



## 560 WEST 24<sup>th</sup> STREET – STEVEN HARRIS IN WEST CHELSEA

Located on the most important block in the West Chelsea Arts District, this Steven Harris-designed instant classic, his first ever ground up construction condominium project, features only six full floor and two duplex residences catering to the evolving needs of highly sophisticated buyers flocking to this most desirable neighborhood sandwiched between the Highline and Hudson River Parks. The limestone clad façade with marble framed French-Door style windows is a first, setting an entirely new standard for this vibrant neighborhood.

See page 5.



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## THANK YOU MAYOR BLOOMBERG: BRAVO, BRAVO!

While some political hacks try to re-write history, let us be very clear about the Bloomberg administration's record for the past 12 years, and from us at LUXURY LETTER we say a huge "THANK YOU MAYOR BLOOMBERG". While his record is not perfect (especially with regard to real estate taxation), these are some of the things that have benefitted ALL New Yorkers:

- Made taxi cabs available in all 5 boroughs, many wheelchair accessible, and improved their overall quality.
- Cleaned up the bus stations that used to be covered with graffiti and filth.
- Created the 311 system: WOW, a responsive, efficient government?
- Spent at least \$650 million of his own (not taxpayer) money improving our City.
- Made the City safer for all, especially in poorer neighborhoods: there were 539 murders in 2005, the lowest rate since 1963. In 2012: 419 murders. 2013 was the year with the lowest murder rate in 60 years with around 300 murders.
- Life expectancy is three years greater now than in 2001, and 2.5 years greater than the USA average. Some of this is attributable to the smoking ban, the trans fats ban, restaurant grading, posting calorie counts, and the attempted large sugary drink ban (which made us all aware about how much sugar we consume!).
- High school graduation rates increased by more than 40 percent: \$20,000/year is spent on each student compared to the USA average of \$8,000/year (Yes, New York teachers are paid lots more!)
- Since the recession, New York City gained 300% of the lost jobs, compared to 70% gained back across the country.
- Greenhouse gas emissions are down and 871 acres of parkland have been added since 2001. LEONARD STEINBERG

## ONE MADISON PARK

## FLATIRON



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**

## 250 WEST STREET

## TRIBECA



Located in an A-grade full service and amenity rich condominium, this brand new, 2bed/3bath, 2,357sf never-lived-in home in the heart of Tribeca features superb (almost 40ft) frontage overlooking the Hudson River and the sparkling city lights beyond.

**\$5.545m**

## 471 WASHINGTON STREET – NEW!

## TRIBECA



**NEW:** This immaculate, full-floor apartment boasts superb protected views towards the Hudson River. Massive entertaining spaces with a sleek, open, expertly equipped kitchen and three large bedroom suites (with superb storage) make this a unique find, in a modern, 24-hour doorman condominium. The light and multiple exposures are truly wonderful, with A-grade fittings and fixtures in a chic-contemporary style. Convenient to Tribeca, Soho and the Hudson River Park.

**\$7m**

**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.

CONTACT LEONARD STEINBERG  
AT: (917)385-0565

**Offered at \$10.75m**

**59 WEST 12<sup>th</sup> STREET**



**GREENWICH VILLAGE**



**59 WEST 12<sup>th</sup> STREET** – Recently featured in ELLE DÉCOR, this dreamy, gut renovated 3-exposure wing of one of the most prestigious Greenwich Village's full service pre-war condominiums, this 3 bedroom, 3 bathroom gem features a beautiful terrace, an open kitchen serving a 'great room', two wood burning fireplaces, an abundance of light and details too numerous to mention. This is a prize apartment not to be missed.

**Offered at \$5.95m**

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

## 300 RECTOR PLACE

## BATTERY PARK



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**

## VILLEFRANCHE-SUR-MER

## FRANCE



State of the art property in the Heights of Villefranche located within 3.5 km of Cap Ferrat & 14.5 km of Monaco. Loft-like, with two separate living areas and dining room all lead into the custom kitchen, which opens onto a wooden decked terrace with a sizeable hot tub. Superb views. Price upon request KANE MANERA: m: (432) 559-7213

## NEW! 250 WEST STREET –THE HUBERT STREET PENTHOUSE - TRIBECA



Affording unrivaled views of the Hudson River and City skyline all the way to the Statue of Liberty, this is the ultimate Tribeca penthouse with four exposures from enormous landscaped wrap terraces. Grandly proportioned, exquisitely finished-out entertaining spaces are flooded with light from dramatic skylights. Located in a prime, full service building with a swimming pool and numerous amenities, a private elevator whisks you up from an exclusive car drop-off and lobby. The Master Suite is unlike any other both in its scale and elegance. 3 additional bedroom suites complete the picture. Co-exclusive.

**Offered at: \$39.5m**



**FIVE SIXTY**

WEST 24TH STREET



The most important new building to come to the West Chelsea Arts District, 560 West 24<sup>th</sup> Street represents the pinnacle of Architectural Digest 100 architect Steven Harris esteemed career as one of New York's greats. With only eight residences, meticulously detailed in collaboration with Adam Gordon and Tavros, These full floor apartments with two duplex penthouses deliver a quality-of-life bar none. **By appointment: (212) 727-6162**

**BRAND NEW TOWNHOUSE - 6 BEDFORD STREET**

**GREENWICH VILLAGE**

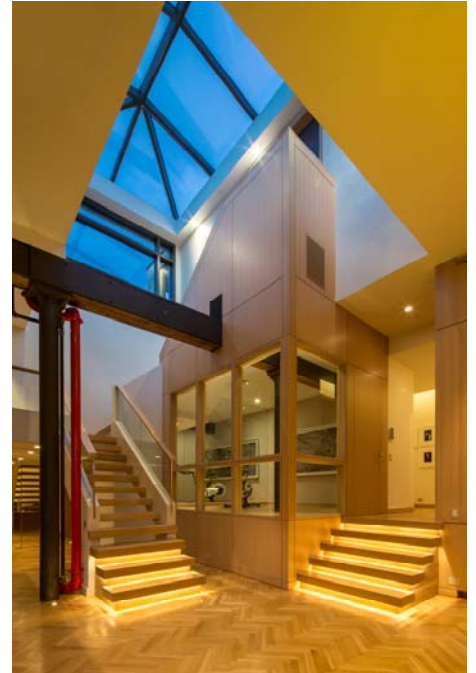


Nestled amongst the most charming townhouses of Central Greenwich Village, conveniently located to the West Village and Soho, this recently completed 5-story, 22 foot wide house with an elevator has been gut renovated with an exceptional structural framework. The Historic Landmark's approved façade with 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 is featured 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: \$9m**

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

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. This brand new, never-lived-in apartment can be delivered fully furnished. Co-exclusive. **Offered at: \$32m**

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

**MINLUXE** – VOLUME DOWN, PRICING RISES

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

# of properties sold: 118 SIGNED AND CLOSED (DOWN compared to previous month)  
 Average price: \$1,509m (\$1,288/sf, UP compared to previous report)  
 Average size: 1,169sf (UP compared to previous report)  
 OUR ANALYSIS: \*Volume dips. Pricing rises, approaching \$ 1,300/sf.

**MIDLUXE** –VOLUME RISES, PRICING RISES

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

# of properties sold: 101 SIGNED AND CLOSED (UP notably compared to previous month)  
 Average price: \$2,754m (\$1,725/sf, UP compared to previous month)  
 Average size: 1,658sf (DOWN compared to previous month)  
 OUR ANALYSIS: \* Volume rises, and pricing jumps over \$1,700/sf.

**ULTRALUXE** –VOLUME DIPS, PRICING DIPS

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

# of properties sold: 18 SIGNED AND CLOSED (DOWN notably compared to previous report)  
 Average price: \$4,487m (\$1,916/sf, DOWN since previous report)  
 Average size: 2,194sf (DOWN compared to previous month)  
 OUR ANALYSIS: \* Activity dips, and average pricing dips just under \$2,000/sf. Lower volume skewed these figures.

**MEGALUXE** –VOLUME SOARS, PRICING ALMOST \$ 3,200/sf

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

# of properties: 64 SIGNED AND CLOSED (UP NOTABLY compared to previous month)  
 Average price: \$8,145m (\$3,196/sf, UP NOTABLY compared to previous month)  
 Average size: 2,622sf (DOWN compared to previous month)  
 \*Pricing rises, now over \$ 3,200/sf, a record: The transaction volume is somewhat artificially boosted by GREENWICH LANE releasing figures all at once before the year end.

**HOUSELUXE** – VOLUME UP, BIG VILLAGE SALE

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

# of properties: 14 SIGNED OR CLOSED (UP compared to previous month and STRONG)  
 Average price: \$7,351m (DOWN compared to previous month)  
 Average width: 21 feet  
 OUR ANALYSIS: \*The signed contract for 28 Grove Street was the highest priced townhouse sale of the month at almost \$ 3,000/sf.

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](http://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**  
26 West 17<sup>th</sup> Street 7<sup>th</sup> Floor  
New York, NY 10011

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\*\*\*\*\*LARGEST SALE OF 2013!\*\*\*\*\*

Hearty congratulations to the team for the largest sale of 2013 for New York: 144 Duane Street @ \$43 million.



## theLUXURYLOFTteam REAL ESTATE SOLUTIONS

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Matt Amico  
Yoko Sanada  
Amy Mendizabal  
Alexander Bank  
Kane Manera  
Aimee Scher  
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