



NEW FOR WEST CHELSEA 2011

Some exciting new things are coming to West Chelsea in 2011, so we thought we would highlight a few of our favorites:

- The new Enrique Norten-designed hotel at 516 West 27th Street will be opening soon, an outstanding addition to the West Chelsea neighborhood.
- The entrance to the addition of Highline Park at 23rd Street is opening in the Spring. This will be significant as it will connect a part of West Chelsea to the rest of Chelsea and the Meatpacking District in a really elegant way.
- The Highliner is coming: Yes, the re-incarnation of that West Chelsea landmark the EMPIRE DINER is coming in 2011....same owners as the Coffee Shop on Union Square: we expect super-models!
- We also hear an exciting new building is coming back to life early in 2011.....we will keep you posted.

MARKET MADDNESS!

The market continues to be very busy, especially on the high end where pricing records are being revisited. The penthouse at the SUPERIOR INK building in the West Village sold for around \$ 5,000/sf raw. Many other deals in the teens are in the works or signed. The wealthy have found their footing in the markets again, and the number of TROPHY PROPERTIES is shrinking. Prepare yourself for.... BILLIONAIRE INFLATION.

NEW TO THE MARKET:





This infamous Flatiron District loft has just been listed: The magnificent pre-war façade of this building beckons you into this gorgeous home, superbly designed and outfitted with a fastidious sense of detail. With 2 bedroom suites and grand entertaining space this condominium presents an outstanding value in a prime location.

31 West 21st Street

Offered at: \$ 2,75million



DECEMBER 2010 SELECTION

115 FOURTH AVE	UNION SQUARE	163 WEST 18TH STREET	CHESLEA
			
<p>NEW! Steps from Union Square, this beautiful pre-war loft located in a prime full service condo, boasts soaring ceilings, hardwood floors, 2 gorgeous renovated bathrooms and a chef's kitchen....all perfect for entertaining. \$ 1,25m</p>		<p>A real 2 bedroom, 2 bathroom apartment in a 24 hour doorman, new condominium building in the heart of Chelsea. With superb closet space (and additional storage) plus a washer and dryer, this has it all. Great investment too! \$1.25m</p>	
350 WEST 23RD STREET	CHELSEA	41 WEST 74TH STREET	UPPER WEST SIDE
			
<p>Penthouse Perfection! A magnificent, brand new 3 bedroom steps from the Highline Park AND all Chelsea conveniences + transportation with lovely park views, a fireplace + superb terraces. This sleek boutique Condo with PT Doorman is 80% sold. \$4.75m</p>		<p>Located on the most sublime Park block steps off Central Park, this 3 bedroom Triplex with superb outdoor space, located in a historic 2 unit brownstone is the dream of owning a townhouse without the hassles. Triple Mint condition. \$7.25m</p>	

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



54 BOND STREET, Penthouse

Seldom, if ever, does a property of this caliber come to the market: Located on Noho's prized block with 106ft of South-facing frontage on Bond Street, sandwiched between Greenwich Village, The East Village and Soho, this extraordinary triplex with the most desirable terraces with a bird's eye view showcasing the transition of this neighborhood to the most cutting edge area in all of Downtown New York. This is one of the finest examples of Cast Iron architecture anywhere.

4 bedrooms, 5 bathrooms, 4,863sf indoors, 1,277sf outdoors.

Offered at \$ 14,45million



200 ELEVENTH AVENUE - PH 2

Never again will a penthouse of this caliber come to the market: the living room boasts 24ft ceilings, a wood-burning fireplace and 2 exceptional loggias. Wraparound panoramic views, 3 beds, 3,5 baths, 24 hour doorman and of course, the only En-Suite-Sky-Garage in the USA. www.200eleventh.com

Offered at: \$ 17,500,000.00



For more information on this property, or to schedule an appointment to view, please call:
T: (212)727-6162

DECEMBER 2010 SELECTION

520 WEST 19th STREET

WEST CHELSEA



Located in the heart of the West Chelsea Arts' District, hovering over the Highline Park, this sleek 2 bed, 2.5 bath condo home features Selldorf-designed sophistication and a 24 hour doorman on Architecture Row. **\$2.45m**

99 BANK STREET

WEST VILLAGE



REDUCED! Beautifully renovated studio facing sun-filled, quintessential West Village street, located in a part time DM building. This apartment features 10' ceilings, custom built-ins and amazing storage. Low maintenance. **\$450,000.00**

201 WEST 21st STREET

PRIME CHELSEA



This Jumbo alcove Studio in the heart of Chelsea is perched on a high floor with open views and extraordinary southern light: a renovated kitchen & windowed bath complete the picture. Full service Doorman building centrally located. **\$459,000.00**

251 WEST 19th STREET

CHELSEA



Spectacular views of the Empire State building from this luxurious 2 bedroom 2 bath. A Chef's kitchen and Central A/C complete the picture of this ideal rental apartment in a full time doorman building in the heart of Chelsea. **\$8,750/month**

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

THE TOWNHOMES OF DOWNING STREET



26 DOWNING STREET
Nestled at the southern end of Greenwich Village, steps from Winston Churchill Park, this newly constructed townhouse offers lofty open spaces with large windows, tall ceilings and beautiful gardens. Almost 6,500sf in size, this is a unique opportunity to own a contemporary property in a historic district unlike any other.
Offered at: \$16,95 million.
Contact: Leonard Steinberg

T:(917)385-0565
www.downingstreet.us

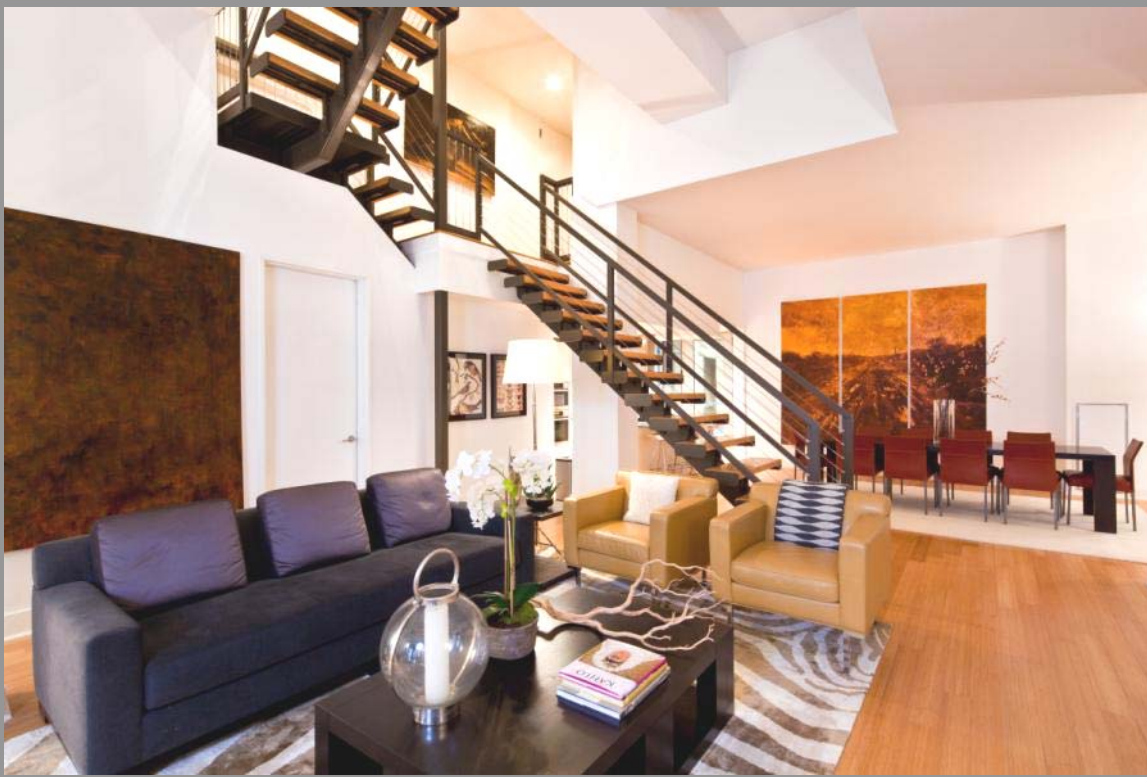
55 WEST 9th STREET



This gorgeous 22ft wide Gold Coast single family 1839 house, with its highly desirable 50ft depth, is located on one of the Greenwich Village's most picturesque blocks steps off Fifth Avenue. All exposures from this 6 bedroom, 4 bathroom home are beautiful and fill the house with superb light. This jewel has the best of both worlds: an original, traditional single family layout with all modern conveniences such as central air-conditioning and an updated kitchen and bathrooms. Step up the front porch into a magnificent double parlor floor with 13ft ceilings, 2 wood burning fireplaces, dramatic moldings and oversized windows. This loft-like floor features a gorgeous terrace overlooking the large, tranquil garden with mature trees superb for entertaining. On the garden level (with separate entrance) is a large chefs kitchen with a dining area and a formal dining room with another fireplace. The 3rd floor houses 4 bedrooms with uncompromised ceiling height, great light and 2 fireplaces. The splendid master suite encompasses the entire 4th floor, equipped with a yoga studio, huge bathroom and closets. This is a rare and distinguished, prize property.
Owner financing available.

Offered at: \$10million

For more information on any of these properties, please call: (212) 727-6164



THE TRIBECA SUMMIT

This extraordinary federal landmark exudes the sophistication that has made Tribeca the prized neighborhood of Downtown Manhattan. After years of complex construction, these beautiful condominium homes are now occupied and a few units remain for immediate occupancy. Boasting the best proportions of any new building in the area, these lofts are beautifully finished out with Bulthaup kitchens, refined bathrooms and superb closets. Large windows fill all units with magnificent light. With a 24 hr doorman, garage, gym, roof terrace and playroom, this building delivers a superb Tribeca quality of life. Starting at: \$ 2.65million T: (212)965-0030

33 CHARLTON STREET



At the heart of the Charlton-King-Vandam historic district, among the richest collection of Federalist and Greek Revival architecture in the US, This property was originally part of Richmond Hill, a 26-acre estate that was home to pivotal American figures including George Washington, John and Abigail Adams and Aaron Burr before it was purchased and re-developed by legendary fur trader and real estate baron John Jacob Astor in the early 1800's. Located steps from Soho and just south of Greenwich Village, on one of Mannhattans most picturesque and discrete blocks, this superb house has been completely re-built to encompass all the charm of yesteryear with all the modern conveniences to-day's world demands. Behind the immaculate brick facade and inviting stairway porch entry, lies a sophisticated blend of outstanding proportions and the finest materials, painstakingly installed to exacting standards. Light fills this house with a splendid skylight that radiates through the central stairway. Enormous windows face north over the prettiest garden row anywhere in the City. \$9.950million

MINLUXE –VOLUME SLIPS, PRICING SLIPS.

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

of properties sold: 122 SIGNED AND CLOSED (DOWN COMPARED TO PREVIOUS MONTH)
 Average price: \$1,439m UP (\$1,062/sf.....Price/sf DOWN compared to previous report)
 Average Size: 1,356sf (DOWN slightly compared to previous report)
 OUR ANALYSIS: * Activity down from the previous month

MIDLUXE –VOLUME DOWN, PRICING SLIPS

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

of properties sold: 53 SIGNED AND CLOSED (DOWN compared to previous month)
 Average price: \$2,711m (\$1,323/sf... DOWN slightly compared to previous month)
 Average Size: 2,050 sf (DOWN compared to previous month)
 OUR ANALYSIS: * Volume of signed contracts slips. Showing activity strong, but limited inventory in areas.

ULTRALUXE –VOLUME DOWN, PRICING UP

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

of properties sold: 7 SIGNED AND CLOSED (DOWN compared to previous report)
 Average price: \$ 4,437m (\$1,674/sf, UP from previous report)
 Average size: 2,628sf (DOWN compared to previous month)
 OUR ANALYSIS: * Activity slips back to post Summer levels.
 • Pricing rose again: We expect this to continue gradually unless inventory increases.

MEGALUXE –VOLUME UP, PRICING UP

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

of properties: 13 SIGNED AND CLOSED (UP SLIGHTLY compared to previous month)
 Average price: \$10,429m (\$2,616/sf. UP NOTABLY AGAIN COMPARED TO PREVIOUS MONTH)
 Average size: 3,933 sf (UP compared to previous month)
 * Activity remains strong, while many at this price-point are finding difficult it to find what they want.
 * These averages are swayed upwards by the sale of the 400 West 12th Street penthouse.

HOUSELUXE - ROBUST VOLUME AND HEALTHY PRICING.

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

of properties: 17 SIGNED or CLOSED (UP compared to previous month)
 Average price: \$ 5,396m (DOWN compared to previous month)
 Average width: 22 feet
 OUR ANALYSIS: *Strong activity continues. Especially on lower priced houses.
 *A gorgeous house on Barrow Street went to contract for around \$ 14million....The West Village command the premiums.

Leonard Steinberg, Herve Senequier, Lois Planco, Matt Amico, Julie Owen, Paulette Demers and Vincent Milosevich 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.

Prudential Douglas Elliman
26 West 17th Street 7th Floor
New York, NY 10011

LUXEGIFTS

WHAT ABOUT A LONDON PIED-A-TERRE FOR YOU AND SEVEN OF YOUR BFF'S?



So you want to give the **ULTIMATE** Christmas gift this year, what about [Cornwall Terrace](#)? Located in Regent's Park, London, the building comprises eight double-fronted mansions, with each carrying an asking price of between £29 million and £60 million. This most expensive row of terraced houses in the world has gone on the market for a whopping £400 million (**US \$624,478,642** at the time of writing). Architect Sir John Nash designed these lavish properties as part of the Prince Regent's (later King George IV) plans for the 19th century masterpiece Regent's Park. These luxury mansions have remained with the British nobility for 150 years before they became the headquarters for British Land. Developers Oakmayne bought the whole terrace two-and-a-half years ago and gave it a stunning makeover. For you and 7 friends?



theLUXURYLOFTteam REAL ESTATE SOLUTIONS

Leonard Steinberg T:(212)727-6164
Hervé Senequier T:(212)727-6162
Lois Planco T:(212)727-6150
Matt Amico T:(212)727-6140
Julie Owen T:(212)727-6135
Aimee Scher T:(212)321-7178
Vincent Milosevich T:(212)727-6189



Prudential Douglas Elliman Real Estate