

MANSSION GLOBAL

Quiet Lounges, Sport ‘Labs’ and Resort-Style Pools Lead 2025’s Home Amenity Trends

From wellness-focused pools to professional-grade golf simulators, new residential developments are transforming traditional amenities into comprehensive lifestyle experiences

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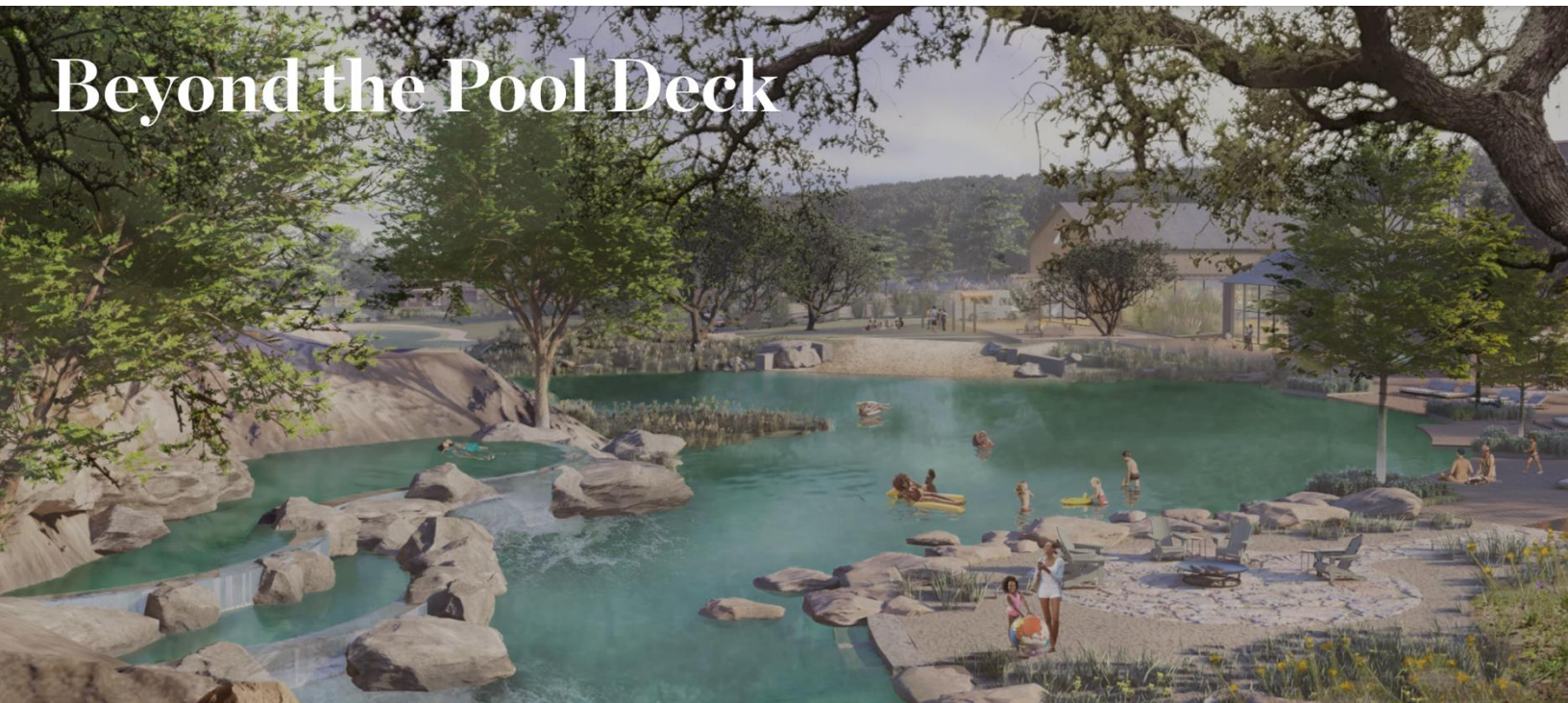
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The bar for amenities will continue to rise in 2025 as developers work to transform the luxury residential experience. From saltwater pools floating 800 feet above New York City to Roman bath-inspired wellness circuits in Florida's newest premium towers, designers are creating immersive environments that merge wellness, technology and sophisticated social spaces.

Even in Texas Hill Country, a region between Austin and San Antonio, traditional amenities like swimming pools are being reimagined into whimsical gathering spots. Buyers in the High Rockies of Colorado are asking for amenities to stretch across all four seasons, not just the prime skiing months.

This new wave of offerings reflects a fundamental shift: Today's high-end patron wants their residence to deliver a complete lifestyle experience. Narrowing in on new developments, here's a look at how architects and designers are answering buyers' evolving expectations.

Beyond the Pool Deck



At higher price points, pools have become a given, but future aquatic amenities are being elevated into wellness destinations. At Florida's Four Seasons Private Residences Coconut Grove (where homes cost \$6 million and up), residents are promised service from their lounge chairs to match the brand's five-star reputation. The palm-framed pool deck complements a Roman bath-inspired spa circuit featuring steam saunas, ice baths and hydromassage pools.

Amenities at Manhattan's 255 East 77th St. (\$3.45 million and up) showcase indoor-outdoor offerings located on the ground level and the 15th and 16th floors. Designed by Yabu Pushelberg, they include a 75-foot pool with an oak leaf mosaic, natural light and skyline views.

The Greenwich by Rafael Viñoly (\$1.125 million and up) in Manhattan's Financial District positions its 50-foot saltwater pool 800 feet above the city. A spa, fitness center and private dining room round out the building's amenity floors.

At Loraloma Private Club and Estates in Texas (\$2 million and up), traditional pools are complemented by a swimming hole complete with rope swings, wooden rafts and swimming platforms, not to mention the 18-hole David McLay Kidd golf course.