

COTTAGES & GARDENS

April 2016

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Now Trending: Over-the-Top Underground Amenities

By Shira Levine



In Manhattan, the sky's typically the limit—although developers are starting to dig deep when it comes to offering cool amenities. The soon-to-open 221 West 77th Street, for example, features a basketball court beneath its 26 units, which run from \$4 million to \$22.5 million. And the forthcoming Shephard, at 275 West 10th Street—a warehouse conversion with residences starting at \$4.35 million—contains its own underground spa with his and her steam rooms, a climbing wall, and a screening room.



What to do with residents who are serious oenophiles? At 1110 Park Avenue, owners of the nine full-floor dwellings, ranging from \$8.9 million to \$35 million, can toast their good fortune in the basement wine cellar, replete with a tasting area and climate-controlled wine lockers. Sports enthusiasts who live at the [Christian de Portzamparc](#)-designed 400 Park Avenue South in NoMad will be able to feel the burn in a top-notch subterranean fitness center, which includes a spin studio, lap pool, and golf simulator. “The most obvious benefit to having amenities in the basement is space,” says Florence Clutch, a [Toll Brothers](#) sales manager who represents the building, where units are priced from \$1.5 million to \$12.9 million. “It’s easier for

tenants to enjoy an early-morning workout without worrying about the noise impacting neighbors.”

A version of this article appeared in the April 2016 issue of NYC&G (New York Cottages & Gardens) with the headline: What Lies Beneath.