

February 28, 2024

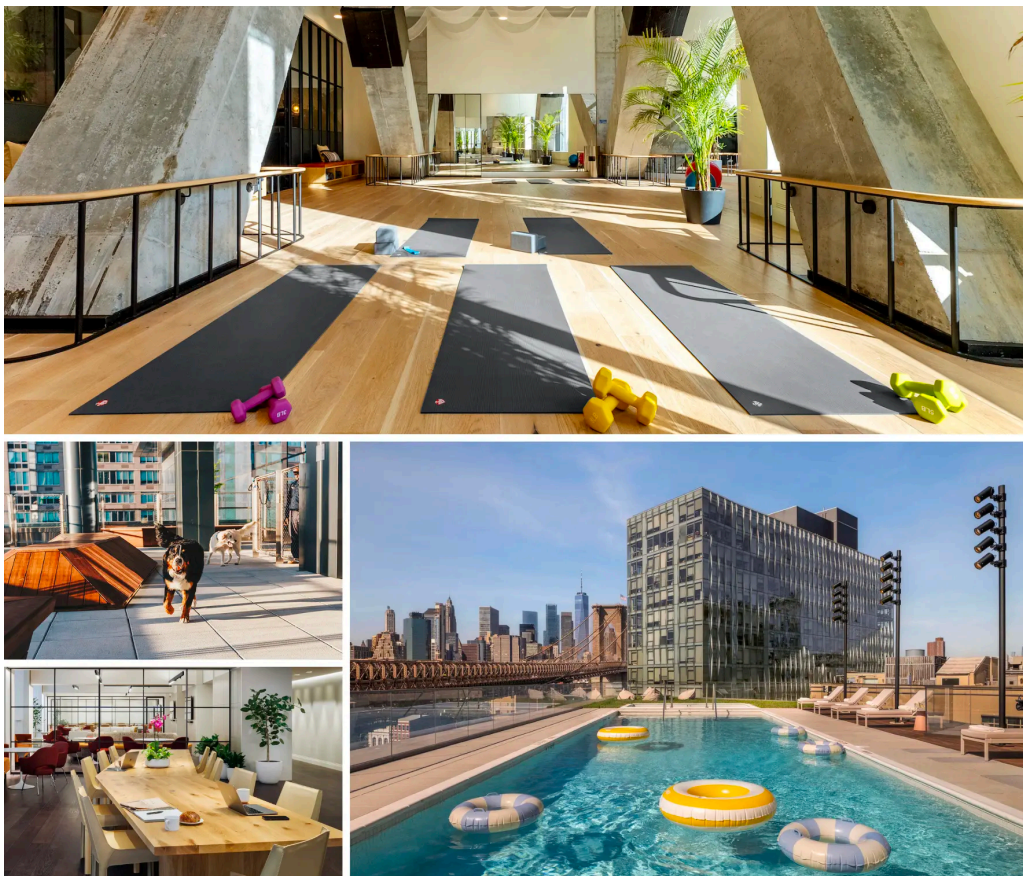
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7 must-have luxury apartment perks in NYC, according to brokers

By Lidia Ryan

Impressions: 242,339



There's a running joke among New Yorkers that having in-unit laundry means you've "made it." And, according to Corcoran broker [Vicki Negron](#), at this point, in-unit washer-dryers are an "absolute must" for a New York City apartment to be considered part of the "luxury" market. "People are eager for any opportunity to avoid a trip to

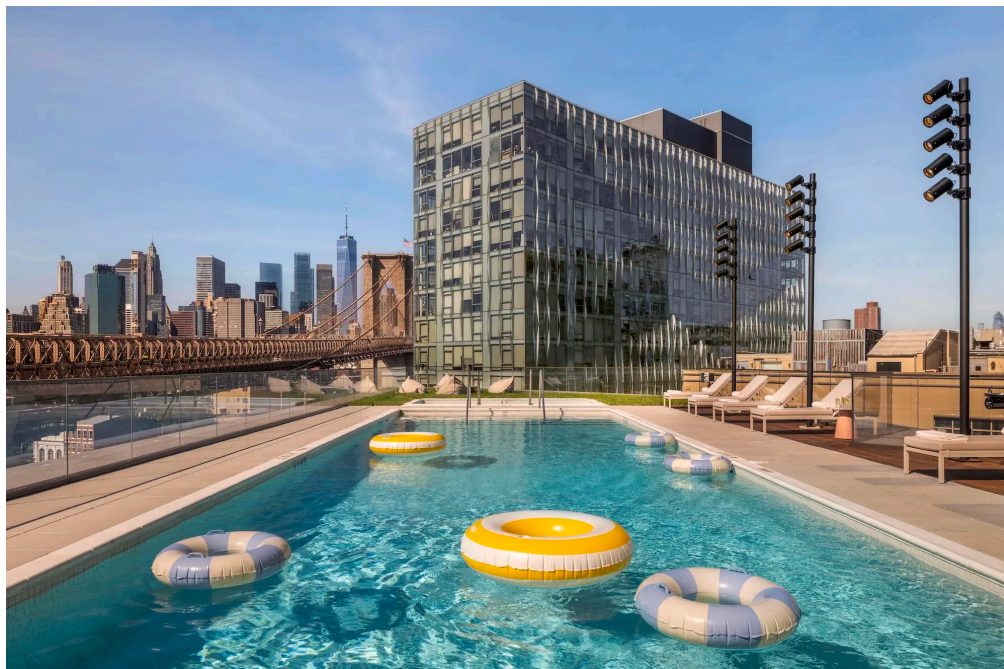
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the laundromat. Even if it means sacrificing closet space to accommodate an in-unit washer and dryer, it's a trade-off that many are willing to make," she added. So now that we've reached peak washer/dryer necessity, what are the next big things in NYC luxury apartment living? Real estate brokers dished on what's hot on the market right now.

Outdoor space and pools

Garama's clients crave private outdoor spaces like terraces and balconies. Or, if you happen to have \$20 million, you could get something like this [amazing five-story Greenwich Village townhouse](#) that's been featured in the New York Times. It has "a two-story atrium framed by a dramatic glass wall leading to a stunning garden oasis," according to [6sqft](#). "French doors open onto the stunning bi-level landscaped garden. For outdoor dining, there's a grill and lounge area. A discreet separate front entry leads to a mud/laundry room."



Olympia DUMBO boasts bridge views from its outdoor pool. Photo by Pavel Bendov for Olympia DUMBO

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While private gardens are certainly nice (and pricey), for Negron, it's also about the [summertime pool life](#). "Outdoor spaces, specifically with grill areas and pools, have also become a sought-after amenity," she said. "Residents enjoy the hotel-like experience they offer, conveniently located within their own buildings. This reflects a desire for a luxurious escape without the need to travel to a far-off destination."

Part of Williamsburg waterfront revitalization included high-rise luxury apartment buildings like [420 Kent](#), which features "[pool club](#)" access that gives residents a summertime escape overlooking the skyline. Talk about luxury.

<https://www.6sqft.com/must-have-luxury-perks-and-amenities-nyc/>