

BUILDINGS PERK UP

READY FOR YOUR FREE WINE? HERE ARE
2007'S MUST-HAVE AMENITIES

By **DAKOTA SMITH**

December 7, 2006 -- Heated bathroom floors, wine coolers and basketball courts? How very 2006 of you! So what's in store for 2007? Cars, spas and lots of wine are some of the amenities you can expect with the latest crop of new buildings.

Crazy for cars:

In addition to valet parking, we hear the William Beaver House, Andre Balasz's forthcoming 330-unit Financial District building, will offer overnight car and motorcycle washing and detailing. And you'll be able to drive your car right into the lobby.

Riverhouse, a 31-unit building opening in Battery Park City, will offer residents 24-hour use of a hybrid car (call, and your car is delivered within 30 minutes). And 123 Baxter, a 23-unit building in SoHo with an automated parking garage, has a deal with BMW of Manhattan to provide complimentary pickup of BMWs in need of servicing. Residents at 123 Baxter can also arrange to test-drive BMW's latest models.

Spa life:

The city will get its first "spadominium" with Miraval Living, a conversion at 515 E. 72nd St., which recently opened for presales. Operated by Arizona-based spa company Miraval, residents will have access to on-site spa treatments, exercise classes, meditation sessions, nutrition and wellness classes and pre-cooked meals.

Meanwhile, Canyon Ranch, another Arizona-based spa company, is looking to open a spa/condo hybrid in Manhattan, and we hear Setai New York (developed by the group behind the Setai in Miami) at 40 Broad St. will have an expansive spa with a health club and sauna.

Residence has its privileges:

Partnerships between developers, management companies and stores mean more perks - and swag - in 2007. Residents at South Star, a 90-unit conversion at 80 John St., will get a card that reads South Star on one side and Gansevoort Hotel on the other side. The card will give condo residents preferred reservation treatment at the hotel's roof terrace, restaurant and concierge desk.

Buyers moving in to Union Square Lofts and Flats, a two-building conversion at 10 E. 14th St. and 5 E. 13th St., will find their 24-bottle wine coolers fully stocked with a mix of Bordeaux, Burgundy, Italian Piedmont and cult California Cabernet wines.

The bottles, which range in price from \$75 to \$400, are hand-selected by the building's developer, who's also a partner in Crush Wine & Spirits on East 57th Street. Additionally, residents at Union Square Lofts and Flats get 20 percent off wines at Crush for life.

And now that The Related Companies owns the gym chain Equinox, expect Equinox gyms and spas - as well as perks like in-home training sessions - at Related's planned condos at 76th and Amsterdam and 85th and Third, both slated to open for sales in 2007.

Going green:

The Albanese Organization, responsible for the ultra-green Solaire building, has recently broken ground on another green condo: a 33-story, 251-unit new building at 70 Little West St. that will have solar panels and wind-generated power.

Kalahari, a 249-unit new condo at 40 West 116th St. in Harlem, also will offer solar panels, as well as green roofs and a fresh-filtered air-delivery system. It opened for sales two weeks ago.

Corcoran Sunshine is marketing 122 Greenwich, a 36-unit green building opening for sales in late January. The building will have elaborate environmentally friendly heating and cooling systems, among other earth-friendly features.

High-tech homes:

Need to preheat your oven while you're still at work? At Liberty Harbor, a sprawling 28-block planned development in Jersey City (the first phase, 215 units, opened for sales in October), residents will be able to control the appliances, draperies, heat, air conditioning and lighting in their apartments via their cell phones, PDAs or remote computers.

Similar technology will be available at 441 East 57th, a new eight-unit building that opened for sales this week. The building was designed by Manhattan-based Flank Architects, which will also let residents in their new buildings monitor their apartments via tiny cameras embedded in drywall.

Also, expect more high-tech entryways: Aria, under construction at 134-136 Powers St. in Williamsburg, will be the first residential project in Brooklyn to use fingerprint-access technology. A new Shvo Marketing condo in Brooklyn (location to be announced) will also use the increasingly popular fingerprint technology.