

FULL SERVICES OR NO SERVICES?





Many new buildings coming to the market today offer a host of amenities and services, from magnificent gyms, swimming pools, lounges, playrooms, etc., all the way to full hotel services, an element certain to make the lives of very busy New Yorkers easier and more convenient. The hotel services component is a growing phenomenon throughout the world amongst the very wealthy who have (through their hectic global travel schedules) become accustomed to the services you would get while staying at an A-grade hotel. There are, however, other homeowners for whom even the thought of a doorman is ridiculous. Around the world, doormen are not necessarily automatically associated with very luxurious properties. Often the homes in these properties have their own staffing that would take care of the services a doorman provides. The upside to not having any services or amenities is sharply reduced monthly carrying costs and an added layer of privacy. This month we are listing a SOHO penthouse where the monthly maintenance is well below \$1/sf (monthly carrying costs and taxes in most new, full-service condominiums are triple that), something that's become virtually extinct. The savings easily justifies a personal full time staff member (or two) dedicated exclusively to your household needs. For some, this is much more meaningful. In small buildings especially, while certainly providing security, doormen are often idle for 90% of the day.

LEONARD STEINBERG



THE PENTHOUSE – SOHO - 383 WEST BROADWAY – SEE PAGE 6 FOR MORE DETAILS.

NOVEMBER 2013 SELECTION

<p>ONE MADISON PARK FLATIRON</p>	<p>200 ELEVENTH AVENUE CHELSEA</p>
	
<p>NEW! The ONLY 2bed/3bath unit available at One Madison Park. The stunning, triple mint 1,962sf residence located in the spectacular tower condo designed by Centra Ruddy and Thomas Juul Hansen offers 4 exposures, breathtaking views and light from a large great room and split 2 bedrooms. \$5.95m</p>	<p>This meticulously renovated, rarely available, furnished 3 bedroom, 3.5 bathroom duplex with superb, protected Hudson River views, in a building unlike any other features a private en-suite Sky Garage attached to the apartment, a convenience and luxury par none. \$9m</p>
<p>299 WEST 12th STREET WEST VILLAGE</p>	<p>231 TENTH AVENUE WEST CHELSEA</p>
	
<p>NEW! Perched high above the idyllic West Village in a coveted pre-war doorman building with stunning river and city views, this newly renovated, oversized 1 bedroom is an ideal find. \$6,250/month</p>	<p>NEW! This graciously proportioned large one bedroom, two bathroom apartment located directly alongside the Highline Park in the heart of West Chelsea features a private terrace, all in a mint, A+ 24-hour doorman building. \$1.65m</p>

For more information on any of these properties, or to schedule appointments, please call: (212)727-6162

BRAND NEW TOWNHOUSE FOR SALE
450 WEST 25th STREET

WEST CHELSEA



Located in the heart of West Chelsea, across the street from AVENUES SCHOOL, and in the very center of the internationally acclaimed West Chelsea Art's District, just south of the Hudson Yards where an entire city is being constructed and connected to the city center via a new subway line, this magnificent, contemporary townhouse is undergoing a gut renovation to transform it into a superb single family residence with multiple terraces, A-grade finishes, an elevator and a sensational, south-facing, sun-flooded garden. Designed by Wayne Turett, the leading authority on contemporary townhouses, this townhouse will deliver lofty rooms of grand proportions, 4-5 bedrooms including a lavish Master Suite floor, a penthouse lounge and all brand new mechanicals, roof, re-configured floors and façade. Completion scheduled for winter 2013.

Offered at: \$10.75million

CONTACT LEONARD STEINBERG AT (917)385-0565

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NOVEMBER 2013 SELECTION

300 RECTOR PLACE	BATTERY PARK	173 PERRY STREET	WEST VILLAGE
			
<p>NEW! High above the trees of Rector Park sits the ultimate in spaciousness and comfort. Located in the elegant full service Battery Pointe Condominium building, this grand three bedroom home with an office is the neighborhood's prime address. \$2m</p>		<p>Located directly on Hudson River Park in a Richard Meier-designed, contemporary masterpiece, this full floor 2 bedroom, 2.5 bathroom showstopper with a balcony basks in light all day with protected views in a premium full service building. \$4.25m</p>	

VILLEFRANCHE-SUR-MER FRANCE



State of the art loft in the Heights of Villefranche located within 3.5 km of Cap Ferrat & 14.5 km of Monaco. With incredible attention to detail, this developer has renovated a former water filtration pump to include ultra-modern fittings and technology, whilst retaining many original features. It is a truly unique property with spectacular water views overlooking Cap Ferrat. Designed as a loft, the ceilings are high with two separate living areas and dining room all leading into the fully fitted custom kitchen, which opens onto a wooden decked terrace with a sizeable hot tub. Elsewhere inside the main house is the master suite with two further bedrooms, both with en-suite bathrooms, along with an independent guest's apartment that also provides a suite. Floor plan and price presented on request.

CONTACT KANE MANERA: mobile: (432) 559-7213

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BRAND NEW TOWNHOUSE FOR SALE
6 BEDFORD STREET

GREENWICH VILLAGE



Nestled amongst the most charming townhouses of Central Greenwich Village, conveniently located to the West Village and Soho, this recently completed 5-story, 22 foot wide house with an elevator has been gut renovated with an exceptional structural framework. The Historic Landmark's approved façade with its landscaped set-back porch is a welcoming face, but enter to discover a wonderfully contemporary interior: the entry vestibule leads to a cozy living room overlooking the rear garden courtyard. Stairs lead you to the lower level that is grandly voluminous. The kitchen with its radiant heated floors serves a dining room that leads onto the elegant courtyard. The house features 5 real bedrooms with a generously proportioned master suite. All bathrooms feature radiant heated flooring. The stairs lead all the way up to the roof where a deck is possible. Wide, rift-cut, quarter sawn solid oak flooring features throughout the house and all the brand new mechanicals, including 10-zone heating and air, low voltage wiring and systems streamline the entire concept of townhouse living. Rarely, if ever, does a mint, move-in townhouse become available in a prized location with over 4,000sf of living space.

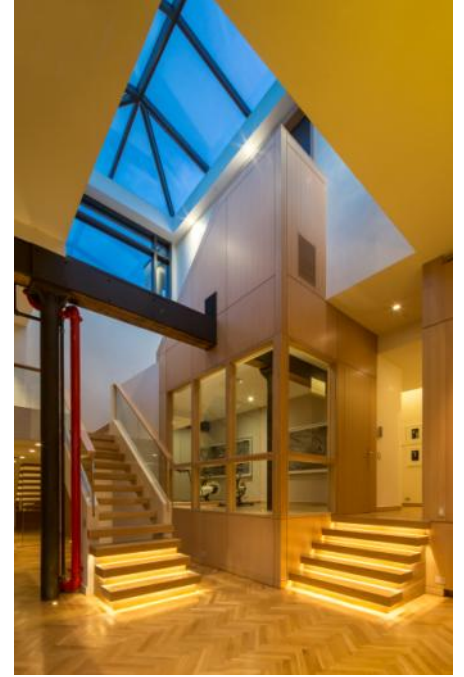
Offered at: \$9million

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SOHO LOFT PENTHOUSE MANSION
383 WEST BROADWAY

SOHO



Never before has a loft penthouse of this caliber existed in the Downtown market: while it has the authentic and impressive scale of the best Soho tradition, the quality and detailing of finish out is of a standard that defies description. With almost 7,500sf of interior space with ceiling heights ranging from 16ft to almost 30ft, and 4,200sf of magnificent terraces with panoramic views bracketed by the Freedom Tower and the Empire State Building, this property boasts grand entertaining spaces with exposed, illuminated steel columns, a wood-burning fireplace, a spectacular media room/cinema, an expertly appointed kitchen engineered to perfection and a Master Suite that enthralls with dreamy closets and a bathroom that features a hexagonal skylight (one of several throughout the apartment). There are an additional three bedroom suites, a powder room, home office, gym, spa, massage or maids room and an outdoor kitchen serviced by a dumbwaiter. Each room is meticulously appointed with the very best fittings, fixtures and materials. The brand new, never-lived-in apartment can be delivered fully furnished. Co-exclusive. Offered at: \$32 million

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MINLUXE – VOLUME DOWN, PRICING DIPS SLIGHTLY

Although smaller, luxury is not compromised, priced between \$1million and \$2million.

of properties sold: 157 SIGNED AND CLOSED (DOWN compared to previous month)
 Average price: \$1,443m (\$1,178/sf DOWN slightly compared to previous report)
 Average size: 1,215sf (DOWN slightly compared to previous report)
 OUR ANALYSIS: *Volume slows down again. Pricing slips below \$ 1,200/sf.

MIDLUXE –VOLUME DIPS NOTABLY, PRICING SLIPS

Mid-sized luxury properties, priced between \$2million and \$4million

of properties sold: 125 SIGNED AND CLOSED (DOWN compared to previous month)
 Average price: \$2,704m (\$1,443/sf) (DOWN compared to previous month)
 Average size: 1,788sf (DOWN compared to previous month)
 OUR ANALYSIS: * Volume and pricing down

ULTRALUXE –VOLUME & PRICING SLIP

Larger, luxurious properties priced between \$4million and \$5million

of properties sold: 19 SIGNED AND CLOSED (DOWN compared to previous report, yet strong)
 Average price: \$4,502m (\$1,895/sf, DOWN since previous report)
 Average size: 2,378sf (DOWN compared to previous month)
 OUR ANALYSIS: * Activity remains strong. Pricing slips below \$ 2,000/sf.

MEGALUXE –VOLUME BACK TO STRONG, PRICING RISES

Large, exceptional properties, priced over \$5million many with private outdoor space

of properties: 30 SIGNED AND CLOSED (DOWN compared to previous month)
 Average price: \$ 8,704m (\$2,598/sf. UP again compared to previous month)
 Average size: 3,491sf (UP NOTABLY compared to previous month)
 *Pricing rose above the \$ 2,500/sf mark, and although there were fewer transactions, the volume was very strong. 11 North Moore signed many contracts, although over 30% of those were for units belonging to the developer partners.

HOUSELUXE – STRONG FALL, NEW VILLAGE RECORD

Larger, Single family townhouses are a rare breed in the Downtown market.

of properties: 17 SIGNED OR CLOSED (EVEN compared to previous month and STRONG)
 Average price: \$ 7,16m (UP compared to previous month)
 Average width: 21 feet
 OUR ANALYSIS: *64 Perry Street (our exclusive) was the highest priced townhouse sale: it equates to just under \$ 3,000/sf, a new record for a house requiring a gut renovation. (Exquisite Steven Harris plans were included in this sale).

Leonard Steinberg, Hervé Senequier, Lois Planco, Matt Amico, Alexander Bank, Amy Mendizabal, Yoko Sanada, Kane Manera, Aimee Scher and Maria Hadjidemetriou are consistently Downtown's leading brokers specializing in the luxury real estate market with a proven track record for integrity, professionalism and results.

For more information about our unique full service brokerage, view:

www.luxuryloft.com T:(212)727-6164 REAL ESTATE SOLUTIONS

***While every effort has been made to provide accurate, up-to-the minute information based on closed *and* contract-signed transactions, the information is provided subject to errors, omissions and changes. Our criteria for luxury may be different to others. Some prices are estimates only as they have not closed yet. For 100% accurate information, please consult a legal professional to perform the necessary due diligence.

DOUGLAS ELLIMAN
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LUXEFIND – VIRTUALLY INVISIBLE OUTLETS

We see so many gorgeous homes every day but most of them have the most hideous wall plates for outlets and switches. Look to the right at the difference between a standard plate with vile, visible screws next to one embedded into the wall. Seamless perfection! They are very expensive, but what is a great piece of art with a bad frame?

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