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## The Sky's The Limit

Once again, the city is bursting with new residential developments—here's a list that families will love

Amazing new buildings are cropping up all over New York City, and from a Brooklyn condominium with private individual outdoor spaces to an Upper West Side building with a communal room just for tweens, many of these new developments also include impressive arrays of family-friendly amenities, adding to the ever-growing list of typical building features. "Children's playrooms, lounges, media rooms, game rooms, storage rooms, bike rooms, state-of-the-art gyms, conference rooms, and concierge services are all standard features in new, high-rise condo buildings," says [Valerie A. Lettan](#), a licensed associate real estate broker with [Douglas Elliman](#). And, if you're hunting for that elusive Manhattan three-bedroom, don't give up hope. "I see a trend in more three-bedroom units since there is a demand for them," Lettan says.

Wondering whether to buy or rent? If you're positioned to buy, now's the time. "If you have savings for the down payment and are pre-qualified for a mortgage, definitely buy," advises [Klara Madlin](#), licensed associate real estate broker and founder of Klara Madlin Real Estate. "The market is very competitive, so you need to bid aggressively on any apartment you want to purchase." For those building up their savings, Madlin says there are rental deals available in uptown areas like the Upper East Side. We've rounded up a selection of some of the hottest new buildings, alongside some classic family properties, to help apartment-hunting families find their next home. This is only Part I, so be sure to check out our December 2015 issue for the next round of properties in print!



### [280 St. Marks Avenue](#)

Two-eighty St. Marks Avenue, a five-story, 32-unit, artistically-inspired condominium located in Prospect Heights, just off of Vanderbilt Avenue and blocks from Prospect Park, just launched sales this past October. The building features one- to four-bedroom apartments, ranging in price from approximately \$899,000 to over \$2.499 million—and every single residence has a private outdoor space (either a terrace, balcony, or yard). Two-eighty SMA residents can also enjoy social spaces, including a common roof deck with shared garden and grill, community room, spacious children's playroom, and fitness center. The five-story structure also houses an underground garage with 34 parking spaces and 54 bike parking spots, private storage, and a 24-hour doorman. [280stmarks.com](http://280stmarks.com)

<http://bit.ly/1WwWveZ>