

AT ONE57, \$55.4 MILLION AND READY FOR ENTERTAINING

BY ROBIN FINN • DECEMBER 12TH, 2014



Another full-floor residence at One57, the 90-story Midtown tower from the Extell Development Company that promises unparalleled vistas of Central Park, the Hudson and East Rivers, and nearly every New York City landmark on the horizon, traded at \$55,498,125 and was the most expensive sale of the week, according to city records.

The monthly carrying costs for the 6,240-square-foot apartment, No. 81, are a relatively non-astronomical \$12,132, owing to a tax abatement negotiated by the sponsor. Only 11 residences, all on upper stories, occupy an entire floor at 157 West 57th Street; all are spoken for, with the majority of them to be used as decidedly non-cozy, but definitely impressive and entertainment-ready, pieds-à-terre, which is apparently the plan in place for No. 81.

Like its 10 peers near the pinnacle of One57, the brash blue skyscraper designed by Atelier Christian de Portzamparc, the French firm with a Pritzker award among its laurels, No. 81 has four bedrooms, five-and-a-half baths and a galvanizing 75-foot-long entrance gallery with a sitting room at its southern tip and head-on views of the park to the north. The ceilings throughout are nearly 12 feet high, enhancing the overall sense of spaciousness. The so-called grand salon, with its three exposures and floors of rift-sawn white oak, includes 57 feet of floor-to-ceiling windows directly overlooking the park and beyond. Distant views of the Catskills and the Atlantic Ocean are possible on a clear day.

The unit has a white Smallbone of Devizes kitchen — buyers could select white or Macassar ebony finishes — that adjoins a 27-by-17-foot breakfast room for informal dining. Each en-suite bathroom in the bedroom wing is a different type of stone, including onyx, travertine or marble.

The highly indulgent corner master suite is anchored by a one-ton bathtub carved from a single marble slab. The tub's south-facing position is such that it offers bathers bird's-eye views of the Empire State Building, New York Harbor and Statue of Liberty. Glass walls on either side of the tub render it multifunctional: A bather can elect to "take a steam while taking in the views," said Jeannie Woodbrey, a senior sales executive for One57, which has sold more than 80 percent of its 94 units. "We're one of the only luxury towers that can offer immediate occupancy," she added.

The Extell Marketing Group handled the transaction for the sponsor; John Venekamp and Leslie J. W. Singer of Brown Harris Stevens brought the buyer, the Rebecca Ann Moores Family Trust, based in Del Mar, Calif., of which Rebecca Ann Moores is listed as the primary trustee.

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Ms. Woodbrey said that this buyer, like several others who sought a grand pied-à-terre in the heart of Manhattan, chose One57 partly on the basis of the top-shelf amenities and additional accommodations available through the Park Hyatt New York hotel at its base. "Our residents can have everything from theater tickets to helicopter service to the Hamptons to their own designated table in the hotel dining room arranged for them and their guests."

Ms. Woodbrey said that the quartz stone bed in the hotel's spa, which provides clients with private rooms and balconies, has already proved popular for its "healing properties."

As has become a pattern in this season of sales dominance by One57, the tower also took credit for the week's runner-up, No. 64A, at \$24,843,664.19. The Extell Marketing Group again represented the sponsor in the transaction; the anonymous buyer of the six-room, 4,483-square-foot apartment was GMF 157 LP, which is affiliated with a New York City-based limited liability company, GMF Management. The unit has three bedrooms, four-and-a-half baths and a 1,300-square-foot living/dining/entertainment area with three exposures highlighted by direct views of the park.

Big Ticket includes closed sales from the previous week, ending Wednesday.