



# West Side Rag

## **New Condo Rises on 95th Street, Boasting an Elevated Outdoor Park and Pet Spa**

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*Renderings via the Dahlia.*

A new condo development called 'Dahlia' at 212 West 95th Street is now selling apartments, with two, three and four bedroom homes for sale starting at \$1.795 million.

The project replaces an SRO called the Camden that had also served as emergency housing for people with HIV. There was a homicide there in 2012.

The new 20-story building, located between Broadway and Amsterdam Avenue, has 38 residences ranging in size from 1,074 to 2,327 square feet. The penthouses are asking \$6.5 million. It was developed by United Management in conjunction with Certes Partners.

Amenities include a fitness and game room, a pet spa, and an elevated outdoor park. Parking spaces and storage bins come with an extra charge. There will also be a community facility on the first floor with its own entrance, though it's not clear what will go there.



The marketing tries to play off the appeal of the historic neighborhood, while emphasizing that the construction is fancy and new: "Dahlia is a new and modern statement for the Upper West Side, yet fits into the fabric of the area's classic pre-war legacy."

Or as the project's broker said:

"After over a decade of stagnant new construction along the Broadway corridor north of West 86th Street, the neighborhood is now experiencing the long-awaited arrival of modern new development product with Dahlia at the helm," said Shlomi Reuveni, President and CEO of Reuveni Real Estate in a statement.

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