

# NYC&G

New York Cottages and Gardens

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## TIMELESS STYLE

**BUSHWICK**  
GRAMERCY  
PARK  
**MONTAUK**  
SAG HARBOR  
**SPRINGS**  
UPPER  
EAST SIDE





**Close To Home**  
Residents at Waterline Square (ABOVE) and Front & York (RIGHT) will enjoy easy access to local parks and walkable commutes.



## PLAYING IT SAFE

**R**OUGHLY 5 PERCENT OF NEW Yorkers have fled the city since the coronavirus hit in March, and developers are using every trick in the book to lure them back. With fewer people willing to take public transportation, the Financial District's 77 Greenwich is offering a "walk to work" incentive that provides as much as \$175,000 in closing credits to buyers who plan on working in the neighborhood. An added plus: The mixed-use building

will also house a new public elementary school. Meanwhile, Dumbo's Front & York is highlighting the neighborhood's growing popularity as a hub for tech, fashion, and hospitality companies, as well as its proximity to Wall Street,

an easy stroll across the Manhattan Bridge. The development also includes a co-working lounge for residents who want to do business even closer to home. Nearing completion in the heart of NoMad, the CetraRuddy-designed Rose Hill has a bike room and repair shop, "house bikes" for residents' use, and even professional cycling coaches catering to those who prefer to bike to work. On the Upper West Side, Waterline Square is promoting clean air both indoors and out, touting the development's state-of-the-art air-filtration system as well as its 2.6-acre public park steps from the Hudson River. And the seven-story boutique building No45e7, at the nexus of Astor Place, NoHo, and the East Village, not only has private terraces for every unit, but also social distancing in the form of Carson, the building's virtual doorman. In addition to tracking deliveries, intercom calls, and visitors, Carson even offers a payment feature that accommodates contactless deliveries. Now that's service with a . . . smile? —*Jean Nayar*