

MANSION GLOBAL

Contract Signed For Manhattan Penthouse Asking \$35 Million

The off-market deal was struck last week for the Nolita duplex

BY LIZ LUCKING NOVEMBER 8, 2017



A duplex at the Tadao Ando-designed 152 Elizabeth Street went into contract for \$35 million last week in an off-market deal NOË & ASSOCIATES WITH THE BOUNDARY

A duplex at the Tadao Ando-designed 152 Elizabeth St. in Manhattan went into contract last week in an off-market deal, Mansion Global has learned. It was asking \$35 million.

The four-bedroom penthouse, which was never publicly listed, has four-and-a-half bathrooms, floor-to-ceiling windows, Dinesen oak flooring, and a humidification system for the preservation of artwork.

The apartment also has a kitchen with eucalyptus wood cabinets and marble countertops, a wood-burning fireplace, a custom-designed stone, glass and satin stainless steel staircase and three terraces on three floors, including a roof deck with a granite stone fireplace, an outdoor kitchen, a carved granite soaking tub and an outdoor shower.

“You don’t see a single socket or electrical outlet,” said Compass’s Leonard Steinberg, who is handling the building’s sales along with Debra LaChance. “You don’t see a single thing

that offends the eye.”

This marks the second development project for developers Sumaida + Khurana, who tapped Gabellini Sheppard Associates for the interiors.

Mr. Steinberg declined to identify the buyer.

The Nolita building is the first residential development in New York City and outside Asia for Pritzker Prize-winning architect Tadao Ando, who “wanted the building to be an urban sanctuary,” Mr. Steinberg said. Made of poured-in-place concrete and metal, it offers in-building parking and has a fog and light installation in the lobby. Four of the building’s seven units are now in contract, according to listing records.

The most expensive publicly listed home on the market in Nolita right now is one of the Jared Kushner-developed Puck Penthouses at on Lafayette Street. It’s asking \$29.5 million, \$5.5 million less than the duplex’s asking price.



Clockwise from above: The four-bedroom penthouse, which was never publicly listed, has four-and-a-half bathrooms, floor-to-ceiling windows, Dinesen oak flooring, and a humidification system for the preservation of artwork.

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There are three terraces on three floors including a roof deck.

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