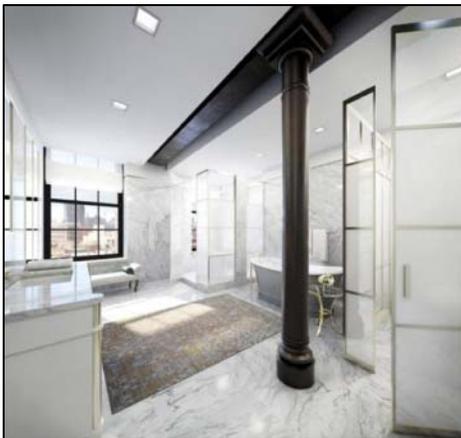
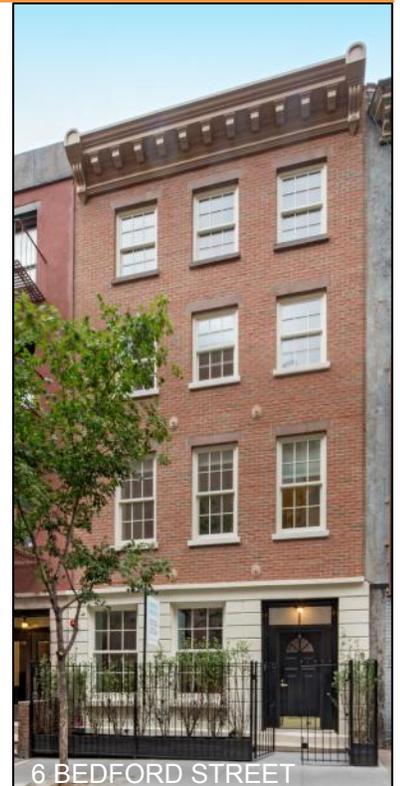


## MAYORAL ISSUES: A TALE OF TWO CITIES?

This coming month we enter the heightened moment of the New York mayoral election and it appears Bill de Blasio is a certainty (although a few months ago all were calling Christine Quinn the 'Heir Apparent'). The vocal opponents of Mayor Bloomberg (because of his sometimes harsh tone) fail to comprehend that a mayor's role is that of effective CEO of the City, not 'best friend'. Is Mr. de Blasio qualified for this highly demanding role? Based on his ONE NEW YORK message, I hope he addresses the following two real estate related issues:

- 1) His 'NYC's Worst Landlords Watchlist' is a great idea and helps identify bad landlords: to be fair, he should introduce 'NYC's Worst *Tenants*' list to identify all those abusive tenants, especially those who abuse rent control and regulation.
- 2) Bill de Blasio plans to raise taxes on those earning over \$500k a year to pay universal pre-Kindergarten programs and to expand after-school programs at middle schools. These programs sound great, but instead of increasing revenues by raising taxes on the 'bad wealthy people' (who may pack up and move to Connecticut, thereby forcing us all to pay more), Mr. de Blasio should address the huge disparity in real estate taxes paid by equally valued properties..... He should start in his own back yard: Mr. de Blasio pays less than a **QUARTER** of the real estate taxes for his townhouse in Park Slope compared to the owner of a very similar sized and valued property in Manhattan. Where in our constitution does it allow a Mayoral candidate to pay a QUARTER of his fair share of real estate taxes? I feel certain that if his taxes were matched to what others are paying taxes could be LOWERED for a good chunk of the residents of New York. Is this just another one of those "TALE OF TWO CITIES" items that he keeps referring to where he happens to be a beneficiary? **LEONARD STEINBERG**



## THE PUCK BUILDING – THE NEW STANDARD

A recent tour of the Puck Building penthouses left me speechless: this building has delivered a quality of design and finish, the likes of which Manhattan has never seen outside of the highest end custom renovations: It makes some similarly priced properties look like poor cousins. The intense attention to detail that celebrates the distinctively 'downtown' architecture with its exquisite barrel vaulted ceilings is inspiring. Bravo to Jared Kushner (and Raphael de Niro, the broker for the building) for delivering the very highest order of real estate to New York: a new standard has been set!

# OCTOBER 2013 SELECTION

43 GREAT JONES STREET

NOHO



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.

**\$ 2.85m**

200 ELEVENTH AVENUE

CHELSEA



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.

**\$9M**

6 VARICK STREET

TRIBECA



**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.

Rent **\$8,250/month**

231 TENTH AVENUE

WEST CHELSEA



**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.

**\$1.65m**

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 Winter, 2013.

Offered at: \$ 10.75million

CONTACT LEONARD STEINBERG AT (917)385-0565

# OCTOBER 2013 SELECTION

30 E 62 <sup>nd</sup> STREET	UPPER EAST SIDE	173 PERRY STREET	WEST VILLAGE
			
<p><b>NEW!</b> Spectacular large one Bedroom, 1½ bathroom apartment with a long sunny terrace just off Madison Avenue. Brand new, wide plank hardwood floors feature throughout this gorgeous home.</p> <p style="text-align: right;"><b>\$1.7m</b></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;"><b>\$4.25m</b></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

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

BRAND NEW TOWNHOUSE FOR SALE  
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 reveal 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 features 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: \$9million

CONTACT LEONARD STEINBERG AT (917) 385-0565

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

## COMING SOON.....

Watch this space for the following exciting new buildings we will be bringing to the market over the course of the next few months:

### 560 WEST 24<sup>th</sup> STREET, WEST CHELSEA

8 sensational private full floor or duplex apartments, Steven Harris-designed, ground-up construction in the heart of the West Village

### 27 WOOSTER STREET, SOHO

Located in the heart of Soho, this newly constructed full service condominium with parking and full services will deliver half-floor and full floor apartments in a contemporary classic style.

### 7 HARRISON STREET, TRIBECA

This prime Tribeca landmark is being gut renovated and re-imagined by Steven Harris into fourteen 3-bedroom apartments plus Downtown's most extraordinary penthouse.

## MINLUXE – VOLUME DOWN, PRICING DIPS SLIGHTLY

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

# of properties sold: 188 SIGNED AND CLOSED (DOWN COMPARED TO PREVIOUS MONTH)  
 Average price: \$1,443m (\$1,240/sf DOWN slightly compared to previous report)  
 Average Size: 1,174sf (DOWN slightly compared to previous report)  
 OUR ANALYSIS: \*Volume slows down again. Pricing slips a bit but remains above \$ 1,200/sf.

## MIDLUXE –VOLUME DIPS, PRICING EVEN

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

# of properties sold: 167 SIGNED AND CLOSED (DOWN compared to previous month)  
 Average price: \$2,746m (\$1,503/sf) (EVEN compared to previous month)  
 Average Size: 1,815sf (UP compared to previous month)  
 OUR ANALYSIS: \* Volume dips, while pricing remains even.

## ULTRALUXE –VOLUME UP & PRICING OVER \$2,000/sf

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

# of properties sold: 30 SIGNED AND CLOSED (UP compared to previous report, yet very strong)  
 Average price: \$4,461m (\$2,040/sf, UP 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 UP SHARPLY, PRICING EASES.

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

# of properties: 62 SIGNED AND CLOSED (UP NOTABLY compared to previous month)  
 Average price: \$ 8,962m (\$2,393/sf. DOWN again compared to previous month)  
 Average size: 3,491sf (UP NOTABLY compared to previous month)  
 \* Pricing dropped because last month had far fewer transactions and one pushed the average up somewhat artificially. This month's huge volume is fueled mostly by 56 Leonard signings registering

## HOUSELUXE – FALL HEATS UP

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

# of properties: 18 SIGNED OR CLOSED (significantly UP compared to previous month)  
 Average price: \$ 6,418m (UP compared to previous month)  
 Average width: 21 feet  
 OUR ANALYSIS: \*Fall activity picks up and pricing rises nicely.

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

## LUXEFIND – 'EMPIRE' DINER RETURNS TO WEST CHELSEA

The as-yet-to-be-named restaurant, coming to the space that previously housed the Empire Diner, is slated to open this month! This West Chelsea landmark failed as "The Highliner" but now promises to be a huge success, re-designed by Groundswell, with a highly capable 'The Harrison' chef Amanda Freitag. It will start out with just breakfast, lunch, and dinner service, but eventually the restaurant will be open 24 hours a day.

210 Tenth Ave. @ 22<sup>nd</sup> Street



## theLUXURYLOFTteam REAL ESTATE SOLUTIONS



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