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Fly Into Spring With These Luxury Patios In The Sky



The Lindley PHB THE MARKETING DIRECTORS

It may be taking a little longer to arrive in the northeast than other places, but spring is on its way. Since it's more difficult to enjoy the outdoors when you live in an apartment building, gardens, terraces and other places to catch fresh air at home become especially treasured.

Or as James Linsley, president of GID Development Group, puts it: “Everyone in New York City dreams of private outdoor space.”

To get you in the mood for barbecues, evening wine-downs and other highlights of spring in the city, or to just give you a visual break from the office you just spent another dreary winter in, here are some of the dreamiest terraced apartments currently on the New York City real estate market:

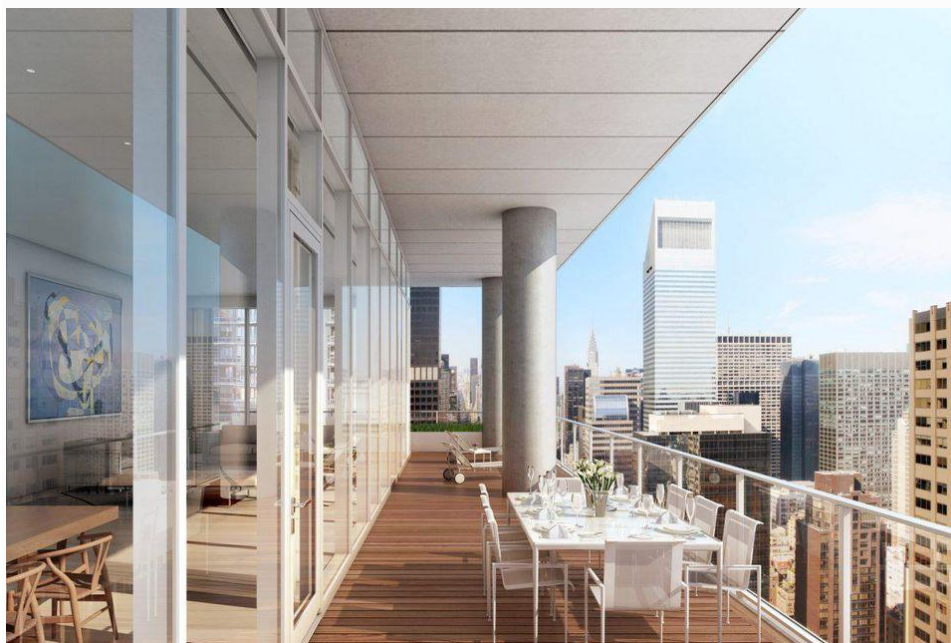
The Lindley PHB

\$2,915,000

Starting off with a relatively affordable option, [penthouse B in The Lindley](#) at 591 Third Ave., is priced at just under \$3 million. Its 600-square-foot terrace comes with a grill and a seating area for entertaining guests. “The Lindley’s premium midtown location offers residents expansive views of New York’s iconic skyline, from the Chrysler Building and Empire State Building, to downtown Manhattan and the East River,” said Scott Shnay, principal of SK Development, a firm behind the project. “The penthouse is a true rarity with such expansive private outdoor space at that price.”

200 E. 59th St. PH32

\$15,750,000



200 E. 59th St. PH32

200 E. 59TH ST.

Every apartment this midtown condo has its own terrace that overlooks Central Park and is accessible via floor-to-ceiling glass entryways. [Penthouse 32](#), however, comes with a supersized 1,198 square feet of outdoor space. “We had the rare opportunity at 200 E. 59th St. to do something truly unique for New York City, which is create deep wrap-around terraces around the entire building giving every home, whether a penthouse or a one-bedroom, substantial private outdoor space,” said Richard Dubrow, director of marketing at Macklowe Properties, the firm developing the 35-story building.

Two Waterline Square PHB

\$17,250,000



Two Waterline Square PHB

NOE AND ASSOCIATES WITH THE BOUNDARY

Located at 30 Riverside Blvd. in Lincoln Square, Two Waterline Square’s crowning 38th-floor [penthouse B](#) offers 1,849 square feet of warm-weather enjoyment. “You can step out onto an incredible private terrace and see sweeping, uninterrupted views of the Hudson River and the changing skyline of Manhattan,” Linsley, of GID Development, said. “It’s completely unobstructed and there’s nothing like it at the water’s edge.”

196 Orchard St. #8J

\$6,500,000



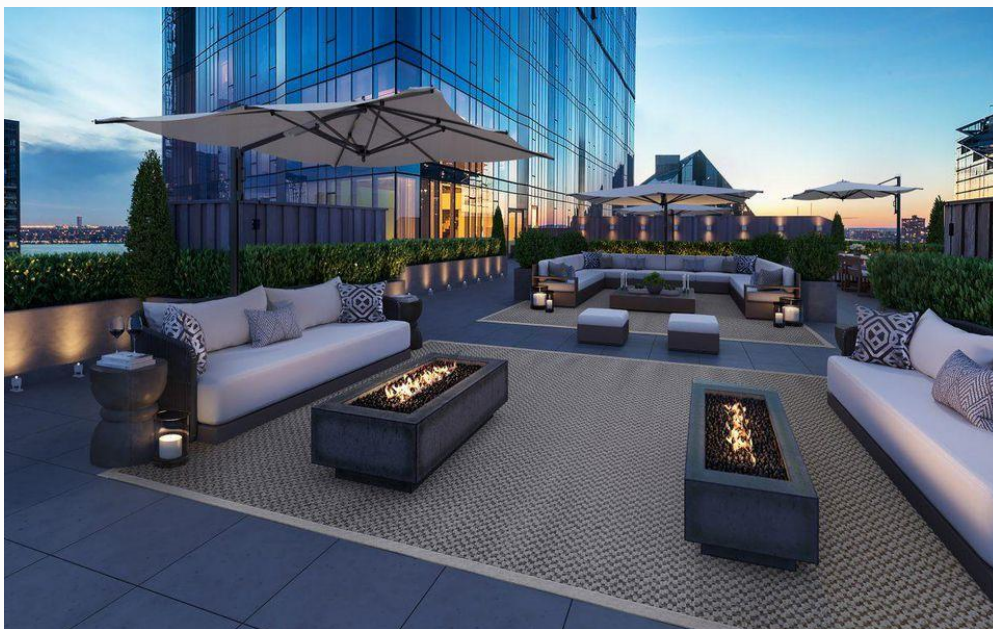
196 Orchard St.

COLIN MILLER

Down on the Lower East Side, the 1,634-square-foot terrace attached to [unit 8J in 196 Orchard St.](#) comes with a gas barbecue, and is hooked up for water and electricity, meaning its residents can literally camp outside if they want to.

One West End #29B

\$19,500,000



One West End #29B

EVAN JOSEPH

This Lincoln Square condo, [unit 29B at 1 West End Ave.](#), is located in the same building that several New York Yankees, along with celebrities like Bruce Willis, call home. Its massive 3,299-square-foot terrace is larger than most private houses.

30 Park Place PH78B

\$29,500,000



30 Park Place PH78B Four Seasons Private Residences

EVAN JOSEPH

Though the 400-square-foot terrace attached to [penthouse 78B](#) in 30 Park Place, the Four Seasons' private residences, is smaller than the others, being at the top of the tallest residential tower in downtown Manhattan warrants the highest price, its developers explained. “[The condo] boasts dramatic views of the Hudson River, East River, New York Harbor, World Trade Center and beyond,” said Robert Vecsler, president at Silverstein Properties Inc. “Whether you want to read a book, enjoy a drink, or entertain family and friends outside ... you’re able to do so all in one place.”

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