

# Manhattan, Brooklyn Welcome New Towers, Boutique Buildings

Amenities abound in these soon-to-open residences



**By Ariel Ramchandani**

While 2018 has begun on a higher note, Manhattan had the lowest sales volume in six years in the fourth quarter of 2017, as buyers and sellers waited to see what the results of the new U.S. tax bill would be, according to a report from Douglas Elliman.

The average sale price dipped below \$2 million for the first time in seven quarters, as a large inventory of new developments continued to be sold off.

The average sales price for Manhattan luxury was \$7,580,185, down 6.3% from the last quarter and down over 20% year on year.

Across the river, Brooklyn performed the best of the five boroughs. The average price in Brooklyn was \$948,706, down 3.4% from the last quarter.


The average sales price for Brooklyn luxury was \$2,787,519, down 3.6% from the last quarter. There was a slight increase in sales, and inventory reached a record low in Brooklyn.

Now, spring marks the launch of exciting new developments, designed by “starchitects” such as David Adjaye, Robert A.M. Stern and Richard Meier, and featuring unique luxury amenities such as IMAX theaters, personal trainers and private workspaces.



108 Leonard, 108 Leonard St., Tribeca

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This building by SLCE Architects—with interiors by Jeffrey Beers—offers over 150 one- to four-bedroom residences, ranging in price from \$1.5 million to over \$20 million, in a McKim, Mead and White landmarked building. 

Behind the soaring arched windows and elegantly restored historic details are a wealth of amenities, including a separate car reception with valet and private parking, a 75-foot glass tiled lap pool and more. Other common space amenities include a lounge with gas fireplace, roof deck with space for entertaining, water feature and reflecting pool, a chef's kitchen with wine cellar, a billiards room, screening room and bicycle storage.

Sales launched in February.

**Number of units:** Over 150

**Price range:** \$1.5 million to over \$20 million

**Developer/Architect:** Sponsored by C3GB LLC with development managed by Elad Group/SLCE

**Apartment sizes:** One to four bedrooms

**Amenities:** Car reception with valet and private parking, a double-height historic lobby, fitness center, spa with a 75-foot glass tiled lap pool, sauna and steam room, lounge with gas fireplace, a roof deck with space for entertaining and water feature and reflecting pool, chef's kitchen with wine cellar, billiards room, screening room and bicycle storage.

**Website:** [108leonard.com](http://108leonard.com)

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