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MARKETPLACE: REAL ESTATE

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ALDYN



Developed by Extell Development Company and more than 50 percent sold, the amenity-rich **Aldyn** is a brand new luxurious waterfront condominium at 60 Riverside Boulevard near 63rd Street. Lavish residential finishes and fixtures are everywhere (glass-walled Great Rooms, Smeg and Miele appliances) and some of the communal offerings, spread out over more than 40,000-square feet, are nothing less than spectacular. Included are La Palestra's private health, wellness and fitness complex (which includes a swimming pool, treatment rooms, a two level climbing wall, full-sized basketball and squash courts and a golf simulator), a bowling alley, the Club Lounge, a game room and a Kidville USA indoor playground.

Floor plans range from one- to six-bedrooms with square footage from over 700- to 6,700-square feet—but what's left begins at two-bedrooms, including lavish duplexes with expansive terraces and private swimming pools. Visionary designers Roman and Williams have exquisitely crafted every residence.

A select group showcases private outdoor space but all boast Brazilian cherry wood floors, high floor-to-ceiling windows, and Bosch washer/dryers. Bianco Dolomiti marble bathrooms feature teak accent wall panels and vanities, separate glass showers and Zuma soaking tubs.

"The Aldyn is outperforming every other development on the market," said Beth Fisher of Corcoran Sunshine Marketing Group. She attributes this to a pent-up demand for new product on the Upper West Side and the unique attributes of The Aldyn, specifically, a diverse product offering. "The building has an extreme 'wow' factor and the neighborhood is more and more sought after."

A full-service building, services include round-the-clock doormen, Abigail Michaels concierge services, on-site valet parking and a resident's catering kitchen.



Currently priced from \$1.475 million with a 10-year 421-a tax abatement. IMMEDIATE

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