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# HOMES

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## Downtown Manhattan

*TriBeCa, Chelsea, Gramercy and the Financial District continue to lure homebuyers south of Midtown Manhattan.*

Just south of the massive Hudson Yards redevelopment project, 520 West 28th, the first residential building in New York designed by Pritzker Prize winner Zaha Hadid is taking shape along the High Line in the heart of West Chelsea's arts district. The 11-story structure actually comes with 21 interlaced floors in an imaginative design notable for its curved stainless steel facade, oversize windows and Boffi kitchens. Comprising 39 residences reaching up to 6,618 square feet, each with ceiling heights of nearly 11 feet, the soon-to-be-LEED-certified building will

introduce a number of firsts, including the first residential iMax theater and an automated personal storage system, which, along with the robotic parking system, can be controlled via a mobile device. The windows and terrace doors will also be motorized.

Prices start at \$4,950,000 for a two-bedroom residence, and reach up to \$50 million for the largest penthouse. "It is like buying a limited edition piece of art that you can live inside," said Greg Gushee, executive vice president of Related Companies. "West Chelsea is becoming known





**OPPOSITE PAGE:** Oversize windows and a curved stainless steel facade are hallmarks of Zaha Hadid's imaginative design of 520 West 28th. Rendering: Hayes Davidson

**ABOVE:** Closings start this month for residences in Village Green West, a LEED-certified building at 245 West 14th Street. Photo: Evan Joseph

around the world for its prize-winning architecture, and Related is fully invested in this neighborhood. We've found that buyers will pay a premium for the best design, and this will take design to the next level."

Village Green West, at 245 West 14th Street, is another LEED-certified building coming to Chelsea, this one with closings starting this month. One of four floor-through residences with 50-foot south-facing great room/kitchens, the 10th floor four-bedroom, three-bathroom unit, on the market for \$8,550,000, offers views all the way to the

World Financial Center. There are also views to the east and west, affording both sunrises and sunsets, as well as northern exposures.

"Buyers at this price point want new, environmentally conscious buildings with unobstructed views," explained Justin Tuinstra, associate broker with Douglas Elliman Real Estate. "They understand how rare it is to find great views like this from the 10th floor anywhere in Manhattan."

A duplex maisonette in The Juilliard Building, built in the 1880s at 18 Leonard Street in what is now a full-service condominium, comes with four bedrooms, home office, family room, children's play area/media room, large fireplace and a Bulthaup kitchen. Listing for \$5,495,000, the homey apartment also makes use of two outdoor spaces, including a private terrace above and a garden patio below. The architectural glass stairway in the center of the apartment is a key focal point.

With 2,964-square-feet of interior space, the apartment comes with two separate entrances, one through the lobby of the building, with a 24-hour doorman, and another from the cobblestone street. "So you have an option of a private entrance, or you can use the services in the lobby," said Amy Bonomi, sales agent at Stribling & Associates. "With skylights, a fireplace and two outdoor spaces, a





**ABOVE:** A sleek Bulthaup kitchen graces this duplex maisonette in The Juilliard Building, a full-service condominium at 18 Leonard Street. Photo: Michael Weinstein

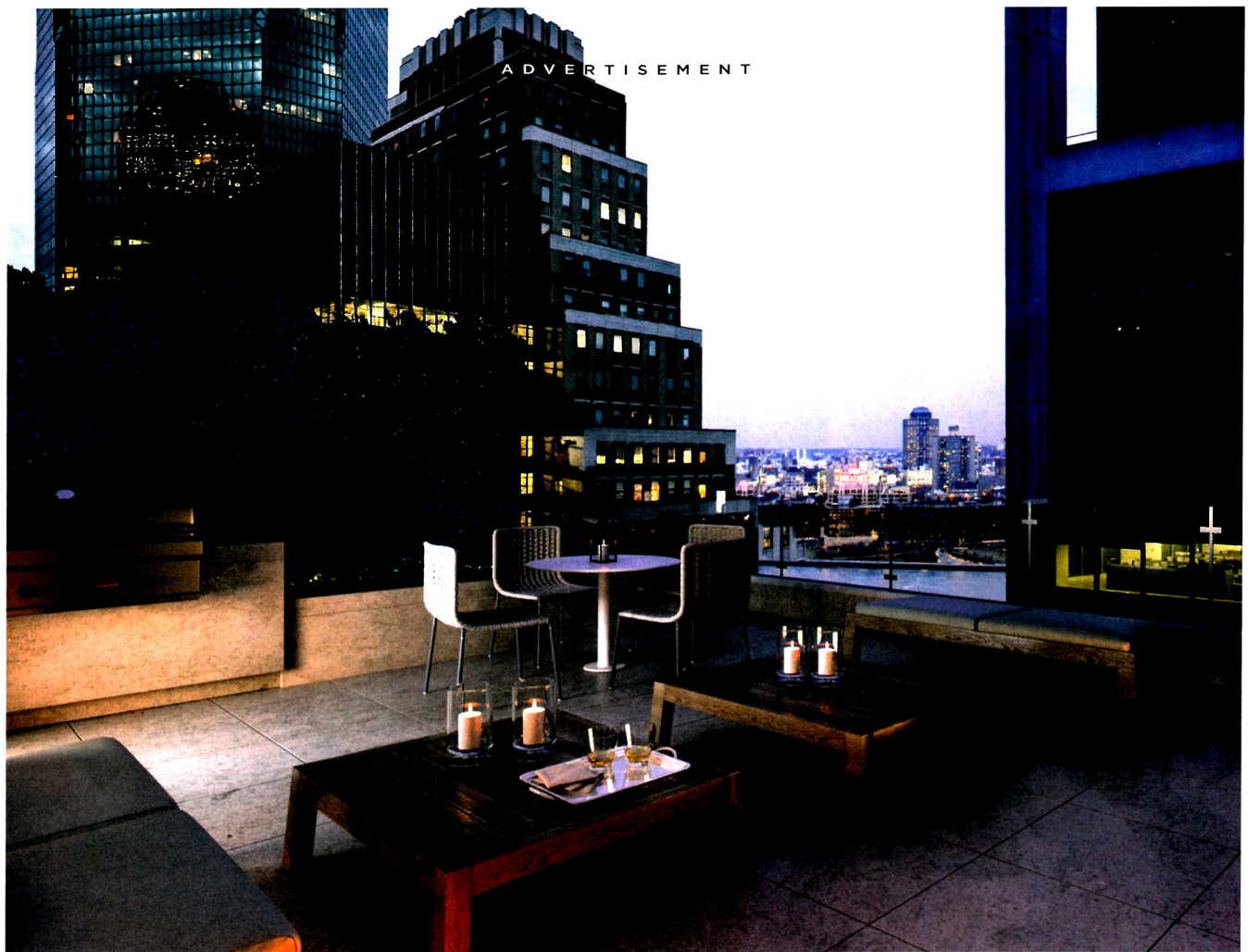
**LEFT:** This Gramercy garden duplex at 237 East 17th Street is located across from Stuyvesant Park and a short stroll from Union Square. Photo: Halstead Property, LLC



formal dining room and an amazing kitchen, the renovation the sellers did has left it in truly ideal move-in condition."

A garden duplex in Gramercy, directly across from Stuyvesant Park at 237 East 17th Street between Second and Third Avenues, offers nearly 2,000 square feet of indoor living space, and 500 square feet of private outdoor patio space on the ground floor. Besides the fully finished basement, it features a central air system, three full bathrooms and a laundry room with a utility sink — all unusual features for an 1850 townhome. The previous own-





**ABOVE:** This inviting common roof terrace is part of the impressive amenity package at 101 Wall, a new condominium conversion in FiDi's Seaport District.

ers used the bottom floor as a recording studio, while the current owners use it as a playroom and a media room with a projection television.

"It lives like a little house just a short stroll from Union Square and the farmer's market," said Ivana Tagliamonte, associate broker with Halstead Property. "Residents appreciate the low density townhomes on both sides of the street. There is a real sense of community here, and everyone seems to know each other."

101 Wall is a new condominium conversion in FiDi's Seaport district. Constructed in 1931, the 27-

story Art Deco structure, built at 101 Wall Street with multiple setbacks at the corner of Front Street, is being transformed into 52 contemporary residences designed by Dutch designer Piet Boon. Located two blocks from the new waterfront esplanade and the soon-to-be-transformed South Street Seaport, it is open and light-filled, with a small park across the street. The building is just under 50 percent sold, with occupancy scheduled for this summer. In 2017, seven buildings on several city blocks, including the new Pier 17 building, will fully reopen with more than 80 new shops and restaurants, including two new food destinations managed by Jean-Georges Vongerichten.

The three-bedroom, three-bathroom full-floor residence on the 23rd floor, with 1,795 square feet of living space and a 253-square-foot private terrace, is listing for \$3,590,000. "What is especially exciting are the two full floors of amenity space, 9,000 square feet in all, with a spacious residents' lounge, a children's playroom, a fitness center with a spa/sauna and a golf simulator, as well as a library and a common roof terrace," said Heather Wyse of Corcoran Sunshine Marketing Group, 101 Wall's sale's director. "The entire Seaport culture district is being completely revitalized with a host of exciting projects, and we will soon be in the center of it all." ■