

519 WEST 23rd STREET PENTHOUSE - \$ 4,5MILLION

THE 'TOP 4' FALL 2013 COLLECTION

As we enter the Fall Season, the developers of a large swathe of exciting new buildings will start marketing their apartments to the world. After eight months of giddy price escalations, raised expectations and super-fast sell-outs, this new batch will be very interesting indeed. In a market flooded with 'noise', editing out the best from the masses is necessary. Here are the four buildings that will be entering the marketplace that I think will matter most:

THE GREENWICH LANE: This highly anticipated grouping of 6 sets of buildings on the former St. Vincent's site in the central part of Greenwich Village is one of the largest of the buildings coming to Downtown, and promise to be quite lovely.

150 ELEVENTH AVENUE: This Norman Foster-designed river-front West Chelsea tower should be a stunner with its drive-in courtyard, superb protected views and super-chic interiors by Shelton Midell.





295 LAFAYETTE STREET: These Soho penthouses perched above the Puck building will be quite magnificent.

560 WEST 24th STREET: Adam Gordon never disappoints: his tastes combined with Steven Harris' and developer partners Tavros should reveal a classic contemporary alternative to some of the space-age modernism West Chelsea is experiencing. (I am being a little biased as we will be marketing this building, but I feel certain once you see it you will agree it is worthy!)

While WALKER TOWER certainly elevated the standards of finish out in the new development arena, the bar is about to be raised: I have seen what some buildings will be delivering and brace yourself: it's GOOD!

LEONARD STEINBERG

SEPTEMBER 2013 SELECTION

<p>43 GREAT JONES STREET</p>	<p>NOHO</p>	<p>200 ELEVENTH AVENUE</p>	<p>CHELSEA</p>
			
<p>Located on the best block of NOHO, this full floor loft provides the perfect opportunity to create the quintessential dream loft with North and South bright exposures. The rear looks over the magnificent 40 Bond Street gardens.</p> <p style="text-align: right;">\$ 2.85m</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.</p> <p style="text-align: right;">\$9M</p>	
<p>6 VARICK STREET</p>	<p>TRIBECA</p>	<p>231 TENTH AVENUE</p>	<p>WEST CHELSEA</p>
			
<p>NEW! Authentic, enormous prewar loft 1 bedroom in prime Tribeca, moments from all of the neighborhood's superb restaurants. Incomparable sunlight floods this exquisite space through 9 south-facing arched windows.</p> <p style="text-align: right;">Rent \$8,250/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.</p> <p style="text-align: right;">\$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 AVENUE'S SCHOOL, and in the very heart of the internationally acclaimed West Chelsea Art's District, just south of the Hudson Yards where an entire city is being constructed 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, superb finishes, an elevator and a sensational, south-facing, sun-flooded garden. Designed by Wayne Turrett, 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 late 2013.

Offered at: \$ 10.75million

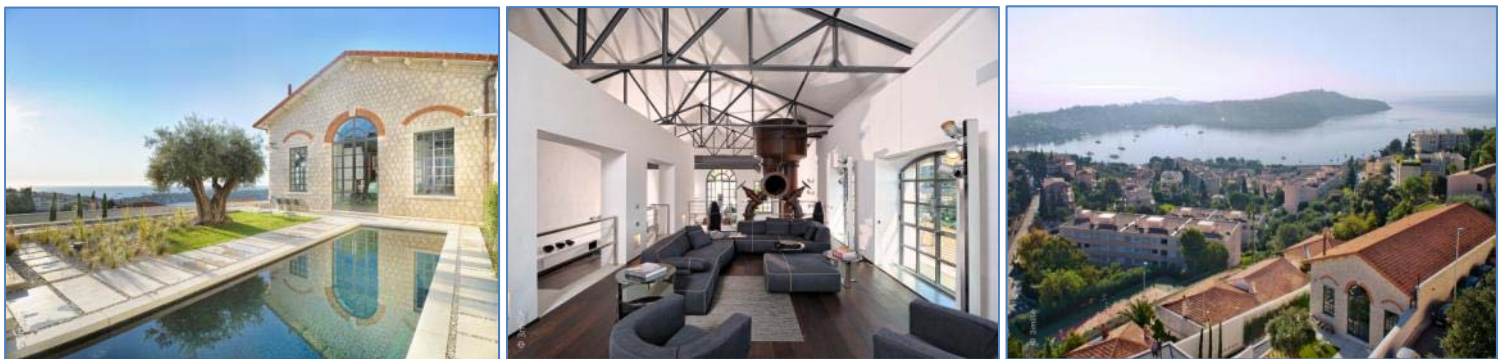
CONTACT LEONARD STEINBERG AT (917)385-0565

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SEPTEMBER 2013 SELECTION

270 BROADWAY TRIBECA	173 PERRY STREET WEST VILLAGE
	
<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.</p> <p style="text-align: right;">\$12.5m</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.</p> <p style="text-align: right;">\$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, whilst an independent guest's apartments also provides a further suite. Floor plan and price presented on request.

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

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40 BOND STREET

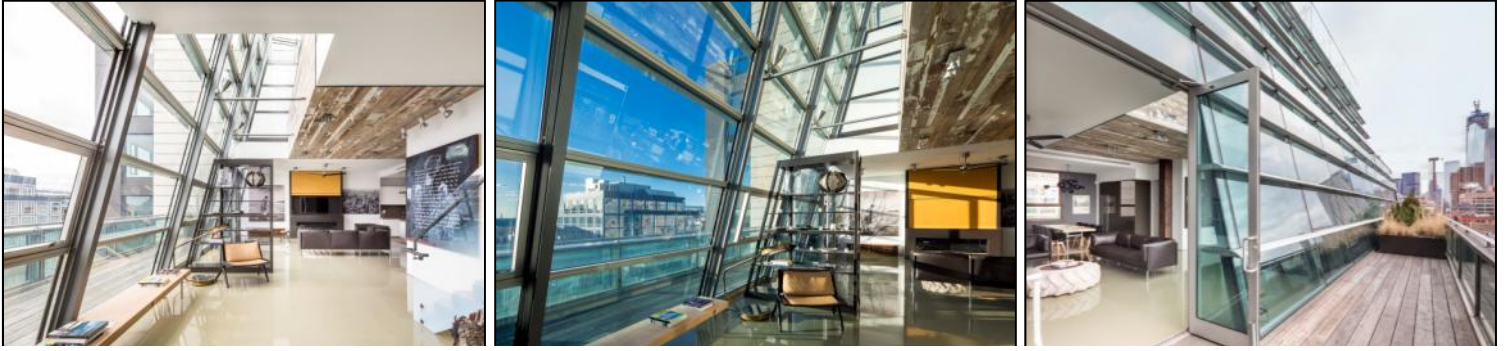


Perched above the most desirable block in NOHO amongst the city's most cherished cast iron buildings is this trophy Ian Schrager property: Located in Pritzker Prize-winning architects Hertzog & de Meuron's landmark 40 Bond Street, this exceptional private full floor residence is of an unprecedented caliber. 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 graffiti 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: \$ 25million

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

497 GREENWICH STREET – THE PENTHOUSE



This Winka Dubbeldaum designed duplex penthouse at the crossroads of West Soho, Tribeca and the West Village delivers an unrivaled 3,500+ square feet with amazing entertaining spaces with spectacular terraces and sunsets views over the Hudson River and Statue of Liberty. The finish out is par none including a 1,500sf rooftop terrace with outdoor kitchen. The Master Suite is sublime, with two additional guest suites. The building amenities include a chic gym, sauna, endless pool, wine cellar, 24-hour doorman, screening and meeting room and a guest suite. **Price: \$12.5m**

CONTACT: KANE MANERA: (432) 559-7213

519 WEST 23RD STREET – THE PENTHOUSE – WEST CHELSEA



UNDER \$ 1,700/sf!

The best priced Penthouse in Chelsea! This 3 bedroom, 2.5 bathroom sponsor-owned modernist triplex home features a private elevator entrance, 13ft ceilings, and floor-to-ceiling windows showcasing views to the north and south, including amazing views of the High Line Park. State-of-the-art living space offers Varenna kitchen cabinetry, Miele appliances, and a skylight in the kitchen, Italian glass tiles in the bathrooms, and a gas fireplace and floating staircase in the living room. Enjoy the city skyline from your private 1,100 square foot roof terrace. Located in the West Chelsea Gallery District, surrounded by the world's leading art galleries, and one block from the Hudson River Park and Chelsea Piers, this is a one-of-a-kind home not to be missed! **Offered at: \$4.5M**

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MINLUXE – VOLUME DOWN, PRICING RISES SLIGHTLY

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

of properties sold: 197 SIGNED AND CLOSED (DOWN COMPARED TO PREVIOUS MONTH)
 Average price: \$1,428m (\$1,260/sf UP slightly compared to previous report)
 Average Size: 1,156sf (DOWN slightly compared to previous report)
 OUR ANALYSIS: *Volume slows slightly from July's high. Pricing continues its escalation above \$ 1,200/sf, now approaching \$1,300/sf

MIDLUXE –VOLUME DOWN, PRICING EVEN

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

of properties sold: 144 SIGNED AND CLOSED (DOWN compared to previous month)
 Average price: \$2,683m (\$1,513/sf) (EVEN compared to previous month)
 Average Size: 1,745sf (DOWN compared to previous month)
 OUR ANALYSIS: * Volume down, while pricing is even. Still, a very strong volume for a summer month.

ULTRALUXE –VOLUME & PRICING SLIP SLIGHTLY

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

of properties sold: 23 SIGNED AND CLOSED (DOWN slightly compared to previous report, yet very strong)
 Average price: \$4,518m (\$1,864/sf, DOWN slightly since previous report)
 Average size: 2,412sf (UP compared to previous month)
 OUR ANALYSIS: * Activity remains strong, especially for the month of August. Pricing slips slightly.

MEGALUXE –VOLUME DOWN, PRICING ALMOST \$3,000/sf!

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

of properties: 25 SIGNED AND CLOSED (DOWN compared to previous month)
 Average price: \$ 9,142m (\$2,960/sf. UP again compared to previous month)
 Average size: 3,085sf (DOWN compared to previous month)
 * The Average price almost reaches \$3,000, boasted by the closing of the PH at 18 Gramercy Park for \$42M..... or \$6,636/sf

HOUSELUXE – SUMMER SLOW DOWN

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

of properties: 2 SIGNED OR CLOSED (significantly lower compared to previous month)
 Average price: \$ 5,312m (DOWN compared to previous month)
 Average width: 22.5 feet
 OUR ANALYSIS: *Slower end of summer activity as inventory dries up.

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:

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***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.

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