

Future New York

Urban Edens: 20 NYC condo developments with lush resident gardens; Sales launch at The Morgan from \$975K



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Monday, Jul 20, 2026 By [Michelle Sinclair Colman](#)



As the days get longer and the weather gets warmer, New York City's public parks get more crowded between a greater volume of visitors and public events like concerts, movie screenings, and outdoor workout classes. But for some New York City residents, an outdoor oasis is just an elevator ride away.

To meet light and air requirements imposed by the NYC Department of Buildings, it is increasingly common for residential developers to carve out courtyard space in the middle of a site. It is almost never left at that, but rather lushly planted, thoughtfully furnished, and embraced by residents when move-ins begin. The vast majority are accessible from the lobby, though it is not uncommon for buildings to offer access through a [fitness center](#) and/or [lounge](#), thus creating indoor/outdoor amenity space.



Coworking lounge (We Are Visuals)

A recent and notable case in point is **The Morgan**, a recently launched new development condominium located at **38 East 35th Street**, a short distance from Bryant Park in the heart of Murray Hill. However, a landscaped courtyard serves as the heart of the amenity level. The fitness center, coworking lounge, and dining room are all enhanced by beautiful views of the greenery, and a social lounge with billiards table and The Conservatory, a reservable event/party room, both have access to the courtyard for effortless indoor/outdoor gatherings and relaxation.



Typical living room at The Morgan

All residents will have access to the courtyard and amenity suite, and The Morgan's uppermost levels are dedicated to duplexes and penthouses with soaring ceilings and private terraces. Prices range from **\$975K** for studios to just under **\$4 million** for a three-bedroom, and completion is estimated for 2027.



Facade installation progressing at The Morgan (May 2026)





The Windsor (Aguayo & Associates)

In Brooklyn, Prospect Park and Green-Wood Cemetery are two of the borough's most beloved green spaces and regularly attract large crowds. But at **The Windsor**, a new condominium located almost directly between the two at **23 Ocean Parkway**, a landscaped courtyard garden is for residents only. While the condo is topped with a roof terrace with grills and Manhattan skyline views, the courtyard offers the atmosphere of a backyard in a big-city apartment. Sales launched earlier this spring, and current availabilities range from a studio for **\$575K** to a three-bedroom with private balcony for **\$1.7 million**.



Courtyard at The Windsor (Aguayo & Associates)

The Windsor, #7H
\$1,150,000

Windsor Terrace | Condominium | 2 Bedrooms, 1 Bath | 800 ft²



The Windsor, #7H (AGUAYO & ASSOCIATES INC)

From the Listing: Residence 7H is a beautifully proportioned two-bedroom, one-bathroom home offering approximately 800 square feet of interior living space and a lovely private balcony. Oversized steel-casement windows fill the open living and dining area with natural light, while wide-plank white oak flooring and airy ceiling heights create a calm and inviting atmosphere throughout. [See floor plan and full details here.](#)
