



Prize Fifth Avenue Maisonette

Exquisite Duplex with 80ft of direct Central Park frontage

4 BEDROOMS / 5+ BATHS

UPPER EAST SIDE

\$18,000,000



'Tis The Season To Celebrate!

As we enter the FESTIVE SEASON of December, we in New York City have much to celebrate. About a year ago at this time, we were being bombarded 24/7 with bad, distorted and inaccurate news about our city, much of it politically driven to serve agendas that weren't in the best interests of New Yorkers at all. We knew better. New Yorkers are a resilient bunch. You'd think the rest of the US would be more supportive, considering New York contributes almost 9% of total Federal tax receipts with less than 6% of the US population. Then again, our political leaders and their enablers are often removed from the true sentiments of their constituents as we've seen by the number of buyers from around the country heading our way. Luxury signed contracts are TRIPLE that of 2020, a weak year, but by the end of this month I'd bet our full year numbers will beat 2019's figures - a better gauge - dramatically.

Here are some things to celebrate:

1. New Mayor Eric Adams promises to be a uniter with pro-business, pro-development, desire for fairness rhetoric that can only serve all well and has to be an improvement over DeBlunderer.
 2. New York State and city coffers are healthy again, back from close to bankruptcy, fueled by stimulus and taxes generated from real estate.
 3. NYC is now in full price recovery mode.
 4. New York's 68% fully vaccinated rate appears to be curbing COVID deaths and hospitalizations.
 5. Covid infection rates in urban settings are consistently lower than in many rural settings.
 6. A strong bonus season is bound to fuel markets.
 7. Interest rates may remain low through 2022
 8. Low inventory levels in areas are fueling 'broker begging' and more buyer urgency.
 9. Inflation-driven rent hikes remind all that buying and owning is usually smarter in the longterm.
- HAPPY HOLIDAYS!!
-Leonard

Did You Know?

01

The SALT tax deduction limit could be raised in new Federal legislation, a potential win for New York, New Jersey and Connecticut who send much more in federal taxes to DC than is spent on these states.

02

The New York Metropolitan Area is the largest in the world with a combined population of over 20 million people ...and a GDP almost the size of all of the country of France....approaching \$3 trillion!

03

Over 10% of Manhattan is PARK LAND including Central Park, The Hudson River Park, East River Park, Gramercy, City Hall and Madison Square Parks....New York City has over 5 million trees....

04

For Weekly signed contract market insights, follow us on Instagram:
[@theleonardsteinbergteam](https://www.instagram.com/theleonardsteinbergteam)



About Richard Rogers

Pritzker Prize-winning architect Richard Rogers and his team at Rogers Stirk Harbour + Partners expand their international portfolio of premier residential properties to New York City. No. 33 Park Row joins RSHP's critically acclaimed projects on the global stage, including One Hyde Park in London, the Centre Pompidou in Paris, and One Monte Carlo in Monaco.

"I have always believed that humane and progressive architecture is one that creates beauty out of function. Not just for the sake of beauty in itself, but because beautiful buildings and public spaces help people achieve their potential."

RICHARD ROGERS
2007 PRITZKER ARCHITECTURE PRIZE
LAUREATE ACCEPTANCE SPEECH





Unrivaled City Hall Park Views

Prices starting at \$1.875 to \$19.5M
No. 33 Park Row. Financial District / TriBeCa

Introducing the first residential property in New York City by **Pritzker Prize-winning architect Richard Rogers, Rogers Stirk Harbour + Partners**. This striking tower joins RSHP's critically acclaimed projects on the global stage, including One Hyde Park in London, the Centre Pompidou in Paris, and One Monte Carlo in Monaco. Located at the intersection of Tribeca, The SouthStreet Seaport and The Financial District at City Hall Park.



Park House Chelsea

Pricing Starts at \$2.575,000
1-4 bedroom homes
500 West 22nd Street

Perched at the corner of Tenth Avenue and 22nd Street, across from Clement Clarke Moore Park, Park House Chelsea along the Highline Park and equidistant between Hudson Yards and the Meatpacking District is a collection of ten meticulously designed park front residences by Selldorf Architects, recently awarded the re-design of the National Gallery in London.





Pin Drop Quiet, River-front Tribeca Home with Soaring Ceilings

250 West Street
TriBeCa
2-3 bedrooms
\$5,250,000



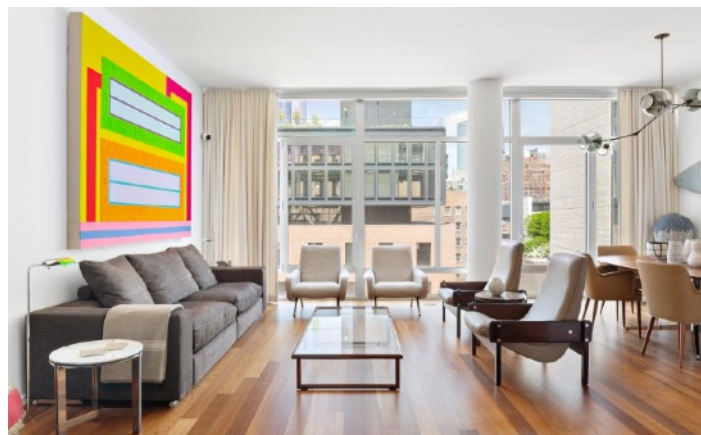
NEW PRICE! Grandly Scaled Pre-War Loft Awaits Your Touch

832 Broadway
Greenwich Village
3-4 bedrooms
\$5,000,000



Published West Chelsea Penthouse with private rooftop Pool

456 West 19th Street
West Chelsea
3 beds, 3.5 baths
\$12,000,000



Exquisitely Scaled and Renovated Home

520 West 19th Street
West Chelsea
Large 2-bedroom
\$3,500,000



Gut Renovated Townhouse with Private Parking

53 Downing Street
West Village
\$15,700,000



Pristine two bedroom in a boutique condo with a full suite of amenities

160 East 22nd St.
Gramercy
\$2,400,000



Townhouse Living with
Super/Doorman Services

504 West 22nd St
West Village
\$6,975,000



Winged 2-Bedroom Home
with a Private Balcony

165 West 18th Street
Chelsea
2 Bedrooms
\$2,250,000



Pristine Penthouse with
Four Private Terraces

141 East 88th Street
Upper East Side
3-4 bedrooms
\$8,500,000



Triple Mint Full Floor Loft Moments From Madison Square Park

6 West 20th St
Flatiron
\$9,000,000





Light Filled Duplex with Open Views

Final Unit. Immediate Occupancy
347 Bowery, East Village/NoHo

California-quality light streams throughout this perfectly scaled and crafted Selldorf Architects-designed duplex with two wrap balconies. The apartment's southwest orientation floods the space with light all day long via three exposures that also reveal remarkable and unexpected open views. With meticulous attention to detail, this modern home is just moments from all the charms of downtown Manhattan that deliver on every level with the best selection of culinary and cultural delights and close proximity to all public transportation.



Chelsea Penthouse Designed by AD100 Architect, Steven Harris

\$14,000,000 - 4 bedrooms + study + 2 fireplaces
560 West 24th Street, Chelsea

West Chelsea Contemporary Classic Penthouse designed by Architectural Digest architect Steven Harris: Perched above a brand new elegant limestone-clad building with bronze-framed windows is this exceptional duplex penthouse that epitomizes grace and elegance.



Once-in-a-Generation Opportunity

Beautifully positioned with 40 feet of frontage on each level of this Central Park-facing duplex in one of Fifth Avenue, New York's premier co-op's - a 13 story, 13-unit limestone-clad neo-Italian Renaissance palazzo built in 1916 by Starret and Van Vleck - this exquisite home offers graceful, grand proportions with 11-foot ceilings, large windows, exceptional detailing and an unparalleled level of craftsmanship throughout.

\$18,000,000

820 Fifth Avenue, Maisonette



Brooklyn Penthouse with two enormous private roof decks

This one-of-a-kind Penthouse 2 bed, 2 bath duplex condo penthouse, imagined and executed by design firm General Assembly, spans an entire floor and has four outdoor spaces.

\$2,200,000

102 Gold Street, DUMBO, Brooklyn



Coming Soon: The Penthouse

53 White Street—The TriBeCa Heritage—exemplifies the storied pre-war cast-iron architecture of one of Manhattan's premier and most desired neighborhoods. And now, with the restoration of its glorious Italianate Tuckahoe Marble façade and a complete gut-renovation to create five magnificent, private full-floor condominium residences, the building stands as both a perfect tribute and addition to the city's architectural history.

Price Upon Request

53 White Street, TriBeCa



The Leonard Steinberg Team

We deliver exceptional real estate advisory and brokerage services in the New York, Brooklyn, Westchester and Connecticut luxury real estate markets. With sales in excess of several billion - and consistently amongst the USA's most respected Teams - we represent developers, buyers, tenants and sellers in transactions ranging from \$400,000 to well over \$20 million. We also connect you to the best pre-screened agents around the USA and the globe. Please let us know how we may be of assistance to you.

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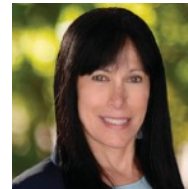
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