

REAL ESTATE

Developers offering over-the-top amenities



The deck on 45-45 Center Blvd. in Long Island City, Queens features tennis courts, a volleyball court, a reflecting pool, a dog run and barbecue stations.

These aren't cheap frills.

Real-estate developers are going all out in their battle to lure upscale buyers, offering such outrageous amenities as doggie swimming pools, bowling alleys and rooftop beaches.

Since the unveiling of Chelsea's "sky garage" condo — with an elevator that takes tenants' cars to their floors — high-rises are rolling out other crazy comforts.

"This is part of the luxury lifestyle in New York. If you're spending this much to buy an apartment, you expect to have better amenities than your friends," said Ryan Serhant, a star of Bravo's "Million Dollar Listing" who's marketing the sky garage's \$23 million penthouse.

Here are some of the city's most jaw-dropping extras:

* 45-45 Center Blvd. in Long Island City, Queens: The 41-story rental's 50,000-square-foot deck has tennis courts, a volleyball court, a reflecting pool, a dog run and barbecue stations.

* 101 Bedford Ave. in Williamsburg, Brooklyn: This new rental has a rooftop beach, amphitheater and giant chess board with a view of Manhattan's skyline.

Tenants pay \$600 a year for a 50,000-square-foot amenities space, which includes a recording studio, movie theater and golf simulator. The 351-unit building also has a wine vault, pool, spa and pet shower room.

* The MiMA in Hell's Kitchen: The 63-story tower features a canine club, Dog City, with treadmills, a bone-shaped pool, massages, acupuncture and home-cooked meals.

* 35XV in Chelsea: Opening in 2014, the 55-unit skyscraper will include a wine cellar the size of a one-bedroom apartment to be shared by all tenants. But it's no ordinary wine vault. The cellar has a vaulted ceiling and leads to a dining room and terrace designed by Benjamin Noriega-Ortiz, who crafted interiors for Diddy and Alicia Keys.

* 200 11th Ave. in Chelsea: The 19-story sky-garage building hit the market in 2008 and counts Nicole Kidman and Keith Urban among its tenants. The penthouse is available for \$23 million.

* The Aldyn on the Upper West Side: The 40-story tower's 40,000-square-foot amenities space has a bowling alley, rock-climbing wall, La Palestra gym and basketball court that lured Carmelo Anthony as a tenant.

* The Schumacher in NoHo: The 20-unit building features an interior courtyard by Ken Smith, who designed MoMA's rooftop gardens. The property allows buyers to choose from a wine cellar, theater or indoor pool.

* Colony 1209 in Bushwick, Brooklyn: The 120-unit building's subterranean hangout, The Speakeasy, has two soundproof rehearsal rooms, shuffleboard and a vintage pinball arcade.