



2 North Moore Street Page 5

MANHATTAN IRONIES

February was a strong month, regardless of the brutal cold. While some politicians (rightfully) demand that minimum wage increases reflect cost-of-living, they continue to completely ignore the cost-of living differences in the income tax structure. Someone earning \$250K per year in Washington DC is deemed the identical taxpayer to someone who earns \$250K per year in Manhattan, even though the cost of housing in Manhattan is at least 78% higher, groceries are 23% more expensive, utilities 41%, transportation 20% and healthcare 17%. This outrageous double-standard is barely mentioned but its high time those living in large cities where costs are considerably higher than other parts of the country speak up.....especially at the voting booth. While some of our City politicians decry the unfairness of those owning real estate in the city that they do not use full time, demanding additional taxes regardless of the fewer services they use, our own Mayor DeBlasio owns a home in Park Slope where the real estate taxes are about a third or less than most similarly valued New York condominiumsand he owns this property as an investment: shouldn't he volunteer to pay more real estate taxes AND an additional investor tax before demanding so of others? Recent arguments about the loss of tax revenue because of the 421-a tax abatement program are simply ignorant and un-informed, again politically motivated. The truth is ALL new buildings with a 421-a tax abatement are producing significantly greater tax revenues than the original structure or land they are built on....in the first year of the abatement. After that the taxes keep rising, benefitting every New Yorker.

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URBAN COMPASS is now simply 'COMPASS'. Just like The Apple Computer Company became simply APPLE, The Facebook became simply FACEBOOK, we felt simplicity is the key to all brands, especially ours. Visit us on our industry altering APP to see just how we have streamlined and simplified the real estate search process.

Leonard Steinberg

LEED CERTIFIED

DID YOU KNOW? (LEED INSURANCE DISCOUNT)
If you live in a LEED certified building you may qualify for lower insurance rates? Check with your insurance agent.



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For more information or to schedule an appointment please call 646.780.7594



"Soho's highest collector-quality perch."

158 MERCER STREET | PH | SOHO |
\$37.5m

The most exceptional duplex Penthouse Downtown: Hovering over SoHo with breathtaking, panoramic, protected views in the full service New Museum building on the most prime coveted SoHo cobblestone block. With 6 bedrooms and 6 baths and 2 half baths. Multiple, extraordinary terraces. Two fireplaces.



"Light and views all year round"

200 ELEVENTH AVE | PH | CHELSEA | \$19.5m

Mesmerizing views from 80 feet of direct, protected frontage of the Hudson River & skyline set the tone for this magnificent duplex residence. Renowned for an En-Suite Sky Garage that sits alongside the PH, accessible via a drive-in elevator, providing unparalleled convenience & privacy. 3 bedrooms, 2 large loggia terraces, 3,500sf+ interior.



"Build your dream home today."

18 WEST 11th STREET | TOWNHOUSE |
GREENWICH VILLAGE \$12.95m

Perfectly perched on the most desirable of all Greenwich Village blocks, this 22ft wide townhouse is delivered with full detailed Landmarks-approved plans to create a spectacular contemporary showpiece with 6,500SF of living space over 6 floors, including an elevator servicing each floor.



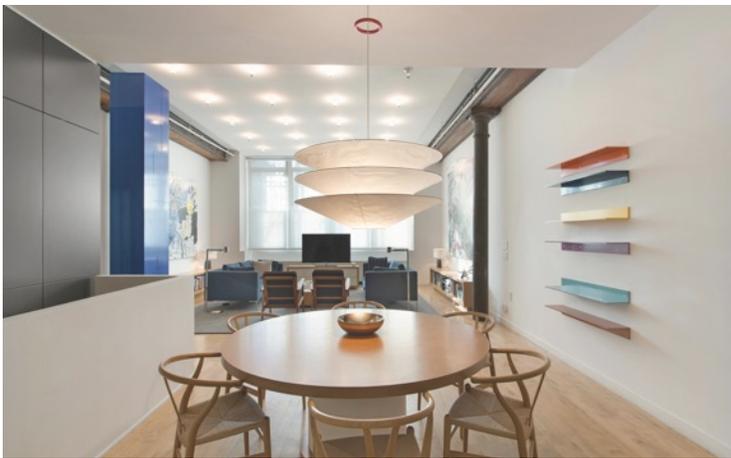
350 WEST BROADWAY | SOHO | \$9.65m

Inspiring views and light engulf this chic, mint, move-in full-floor 2-bedroom plus home office, 3.5-bath residence with its exceptional 644 square foot terrace



515 WEST 23rd STREET | CHELSEA | \$6.95m

Contemporary architectural masterpiece hovering over the Highline Park. Unique views South, North & East. 2-3 bedrooms, 3 bathrooms. Perfection.



345 WEST 13th ST | WEST VILLAGE | \$5.65m

Sprawling duplex 4,000sf+ Maisonette Loft with superb volume and authentic pre-war detailing. A-grade full-service building. 3 bedrooms, 3 bathrooms.



7 HARRISON STREET | TRIBECA | \$5.65m

Designed by Architectural Digest 100 architect Steven Harris. Offering southern exposures, a gracious corner layout with 3 bedrooms and 3 bathrooms. Prime block.



100 ELEVENTH AVENUE | CHELSEA | \$2.95m

Jean Nouvel's West Chelsea Masterpiece. Large south facing one bedroom with outdoor space and a dreamy sun porch conservatory.



16 WEST 21st STREET | FLATIRON | \$7.995m

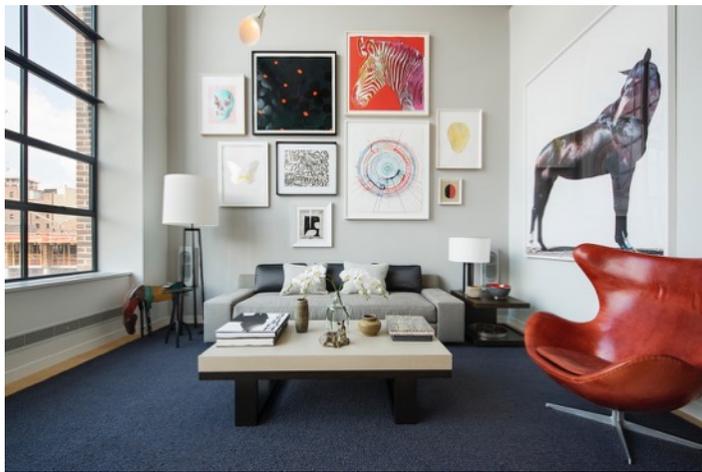
This exceptional Penthouse condominium triplex is architectural digest quality. Gut renovated to the highest standards with every convenience and luxury built in.



545 WEST 20th ST |
WEST CHELSEA | \$9m
SPRING IS COMING!
PENTHOUSE: Perched atop this historically significant loft building, the Lifesaver Lofts, in the heart of West Chelsea, nestled amongst the world's leading art galleries. Sensational double height ceiling living space, collector worthy landscaped terrace on the Hudson River edge. 3 bedrooms.

532 WEST 22nd STREET
CHELSEA | \$5.55m

Located on the most charming and desired, quiet art gallery block, this fully renovated loft recently featured in Interior Design Magazine is positioned in one of the most desirable buildings. Re-imagined by 212box Architecture, it is the rarest of apartments (T-shaped lofts rarely exist) with windows and light in all directions.



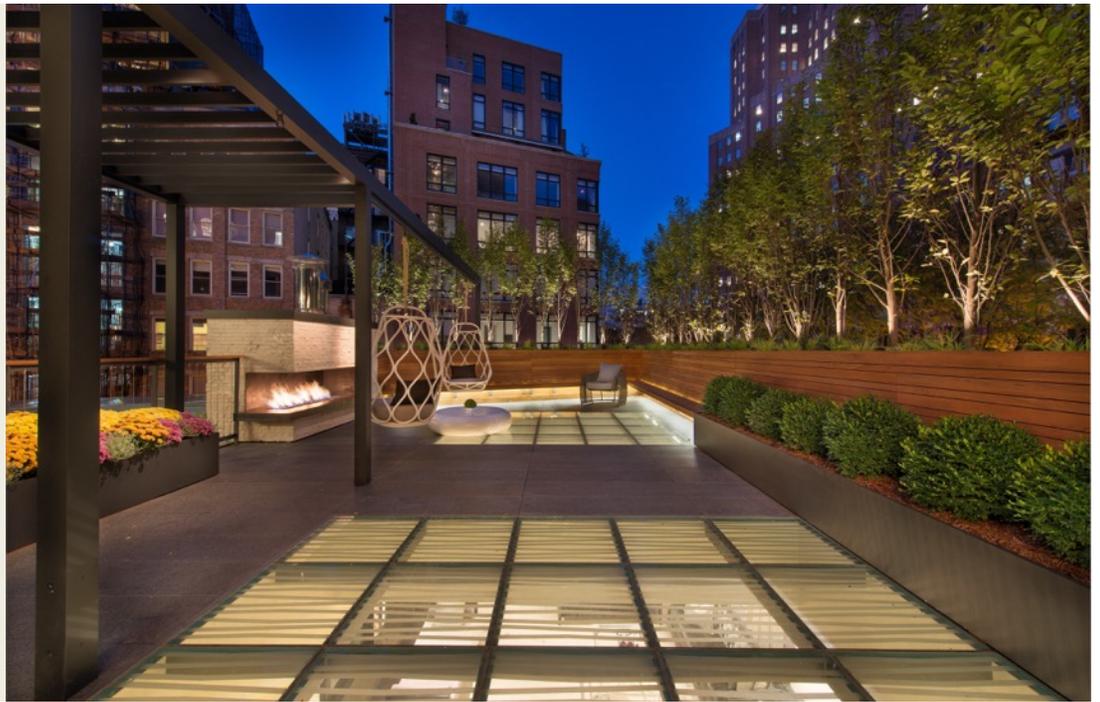
456 WEST 19th STREET | WEST CHELSEA | \$5m
 Exquisitely appointed duplex loft designed by Shamir Shah with Western views & double height ceilings.



105 FIFTH AVE | FLATIRON | \$5m
 Perched atop an imposing Fifth Avenue Ladies Mile Landmark, this large (approx. 3,100sf) corner loft is an authentic classic.

For more information or to schedule an appointment please call: 646.780.7594

*"A Collector-
Quality Urban
Mansion of epic
proportions"*



2 NORTH MOORE STREET | TriBeCa | TOWNHOUSE | \$48m

This collector-quality Urban Mansion is a rare and unique find, perfect for the most discerning buyer. With 65 feet of frontage, on the most desirable TriBeCa corner, this Wayne Turret-designed 11,300sf 7+ bedroom townhouse boasts a combination of superb light and views, amenities, (include a garage for up to 3 cars), a high speed large elevator and craftsman-quality finishes and fixtures the likes of which are simply impossible to replicate in New York.



*"Tadao Ando
masterpiece in
NOLITA with
interiors by
Michael
Gabellini"*

152 ELIZABETH STREET | NOLITA | NEW DEVELOPMENT

This extraordinary building in Lolita, the first ever Manhattan residential building to be designed by the grand master of architecture, Tadao Ando, will be launched this Spring, 2015. With just seven collector grade homes ranging in size from half-floor two-bedroom apartments to full floor four bedroom apartments and an incomparable triplex penthouse. Register today: www.152elizabethst.com

"An instant classic and icon of style."



SEVEN HARRISON STREET | TriBeCa | \$25m

The Penthouse at Seven Harrison, a striking turn-of-the-century building re-imagined by Architectural Digest 100 architect Steven Harris. Located at the corner of Harrison and Staple Streets in the center of historic Tribeca, Seven Harrison, a twelve-unit building, features this sumptuously landscaped duplex penthouse, a splendid rooftop oasis measuring over 4,200 square feet with four bedrooms and four and one half bathrooms offering open Eastern, Southern and Northern exposures with beautiful views of the downtown skyline. This penthouse may be combined with an adjoining unit for over 6,400sf for \$34m.



"740 Park Avenue understatement meets West Chelsea."

560 WEST 24th STREET | WEST CHELSEA |

FIVE SIXTY West 24th Street speaks to a cultured life in the heart of the West Chelsea Arts District. Six full-floor 4-bedroom residences and two duplex penthouses in the 11-story building treat authentic materials and use of space in a modern way. This is Architectural Digest 100 architect Steven Harris's first new construction condominium project in collaboration with Adam Gordon and Tavros Development. The distinctive, yet classically contemporary building is clad in limestone with bronze framed French door-style casement windows with decorative bronze balustrades: These windows are exquisitely framed with a marble Tiffany-style molding detail never seen before in a Downtown residential building. The building features a 24-hour doorman and private storage. Pricing starts around \$7.5MM. OCCUPANCY: Spring 2015.

miniLUXE Smaller luxury properties between \$1m and 2m**Volume soars, pricing slips.**

160 properties signed and closed

UP from last report.**Average Price:** \$1,484m \$1,437/sf**SLIGHTLY DOWN** compared to previous month.**Average Size:** 1,046sf**UP** from previous report.**Our analysis:** Outstanding, high volume month. Especially strong considering the weather.**midiLUXE** Mid-sized luxury properties between \$2m and 4m**Volume up notably, Pricing rises**

124 properties signed and closed

UP from previous report.**Average Price:** \$2,791m \$1,771/sf**UP** from previous month.**Average Size:** 1,572sf**LARGER** compared to last report.**Our analysis:** Pricing rises slightly...very strong activity.**ultraLUXE** Larger, luxury properties between \$4m and 5m**Volume up, Pricing dips**

19 properties signed and closed

UP from last last month**Average price:** \$4,478m \$2,209/sf**UP NOTABLY** compared to last report**Average size:** 2,017sf**DOWN NOTABLY** compared to last report**Our analysis:** Apartment sizing shrinks to accommodate room count at absolute price.**megaLUXE** Large, exceptional properties over \$5m, many with outdoor space**Volume soars, Pricing dips as renovation-ready properties trade.**

46 properties signed and closed

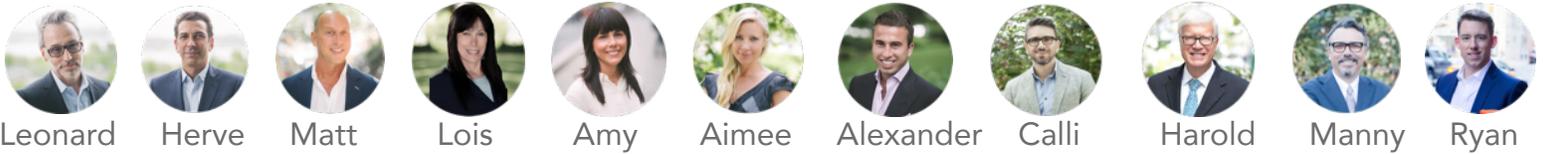
UP NOTABLY compared to prior month**Average price:** \$7,969m \$2,565/sf**DOWN** compared to last report**Average size:** 2,565sf**SMALLER** compared to last report**Our analysis:** Very Strong volume. Properties requiring renovation bring down average pricing.**houseLUXE** Larger, Single family townhouses, rare in the downtown market**Volume rises sharply, Pricing rises**

13 properties signed and closed

UP compared to last month**Average price:** \$10,669m**UP** from last month**Average width:** 20 feet**Our analysis:** Very strong activity.

LUXEFIND

TARGETTI makes this surface mounted ceiling light that allows you to install without dropping the ceiling as much as other buried fixtures.



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Our team is consistently Downtown's leading agents specializing in the luxury real estate market with a proven track record for integrity, professionalism and results. We represent buyers and sellers from \$500K to well over \$20 million.

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