

TWO PRICEY NYC PENTHOUSES SELL FOR A COMBINED \$27M

By Zachary Kussin | September 4, 2015

Two penthouses at the glitzy 13-unit 21W20 development — located at 21 W. 20th St. in the Flatiron District of Manhattan — are in contract for a combined \$27 million to separate buyers, The Post has learned. And one of the pads, a posh full-floor spread under contract for a cool \$17 million, would be the nabe's second-priciest deal if it closes for that price, records show.

That unit, Penthouse 3, has three bedrooms. The 4,210-square-foot stunner has an additional 1,740 square feet of outdoor space, which includes a rooftop solarium, full kitchen, custom-designed fireplace and a hot tub for six. The master suite alone measures nearly 1,000 square feet, while the living room opens up to a 75-foot-wide terrace.

Its transaction price would be eclipsed by the 2014 purchase of the top four floors of nearby tower One Madison. Rupert Murdoch, who is the founder, chairman and CEO of The Post's parent company, News Corp., bought this spread for just north of \$57 million.

Meanwhile, the duplex Penthouse 4 also has three bedrooms. It measures 2,710 square feet inside and has 1,218 square feet of outdoor areas, which also feature an outdoor kitchen, fireplace and six-person hot tub.

There's one other penthouse now listed here — a 4,663-square-foot full-floor spread asking \$13.96 million — and another poised to come online at the end of the month. The nine units located in the building's lower floors are all spoken for.

The building marks developer Gale International's first Manhattan project. Designed by Beyer Blinder Belle, it's clad with a glass, cast-iron and stone façade and comes with interiors designed by MR Architecture + Decor's David Mann. Stephen McArdle of Halstead Property Development Marketing and Rachel Glazer of Brown Harris Stevens are handling sales and marketing.



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