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Lavish Dining Areas, Souped-up Children's
Play Rooms and Secluded Workout Spaces

Top Amenity Wish Lists for 2024

*Luxury buyers dial in how they want to entertain and tend to
their wellness*

By **Rebecca Bratburd**

Impressions: **1,216,754**

In luxury condominium developments, health amenities continue to rival the highest-end gyms and spas. Affluent buyers have spoken: They want private spaces within sprawling wellness floors to reach their personal bests, then actively recover in a sumptuous setting.

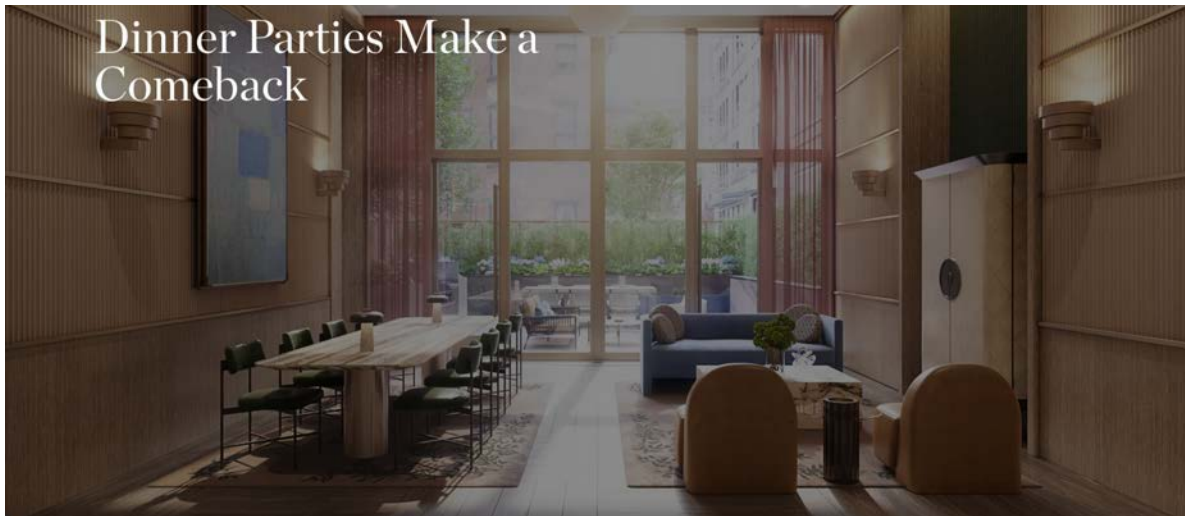
New York City and its latest crop of luxury new builds offer a weathervane for amenity trends in the year ahead, as developers compete for some of the world's wealthiest buyers—and they've answered the call for wellness facilities in many creative ways. "Specificity" is the name of the game going into 2024, with private e-workout pods and spa-like amenities that provide residents with a private escape. Pools, including of the saltwater variety, are becoming a given in the luxury condo amenity lineup.

Younger residents, especially children and teens, may do double takes as they find spaces catered specifically to them. Activity rooms are becoming more intentional and activity-driven, allowing curiosity and exploration to flourish. The most competitive and exclusive residences are investing in outdoor playgrounds, giving young ones and their parents and caretakers a private oasis.

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Work-centric amenities, like podcast studios and coworking spaces, have moved to the back burner, especially as the return to in-office work trends upward. Instead, developers are allocating more square footage for off-duty pursuits. This ranges from lavish dining areas to storage for bicycles and boxes of all the hobby accouterments that residents acquired over the last few years.



The Treadwell. Rendering: DBOX

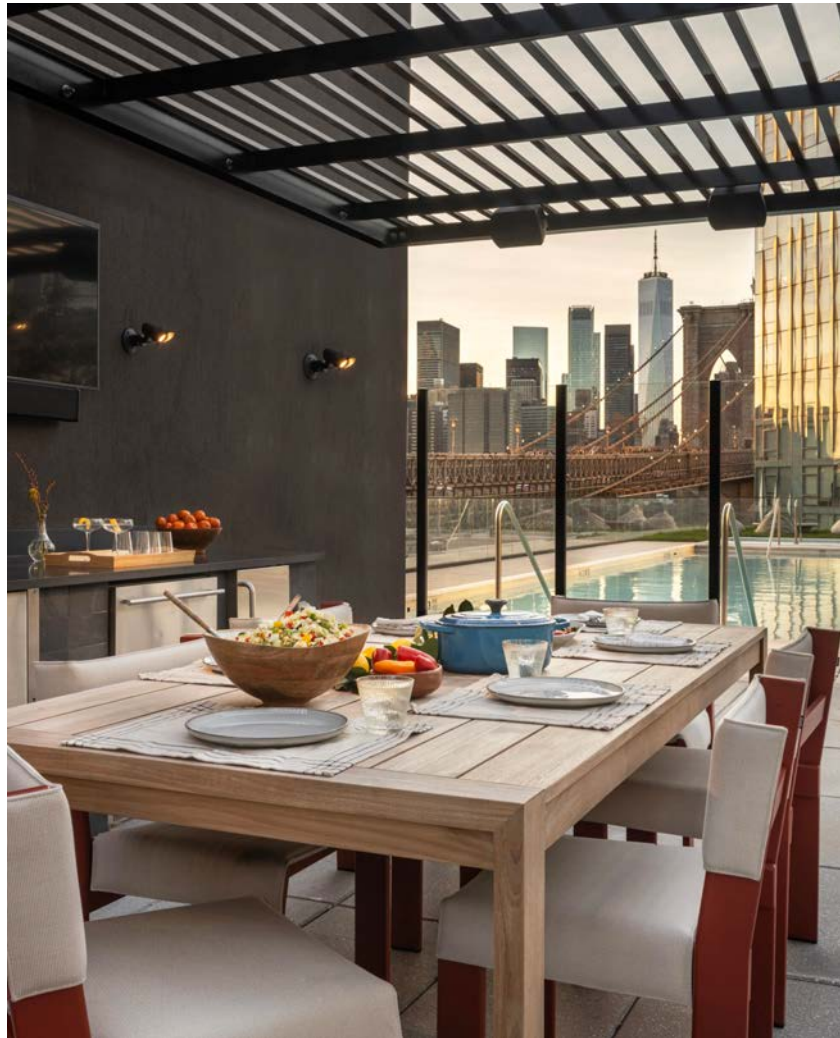
Open-air dining may be an evergreen way of life for many, and beautiful outdoor kitchens are popping up at the Gild, a 28-unit building in Manhattan's Hell's Kitchen neighborhood; the Keller, a 28-unit building in the West Village; and Minuet, a 15-unit building in Midtown. Barbecues, landscaping and plush seating are musts. At Minuet, future residents are promised 360-degree city views from a landscaped rooftop. A rendering shows a plush lounge area surrounded by a variety of plants and neighboring towers.

The Treadwell, a 66-unit building in Lenox Hill, and 108 Leonard, 167-unit building in Tribeca, combine indoor and outdoor dinner hosting locations. Formal dining rooms, especially paired with demonstration or chef's kitchens, are also on offer.

With over 20,000 square feet of amenities, 108 Leonard offers residents both al fresco and formal dining, including space for 10 people around a wood table fit for formal dinner parties. The room adjoins a wine cellar, a billiards room with a wet bar and a screening room for post-dinner entertaining.

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Olympia DUMBO. Credit: Pavel Bendov

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Children's playrooms, while a ubiquitous feature in most luxury condo developments, especially the larger ones, have been getting more inspiring and more integrated with the buildings' overall concept.

Olympia Dumbo, a 76-unit building, dedicates a portion of its 38,000 square feet of amenities to playdates. Along with an indoor playroom, the property boasts an outdoor shipwreck-themed playground and waterpark separate from the pool. Its weathered, wrecked wooden ship is connected by a rope bridge, and water cannons and bubble machines provide kids with hours of delight.

"Almost everyone has an indoor children's play area," said Casey Drake, VP of Marketing and Sales, Fortis Property Group. "We thought it was important to have a really cool, outdoor space for kids. It's playdate central. In good weather and bad, you can't keep the kids off of it, so it really struck a chord."

<https://www.mansionglobal.com/articles/lavish-dining-areas-souped-up-childrens-play-rooms-and-secluded-workout-spaces-top-amenity-wish-lists-for-2024-990c49a5>