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40 BOND STREET

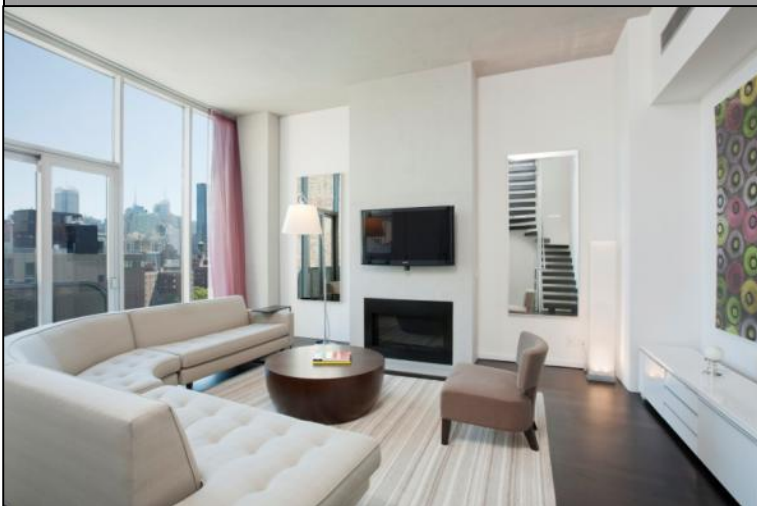
THE SAMENESS OF LUXURY REAL ESTATE

Pictured above is a photo of the spectacular terrace of a full floor trophy property we will be listing at 40 BOND STREET: It epitomizes the *opposite* of a trend we are beginning to see in the luxury market.....sameness. The picture above could be of no other building than the Herzog & De Meuron designed 40 Bond Street with its remarkably unique and distinctive curved glass façade that matters not only to the exterior but also impacts interior perspectives. Very, very few buildings achieve this. Others that come to mind are Jean Nouvel's 100 Eleventh Avenue with its jagged, multi-sized framed panes of glass, Annabelle Selldorf's 200 Eleventh Avenue curvy Terracotta and stainless steel façade and BKSK's 25 Bond limestone exterior. These buildings are almost instantly recognized, and the few that attempt to copy them usually fall short. Just like a fine work of art, their uniqueness makes them almost instantly recognizable without dictating to the owners of each individual apartment how to live, but rather inspires their own vision of life within the building. More importantly, these facades are carried into the building's common areas, especially the lobbies, either through the repetition of materials, but also through shapes and forms.

After a record-breaking first quarter of this 'New market of 2013', where buyers are paying extreme prices for very luxurious properties, sameness should not be an option. Worse of course are the bad imitators, or those developers and their architects and designers whose tastes don't live up to the expectation of a newly demanding (and highly informed) buyer. We may in fact be entering an era where the very high end buyer has become a connoisseur of great architecture: developers who make the extra effort to deliver something wonderful and unique (without being gimmicky, or worse, tacky) will be handsomely rewarded.

LEONARD STEINBERG

APRIL 2013 SELECTION

497 GREENWICH STREET SOHO	372 FIFTH AVENUE MIDTOWN
	
<p>The best of modernism: At the crossroads of Soho, The Village and Tribeca, this ultra-wide, sleek condo affords over 2,600sf of living space with 2 balconies in a full service building with a swimming pool moments from the Hudson River Park.</p> <p style="text-align: right;">\$ 4.25m</p>	<p>REDUCED! One bedroom with sleeping loft in a 24-hr doorman building, directly on Fifth Avenue moments from the SETAI, Morgan Library, Grand Central Station, the Garment Center and so much more. Roof-deck. Pied-a-terre allowed.</p> <p style="text-align: right;">\$399K</p>
519 WEST 23rd STREET	WEST CHELSEA
	
<p>NEW! — The best priced Penthouse in Chelsea! This 3 Bedroom, 2.5 Bath sponsor-owned modernist triplex home features a private elevator entrance, 13 FT ceilings, and floor-to-ceiling windows showcasing views to the north and south, including amazing views of the High Line Park. Enjoy the city skyline from your private 1,000SF terrace. Located in the heart of Chelsea, this one-of-a-kind home is not to be missed!</p> <p style="text-align: right;">\$4.5m</p>	

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

150 CHARLES STREET



WEST GREENWICH VILLAGE



A few units remain in this exceptional 90-unit condominium located in the West village overlooking the Hudson River. With extraordinary architecture by CookFox and elegant interiors by Alan Wanzenberg, this rare full service building with an unprecedented volume of pre-landscaped terraces and gardens, a garage and 75ft swimming pool offers a quality of life unknown to Downtown Manhattan with every conceivable luxury, all delivered in an understated style that is certain to stand the test of time. 150charles.com Delivery: 2015.

WEST CHELSEA







450 WEST 25th STREET

Located in the heart of West Chelsea, across the street from AVENUE'S SCHOOL, and in the very heart of the internationally acclaimed Art's District, this magnificent, contemporary townhouse is undergoing a gut renovation to transform it into a superb single family residence with multiple terraces, superb finishes, an elevator and a sensational, south-facing, sun-flooded garden. Completion scheduled for late 2013.



CONTACT LEONARD STEINBERG AT (917)385-0565

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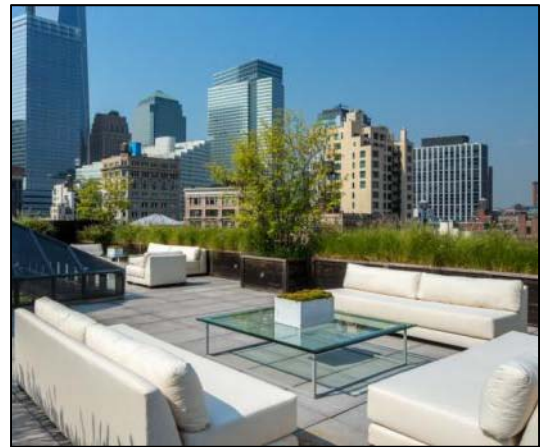
APRIL 2013 SELECTION

<p>270 BROADWAY</p>	<p>TRIBECA</p>		<p>270 BROADWAY</p>	<p>TRIBECA</p> 
<p>Extraordinary, five bedroom suite Steven Harris-designed penthouse in an A-grade full service building with panoramic, wraparound protected views and incredible light in every room. No expense spared renovation, with two magnificent terraces and every conceivable luxury and amenity. \$12.5m</p>		<p>This duplex (brand new, never-lived-in) penthouse features a supreme quality renovation with three bedroom suites and an amazing rooftop terrace with magical protected southern views towards the Gehry Tower and the Woolworth building: dreamy light streams in through 22 windows all day long. \$6m</p>		
<p>205 EAST 63rd STREET</p>	<p>UPPER EAST SIDE</p>		<p>173 PERRY STREET</p>	<p>WEST VILLAGE</p> 
<p>REDUCED! This perfectly proportioned high floor studio apartment features a gracious entry foyer with a charming, quiet sleeping alcove, a large living area and an abundance of closets. Unit can be combined with 8B. \$300k</p>		<p>Located directly on the 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. \$4.495m</p>		

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21 E 22 nd STREET	FLATIRON	285 LAFAYETTE STREET - RENTAL	SOHO
			
<p>NEW! - 1BR/1Bath + Home Office in Prewar Loft building. Tastefully renovated and generously proportioned rooms with 11ft ceiling. Well-managed, low maintenance, full time doorman, live-in super, roof deck, bike room and private storage, laundry room and pets allowed. \$975K</p>		<p>Unlike anything anywhere, this grandly scaled 3,200sf+ one-bedroom loft in an A-grade full service doorman condominium features dramatically scaled entertaining space, a massive kitchen and a bedroom with a brand new en suite bathroom. \$25k/month</p>	

144 DUANE STREET

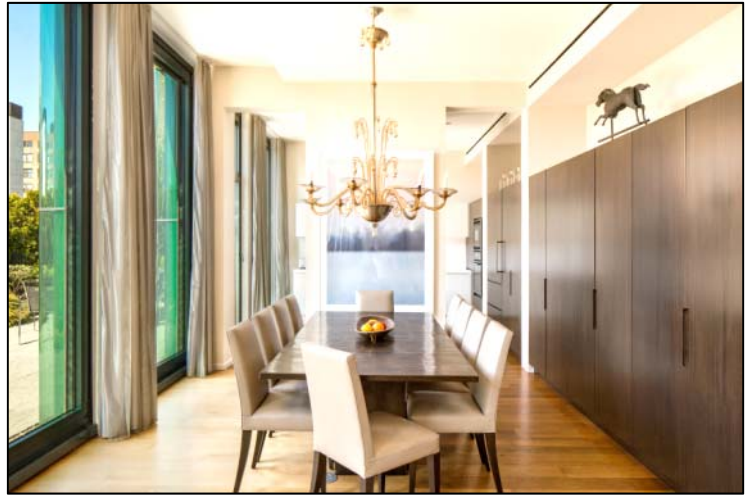


Built in 1862, and recently gut renovated to the highest standards, this exceptional limestone LOFT MANSION located in the heart of Tribeca is a one-of-a-kind masterpiece. With 30,000 sq. ft. of usable interior space, this is one of the largest and most beautiful properties to ever become available downtown. Built 41ft x 109ft with six floors above grade and two floors below grade, this property has been completely renovated both structurally and cosmetically to retain the structure's original character. The grand proportions of this building, with ceiling heights ranging from 12-17 feet, huge windows and multiple skylights bathe all areas with superb light. Brand new mechanical systems and an elevator are in place, as well as top-of-the-line appliances, fixtures and hardware. The building features an owner's penthouse (approx. 11,000 sq. ft. of living space) on the 4th, 5th and 6th floors with an extraordinary, fully landscaped roof deck and terrace (2,775 sq. ft.). This Penthouse also comes with a private gym and half basketball court in the basement (2,650 sq. ft.). The property generates substantial rental income from two floors of meticulously renovated rental units (2nd and 3rd floor, 4000 sq. ft. each) that if desired can be delivered vacant, and a high end showroom on the ground/retail floor with a half basement (7,750 sq. ft.).

Offered at \$49.5million

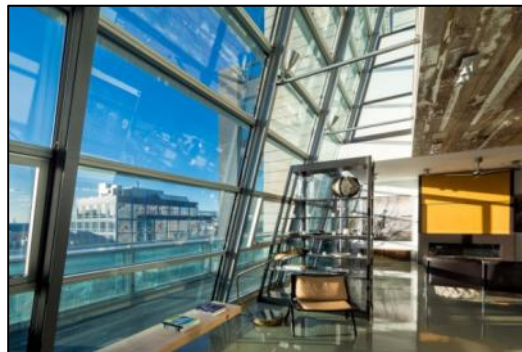
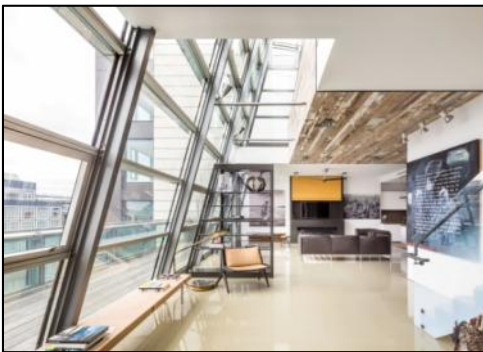
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40 BOND STREET (FEATURED ON THE COVER)



Perched above the most desirable block in NOHO amongst the city's most cherished cast iron buildings is this trophy Ian Schrager-developed property: Located in Pritzker Prize-winning architects Hertzog & de Meuron's landmark, this exceptional private full floor residence is of an unprecedented caliber. The David Mann-designed apartment spans almost 140 feet of south-facing frontage, all overlooking an extraordinary, lushly landscaped Jeff Mendoza-designed 20ft deep terrace, the entire length of the apartment. Rarely, if ever, does a residence of these proportions become available. Enter the apartment through a gracious entry foyer that leads to the expansive living room with a sleek wood-burning fireplace as the focal point. Floor-to-ceiling windows are on both sides of this room affording a remarkable sense of dimension from South to North: a dining room and Austrian smoked oak wood kitchen with Corian counters and professional appliances adjoin. A sumptuous Master Suite comprises a large bedroom with a fireplace overlooking the terrace with an en-suite bathroom featuring the signature custom-designed graffiti-patterned Corian, a massive windowed walk-in closet/dressing room, and his' and hers' offices. On the other end of the apartment are three additional bedroom suites each with their own bathroom and generous closet space. The full service building with its molded glass facade and sculptural fence at the street level features a 24 hour attended lobby, large gym and valet parking. Ducted, zoned central air conditioning, wide plank hardwood floors and 11ft ceilings feature throughout the apartment. Offered at: \$ 27million

497 GREENWICH STREET – THE PENTHOUSE



This penthouse has been meticulously crafted to exceed conventional luxury standards, and customized to enhance the prolific Winka Dubbeldam architecture, at the crossroads of West Soho, Tribeca and the West Village. The Mint 3,500+ square foot duplex, allows sunsets views over the Hudson River and Statue of Liberty. This spectacular backdrop provided the canvas for interior architect Sally Rigg to draw from the world's best materials, appliances and fixtures, to create grand living spaces, replete with a gas fireplace and home theatre, leading to a magnificent terrace that runs the full width (almost 50ft) of the property facing West. The fully customized kitchen by Boffi, with Miele, Sub Zero and Gaggenau appliances adjoins an intimate, glamorous dining area. There is a guest bedroom suite/study, on this floor and a powder room. Upstairs the seductive Master bedroom features a dramatic en suite bathroom with a free-standing tub: two walk in closets are equally impressive. An additional bedroom suite features a private terrace. A study area could serve as a 4th bedroom with an additional half bathroom. The entire home outfitted by SONOS's ZonePlayer and ceiling speakers in every room. Form meets function with the 1,500+ square foot landscaped private rooftop terrace with an outdoor kitchen/wet bar and a Sky Dining Terrace located on the roof's highest point. The building amenities include a chic gym, sauna, endless pool, wine cellar, 24-hour doorman, screening room, meeting room and a guest suite. \$14m CONTACT KANE MANERA: mobile: (432) 559-7213

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MINLUXE – VOLUME UP DRAMATICALLY, PRICING EVEN

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

# of properties sold:	222 SIGNED AND CLOSED (UP NOTABLY COMPARED TO PREVIOUS MONTH)
Average price:	\$1,448m (\$1,210/sf EVEN compared to previous report)
Average Size:	1,203sf (DOWN compared to previous report)
OUR ANALYSIS:	* Pricing stable above \$ 1,200/sf as volume rises. * Sales volume soars to unprecedented levels.

MIDLUXE –VOLUME RISES, PRICING UP

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

# of properties sold:	143 SIGNED AND CLOSED (UP compared to previous month)
Average price:	\$2,886m (\$1,553/sf) (UP compared to previous month)
Average Size:	1,859sf (DOWN compared to previous month)
OUR ANALYSIS:	* As promised in our last month's luxuryletter, pricing is up and volume too. The size of units is shrinking as new buildings are able to squeeze more rooms into less space more efficiently

ULTRALUXE –VOLUME AND PRICING RISE NOTABLY

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

# of properties sold:	33 SIGNED AND CLOSED (UP compared to previous report)
Average price:	\$4,439m (\$1,980/sf, UP from previous report)
Average size:	2,255sf (DOWN compared to previous month)
OUR ANALYSIS:	* Activity and pricing rise notably: new buildings that are more efficiently laid out are boosting the price per square foot.

MEGALUXE –VOLUME AND PRICING BREAK RECORDS

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

# of properties:	65 SIGNED AND CLOSED (UP again compared to previous record-breaking month)
Average price:	\$ 8,216m (\$2,422/sf. UP notably compared to previous month)
Average size:	3,102sf (DOWN compared to previous month)
	* Volume soars as new development sales continue their dramatic run.
	* The average price rose notably: sales at 150 CHARLES STREET have broken all records, possibly even globally, as no other building has sold as ferociously with well over a HALF A BILLION in sales in a little over one month.

HOUSELUXE – STRONGER ACTIVITY

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

# of properties:	22 SIGNED OR CLOSED (UP compared to previous month)
Average price:	\$ 5,863m (EVEN compared to previous month)
Average width:	20 feet
OUR ANALYSIS:	* Further increased activity continues. This sector of the market is healthy. No mega-mansion houses traded this month, but several are in the works.

Leonard Steinberg, Hervé Senequier, Lois Planco, Matt Amico, Glen Jackson, 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
26 West 17th Street 7th Floor
New York, NY 10011

LUXEFIND – A VERY SLENDER HOME OFFICE

Michael Hilgers slims down the secretary-style desk with Flatmate. When closed, the workstation is a mere 5 inches deep; open, it takes up just one square foot of floor space. The writing surface flips down to reveal storage and glare-free fluorescent lighting. Standard in white or black melamine with natural edges, it's also available lacquered in 14 colors.

www.muellermoebel.de



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