



141 East 88Th Street, Upper East Side
\$9,750,000

New York Luxury Real Estate Markets And The Coronavirus

As was to be expected, the month of March was an extremely quiet time for the real estate markets in New York as we adjusted to a new way of life foreign to most New Yorkers. Isolating ourselves from one another is contrary to the entire New York lifestyle, and for many the adjustment was difficult. With showings justifiably barred by the Governor's office, real estate brokerage ground to a halt. Yes, a few transactions - that started well before the shutdown - and closings are happening remotely. This moment is somewhat distressing in that the markets were beginning to show new signs of life and optimism was growing that Spring 2020 was going to be solid. Alas, this is no longer the case and it appears the first half of 2020 will be weak as our priority must be containing this awful virus, minimizing fatalities and then re-building.

New Yorkers are an exceptionally resilient bunch, and this episode is certain to teach us many lessons about future preparedness and new etiquettes around health. It will also teach us many lessons about the multitude of things we may have taken for granted before, including the value of owning a beautiful home. This moment reminds us of the fragility of life and how connectedness, comfort and the basic human needs we sometimes assume are eternal are indeed rather fleeting. I for one have never appreciated the comforts of my home more. Home is truly a hug at the end of a challenging day, and the ultimate sanctuary during times of difficulty.

Over the next weeks and months we will establish a new normal, but just like the recovery after 9/11 and the 2008/9 Great Recession I'm more confident than ever that our will and determination to overcome will far outstrip the many obstacles and challenges we face. New York will recover - sooner than we might imagine - and it will return smarter, stronger, wiser and more prepared than ever.





Minimalist Modern Loft

476 Broadway, Soho
NEWLY PRICED: \$7,750,000

With almost 50 feet of West facing frontage, this loft - almost 4,000sf in size - benefits by Southern and Eastern windows and light too through a total of 18 large windows. The seamlessness of the installation is notable everywhere, with a flushness of installation that a true connoisseur of craftsmanship will appreciate.

DID YOU KNOW?

It took around 3 months for the New York real estate markets to recover after 9/11.



260 West Broadway, Tribeca
NEW PRICE: \$6,700,000

With almost 45 feet of south-west-facing, sunny frontage overlooking Tribeca Park with its majestic London Plane trees, this centrally located authentic 5-bedroom loft with massive arched windows used to be home to the recording studio of world-renowned musicians including Earth, Wind & Fire, not to mention some of the most notable names in fashion. Tall ceilings further enhance the majestic pre-war architectural details that abound throughout this home.



46 Mercer Street - Penthouse - Soho
\$8,500,000

Open, big, protected sunset views in Soho are incredibly rare: The elevation of this penthouse condominium atop The Hohner Building is of collector quality, clearing all of Soho with impressive vistas that span from Downtown Manhattan all the way north past Hudson Yards to Midtown.

For more information or to schedule an appointment please call 646.780.7594



40 East 67th Street - Upper East Side

\$13,995,000

Superbly positioned moments from Central Park, this magnificent, 20-foot wide townhouse with an elevator is located between Park and Madison Avenues, in the most convenient and fashionable part of the Upper East Side.



252 Seventh Avenue - Chelsea

\$5,000,000

A light-filled, grandly scaled 3-bedroom loft apartment with low monthly carrying costs and 14 over-sized tilt-and-turn windows sits on a prime, corner perch in The Chelsea Mercantile, Downtown's pioneering full-service loft condominium building with a full suite of amenities including parking.



315 East 18th St, Gramercy

\$11,000,000

Coming Soon! Nestled on a picturesque block, moments from Gramercy Park, is a recently completed Greek revival style gut-renovated townhouse that has been superbly designed and re-constructed to the most exacting standards.



77 Bleecker Street - Greenwich Village

\$800,000

COMING SOON! Quiet and pristine one-bedroom apartment perfectly perched in a full-service pre-war co-op in Greenwich Village, moments from Soho and Noho. This bright and cheerful home has been meticulously maintained and updated with custom window treatments, and Elfa closets



6 West 20th Street - Flatiron

\$10,000,000

This triple-mint, recently completed, precisely gut-renovated private full-floor loft. Designed by Russell Riccardi Architect and executed by John Hummel and Associates this voluminous and wide loft spanning 50 feet of frontage is bathed in natural light all day.



Duplex Penthouse with Private Terrace & Roof Deck

161 Hudson St, Tribeca
\$13,950,000

Located in the heart of Tribeca this exquisite Monique Gibson-designed and mint-move-in light-flooded duplex corner Penthouse with private terrace, roof deck and panoramic views blends the grandeur of loft living with apartment practicality.

DID YOU KNOW?

Trillions of stimulus dollars injected into the economy with low interest rates could result in accelerated recovery.



THE LINDLEY - 591 Third Avenue - Murray Hill

This recently completed full service condominium moments from the Public Library and Grand Central Station offers beautifully finished 1-2 bedroom homes starting around \$1.25 million with a tax abatement that brings monthly costs down notably. A 24-hour doorman, gym and lounge are some appealing amenities.

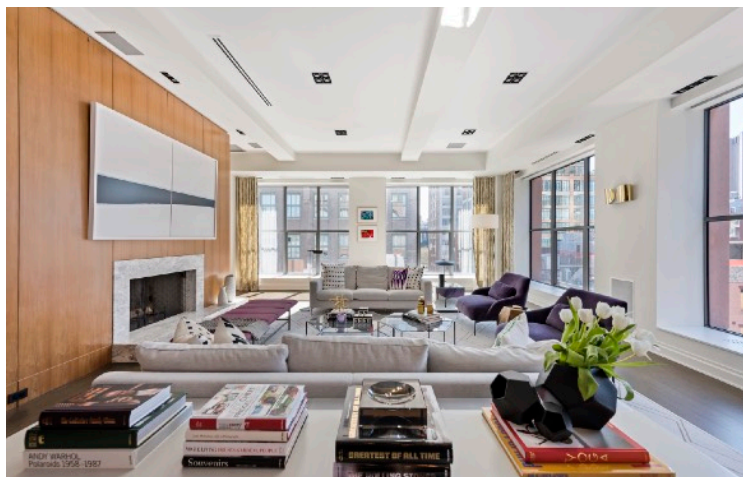


12 East 12Th St, Greenwich Village

\$11,995,000

Endless possibilities and extraordinary living await you at this coveted prewar Gold Coast Greenwich Village Condominium, in a premier location between Fifth Avenue and University Place. A private key-locked elevator transports you directly into a sprawling light-bathed loft, where you have the opportunity to enjoy the home 'as-is,' or customize the interior to create an incredible one-of-a-kind 5,800 sq ft dream loft space – a rare offering in Greenwich Village.

For more information or to schedule an appointment please call 646.780.7594



New! 408 Greenwich St, Tribeca
\$8,500,000

This high-floor expansive, private, full-floor 3,722sf, sun-drenched loft with over 180 feet of linear windows takes full advantage of its perfect Tribeca setting surrounded by all things wonderful about this vibrant neighborhood.



152 Elizabeth Street - Nolita
THE FINAL RESIDENCE: \$5,985,000

With an exacting eye and generous spirit, Pritzker Prize Laureate Tadao Ando and renowned interior architect Michael Gabellini have made history with 152 Elizabeth Street. Ideally situated in vibrant Nolita, the building stands as Ando's first residential work outside of Asia. Final half floor, 2 bedroom residence. Approx. 2,000sf in size.



141 East 88Th St, Upper East Side - Carnegie Hill
\$9,750,000

This bright, breathtaking penthouse is one of only two newly constructed penthouses perched atop the recently converted full-service Philip House, boasting a rare combination of complete privacy and tranquility with landscaped terraces on both floors. The four set-back terraces provide privacy and make this home extraordinarily quiet.



160 East 22Nd St, 19C - Gramercy
NEW PRICE: \$2,750,000

Hovering above the heart of the Gramercy Park Neighborhood, residence 19C is an almost 1,300 square foot 2 bedroom, 2-bath condominium home in a new, full-service building with inspiring open city views that include Gramercy Park itself.

For more information or to schedule an appointment please call 646.780.7594



38 Cobb Isle Road Watermill, Hamptons

\$9,495,000

Welcome to 38 Cobb Isle Road, an "Aman-Inspired" waterfront home located in the beautiful hamlet of Water Mill South. The first words that come to mind when you arrive at this waterfront home are serenity and simplicity. Surrounded by inspiring views of Mecox Bay from the moment you drive up, this home was built and designed with a complete focus on water and the tranquility it infuses into your life. Co-exclusive with Lori Schiaffino



347 Bowery - Noho/East Village - Immediate Occupancy

3-BEDROOM, 3.5-BATHROOM DUPLEX - BIG views - superb light — \$6,500,000 - NEW PRICE! Brand new, mint and move-in

Luxury Market Activity

For the first time in the almost 16-year history of LUXURYLETTER, we decided not to include this section devoted to sales figures and activity levels. With the markets literally shut down we saw no point in reporting the obvious.



Coming Soon: 33 Park Row

Rogers, Stirk, Harbour & Partners - architects of the Pompidou Museum, Paris, One Hyde Park, London, and One Monte Carlo, Monaco present their first residential building in the USA, perfectly perched on City Hall Park. Apartments range in size from 1- to 4—bedrooms and penthouses. 2020 Occupancy.



100 East 53Rd Street Midtown

\$19,880,000

This exceptional Walker Tower four-bedroom + home office duplex has been completely transformed to achieve an unprecedented level of quality and refinement. At over 4,144 SF, the combination of two units has resulted in a one-of-a-kind floor plan offering two private terraces and sweeping views of the Manhattan skyline.

DID YOU KNOW?

Wearing a mask when you have any symptoms of a cold or flu is something we might all want to consider doing going forward. Many other cultures do so out of respect for their fellow human beings to prevent spreading germs. Wearing shoe covers or removing shoes when entering your home is very effective too.

Compass

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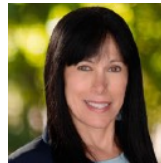
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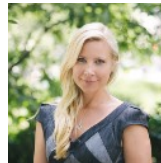
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