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8 of the craziest perks we've seen in luxury real estate listings

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It turns out that convincing billionaires to invest millions in luxury real estate is not the easiest sell.

In big cities across the US, glass skyscrapers and sprawling spec homes that broke ground to fanfare just years ago are now standing with empty units left to sell. Some have said there has been a slower influx of foreign capital thanks to economic instability abroad. Meanwhile, stricter regulations on all-cash, anonymous real-estate purchases — a favorite of foreign investors — have been introduced, potentially throwing some cold water on the luxury real estate boom of recent years.

As demand for multimillion-dollar properties has fallen in recent months, developers are leaning increasingly on flashy extras to attract buyers. Here, we've rounded up some of the most extravagant perks we've seen lately.

Chauffeur service via Tesla



The parking garage at 3900 Alton. [Facebook.com/3900Alton](https://www.facebook.com/3900Alton)

At 3900 Alton, an in-development luxury building in Miami Beach, residents will have access to a courtesy beach shuttle service via the building's Tesla Model X.

There will also be several electric car charging stations situated throughout the property's parking garage.

Cars

New York City's most expensive condo is the penthouse at the Atelier condo building in Midtown Manhattan. The 10-bedroom, 13-bathroom condo, which takes up the entire 45th floor of the building, has been on and off the market for months. Though the penthouse is currently listed for \$85 million, that price tag includes a number of extras, including two Rolls-Royce Phantoms and a \$1 million yacht. Listing agent Daniel Neiditch of River 2 River Realty told Business Insider that he currently owns the cars and yacht, and will be signing over ownership once the purchase is complete.

In a similar vein, a luxury home developed on spec by Douglas Elliman's Oren Alexander with his father, Shlomy Alexander, is priced at \$36 million — or \$43 million if you opt to buy some of the amenities on offer, which include a 1948 Jaguar XK120. The home, in Miami's ritzy Bal Harbour neighborhood, was designed by award-winning architect Chad Oppenheim, who most famously worked on director Michael Bay's mansion in Los Angeles.

Yachts

The Alexanders' Bal Harbour home could also potentially come with a 55-foot VanDutch yacht, should the buyer choose to buy it.

"Our main goals were to simply create the best lifestyle experience possible," architect Oppenheim told Business Insider of the spec home's design and amenities.

Private restaurants

Residents of New York City's 432 Park Avenue will get to have a five-star restaurant all to themselves. Helmed by noted chef Shaun Hergatt, the upcoming restaurant has yet to be named and will span an entire floor of the 96-story building, which is the tallest residential building in the Western Hemisphere. Hergatt previously displayed his culinary skills at the Michelin-starred restaurant Juni, which closed in May. This time, though, his creations will only be available to those who already reside in the building.

In Miami, developers of forthcoming buildings at One Park Grove and Paraiso Bay partnered with local restaurateur Michael Schwartz to create residents-only restaurants and beach clubs.

Art galleries

Many spec homes also offer the option to buy a curated art collection. For their Bal Harbour spec home, the Alexanders worked with a local Miami gallery to purchase an extensive set of work that includes an Andy Warhol painting called "Unknown Woman."

A recently listed home in Beverly Hills offers interested buyers the option to purchase 28 pieces of work on display inside, including a Pablo Picasso sketch called "Fumeur à la Cigarette Rouge." Those artworks are not included in the \$48 million asking price, but are negotiable.

Slides

This spec home currently on sale in Miami includes a two-story concrete waterslide in its backyard. Developer Barry Brodsky told Business Insider that the concrete water slide is "like an architectural sculpture." And besides: "Who doesn't like to go on a water slide?"

Designer furniture

In December 2014, news broke that Markus Persson, creator of the wildly popular game Minecraft, had purchased an outrageous home in Beverly Hills for \$70 million. The home was built on spec by handbag designer and home developer Bruce Makowsky. In addition to an infinity pool, eight bedrooms, and 15 bathrooms, the 23,000-square-foot home came furnished with some very expensive decor. The living room was outfitted with a \$500,000 furniture set designed by Bentley, including massive leather sofas, chairs, and pillows monogrammed with the Bentley "B."

Similarly, the Alexanders' Bal Harbour home is said to be outfitted with \$1 million's worth of Minotti furniture.

A \$48 million home that just listed in Beverly Hills also comes fully furnished. Listing agent Jesse Lally told the Wall Street Journal that the developer spent \$2.5 million on teak wood for finishes inside the home.

Candy walls

Persson's out-of-this-world mansion also came with a giant candy wall that contains 25 different kinds of candy and reportedly cost \$200,000 to stock.