoor living defines Jardim, Brazilian architect Isay Weinfeld’s first New York condo building, where units start at $1.08 million. Floor-to-ceiling glass and private terraces combined with natural materials like oak, timber and quartz invite the outside in, and a lush garden between the two towers creates a private Eden amid the urban jungle.

**514 WEST 24TH STREET**
The Deco-inspired Fitzroy—only three of which are SoHo style with open-space spots, which allow drivers to roll right up to an elevator for its million-dollar parking spots, which allow drivers to roll right up to an elevator to the garage. The architect recalls Gilded Age New York. “Each apartment is a city villa in the sky,” Robert A. M. Stern Architects partner Paul Whalen says of the units, which start at $18.2 million.

**520 PARK AVENUE**
Inspired by the Sherry Netherland, Stern’s second neighborhood tower features a lobby clad in marble from the quarries of Louis XII, a vaulted salon, an indoor pool and gardens that recall Gilded Age New York. “Each apartment is a city villa in the sky,” Robert A. M. Stern Architects partner Paul Whalen says of the units, which start at $18.2 million.

**530 PARK AVENUE**
For those who love pre-war architecture but also want modern amenities, Robert A. M. Stern’s original building features a porte cochere with a wall fountain and landscaped courtyard. Traditional details continue inside, with a dramatic spiral staircase, billiards room and oak and marble throughout the units, which start north of $4 million.

**565 BROOME STREET**
Renzo Piano is working on his first residential New York project in partnership with French (interior design) RDAI and developers Bizzet & Partners. 565 Broome, where units will start at $2.3 million, will be his most spectacular use of light yet, thanks to a special system of curved glass. “The building really is open and every corner is a breathing,” Piano says.

**520 WEST 28TH STREET**
It’s fitting that the first New York residence by the late Zaha Hadid, master of futuristic curvilinear architecture, resembles a space-age bubble. This 16-story, high Line-addressed address—where the 39 residences start at $4.9 million, epitomizes the architect’s esteemed legacy of buildings that stand out from the crowd.

**70 VESTRY STREET**
Tribeca is already home to celebrities like Jay Z and Justin Timberlake, and the new project by Robert A. M. Stern—the man behind the late 15 Central Park West—is rumored to have drawn a new crop. Tom Brady and Gisele Bündchen have reportedly purchased a $52 million five-bedroom on the 12th floor of the building, which overlooks the Hudson and is set for a 2018 debut.

**623 WEST 57TH STREET**
Danish starchitect Bjarke Ingels’s VIA—which start north of $4 million. For those who love pre-war architecture but also want modern amenities, Robert A. M. Stern’s original building features a porte cochere with a wall fountain and landscaped courtyard. Traditional details continue inside, with a dramatic spiral staircase, billiards room and oak and marble throughout the units, which start north of $4 million.

**15 HUDSON YARDS**
Manhattan’s new neighborhood has something for everyone, with shops, restaurants and a new performing arts center. But only those with $1.8 million to spare can get keyless access to a spot at this 88-story address. Diller Scofidio + Renfro-designed apartments come with prime access to amenities.

**530 DUBOIS AVENUE**
A collaboration between Herzog & de Meuron and Ian Schrager, this shiny building houses Schrager’s PUBLIC Hotel and is topped with 11 residences—starting at $4 million—with interiors by designer John Pawson. “215 Chrystie is both tough and refined,” Schrager says. “The ultimate expression of Uptown meets Downtown.”

**152 ELEVENTH STREET**
With its signature use of glass and poured concrete, Japanese architect Tadao Ando created a minimalistic house for his first New York City residence. Michael Gabellini’s interiors feature wide-plank Danish oak floors, Gaggenau appliances and dehumidification systems for art collectors. Units start at $5.7 million.

**215 CHRYSTIE STREET**
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**WATERFALL SQUARE**
One of the Upper West Side’s last parcels of undeveloped land, at the southern end of Riverside Park, will be the location of sleek towers designed by top firms: Richard Meier & Partners, Rafael V nutritively Architects and Kohn Pederson Fox Associates. The dream-team project comprises 263 luxury residences, starting at around $2 million.