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Central Park West and South, Park Avenue, Fifth Avenue and Sutton Place are just a few of the fabled Manhattan addresses that continue to attract affluent buyers of all generations.

## Historic New York, Classic Addresses

Of all the coveted neighborhoods in Manhattan, perhaps the most universally desired are those that frame Central Park. Situated between the Time Warner Center and the Plaza Hotel at Grand Army Plaza, 40 Central Park South sits directly across tree-lined 59th Street — a.k.a. Central Park South — from Frederick Law Olmsted's masterpiece.

Built in 1941 as the last great New York prewar residence before World War II restrictions on steel curtailed development, the two towers of this rental building offer tenants commanding views of the park, and across the East River to Yankee Stadium. The building has been home to a New York State governor, distinguished foreign diplomats, a Tour de France champion, and stars of stage and screen too numerous to mention.

The building features a fitness room, a private sculpture garden highlighted with a cast-steel Isamu Noguchi sculpture, and a fountain in the attended lobby that has long been the subject of snapshots by countless tourists. "What makes prewar buildings so sought-after is spacious layouts," offered Kate Goodman, senior vice president of ATCO Properties and Management, the owner and manager of 40 Central Park South. "We are not competing at all with newer buildings that have playrooms for kids, movie rooms and wine cellars. The reason

we have tenants in the building for so long is because of the service and security that we offer, the uniqueness of the building itself, and the legendary address on Central Park South. We live here in the center of New York — and are central to everything from the subway system to Central Park and Fifth Avenue to the rest of midtown Manhattan."

Not far away, at the nexus of Midtown meeting uptown, East Side meeting West Side, is the Sherry-Netherland, at 781 Fifth Avenue between 59th and 60th Streets. Most of the shareholders (the building, like many on Fifth, is a co-op) are New Yorkers at heart, but many do not live in the city the entire year. A two-bedroom, two-and-a-half bathroom apartment, currently on the market for \$5.25 million, features an oversized living room — at 33 by 16 feet — along with two oversized master bedrooms and a gallery.

"The whole apartment is gracious in a classic prewar style, and has tremendous views," explained Cornelia Van Amburg, vice president at Stribling & Associates. "Our residents want to fly into town, and work with the concierge to create an agenda and take advantage of the perks, like our attended elevator, doorman, maid service and Cipriani room service from the hotel in the same building. Most of our clients have multiple residences, and come to New York

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40 Central Park South enjoys panoramic views of Central Park.  
Photo: Claude Zentz Fieroni



ABOVE: The Ritz Tower, at 465 Park Avenue, is a 42-story co-op in the heart of Midtown Manhattan.  
BELOW LEFT: 515 East 72nd Street offers sweeping East River views. Photo: Evan Joseph  
BELOW RIGHT: 860 Fifth Avenue, between 67th and 68th Streets, is one of Manhattan's most prestigious addresses.



The Sherry-Netherland, at 781 Fifth Avenue, is one of Manhattan's most revered full-service hotel co-ops. Photo: Juris Hardwig

for the opera, ballet, theater and all the great restaurants: they want the hassle-free life. When you live here, you get service, service, service, right in the middle of it all."

A few blocks uptown is 860 Fifth Avenue, between 67th and 68th Streets. Apartment 18B is a combination unit of approximately 3,100 square feet, with 650 square feet of exterior space over four separate terraces. With an asking price of \$14,995,000, down recently from an original price of \$19.9 million, the apartment recently underwent an extensive two-year renovation. "This co-op is one of the most prestigious addresses in the entire city — it doesn't get much better than this," said Ryan Serhant, senior vice president with Nest Seekers International. "There are no comps for this apartment, so it was difficult to price. It is a prewar renovation retaining the classic, prewar feel, with polished

French doors throughout, a beautiful entry foyer with stunning marble work, domed ceilings and exquisite moldings."

The Ritz Tower, an Emory Roth masterpiece at 465 Park Avenue at 57th Street, is equally iconic, and equally well serviced. Built in 1926, the 42-story co-op, originally an apartment hotel, offers maid service and hotel service, along with a private chef who cooks to order for each resident. "It is like having your own personal chef; he brings the food to each apartment," said Pat Silochow, senior vice president at Prudential Douglas Elliman, which is celebrating its 100th anniversary this fall. "It is truly service fit for royalty."

Some of the famous nearly royal residents in the past include Greta Garbo, William Randolph Hearst, Paulette Goddard and Arlene Francis.

Apartment 195N in the Ritz, a 2,600-square-foot combination of

two apartments, features a wrap-around terrace with panoramic views accessible from all the major rooms, and imported European contemporary finishes. The purchase price is listed at \$4.4 million, with a monthly maintenance charge of \$7,519, including real-estate taxes. Not bad for a building with a huge staff that caters to the whim of each and every shareholder.

Built in 1985, 515 East 72nd is hardly historic, but it is becoming a New York classic on a cul-de-sac overlooking the East River. With a 40,000-square-foot private park, one of the largest in the city, the building features one of the city's most extensive residential fitness centers, a full-service spa with 56-foot indoor pool, indoor basketball/squash/racquetball court and a creative arts studio. "A lot of younger buyers aspire to live in legendary places like Fifth and Park Avenue, but this is more affordable,



130 West 12th Street is located on one of Greenwich Village's most picturesque blocks. *Rendering: dbox*



50 Sutton Place offers well-priced co-op apartments along the East River.

and legendary in its own way," said Elaine Diratz, managing director of Corcoran Sunshine Marketing Group. "If they can't have Park and Fifth, they want 72nd Street in an unusually tall building like this for the Upper East Side, with great river views that you don't have on Park and Fifth. They know the quality of a good location like this."

Located between 58th and 59th Streets, 50 Sutton Place South is one of the only pet-friendly addresses in this exclusive enclave along the East River. The long list of household-name residents choosing Sutton Place, beginning with socialite Anne Harriman Vanderbilt through to Marilyn Monroe and Henry Kissinger and beyond, were attracted to the same Rosario Candela-designed luxury apartment buildings and el-

egant townhouses that still attract New York's elite. "Apartment 11L is a well-priced two-bedroom, two-bathroom co-op apartment in a very well-run building, and it is a steal at \$930,000, especially if you have a pet," said June Fitzgerald, associate broker with Prudential Douglas Elliman.

Greenwich Village is both historic and legendary, and 130 West 12th Street sits in the middle of one of its most picturesque blocks. The 14-story apartment building, built in 1941, has been reborn as a condominium designed by Cook + Fox, complete with more spacious layouts since its rental days, with modern interiors and the latest in building systems — including four-pipe heating and cooling. The addition of fresh filtered air and water plus cogenera-

tion heat has enabled the building to apply for silver LEED certification, a rare achievement in a prewar conversion. "From the exterior, everyone is familiar with this building — it is a classic, and it belongs on this beautiful street," said Sean Murphy Turner, executive vice president of Stribling Marketing Associates. "When you walk in, it will still feel comfortable in a prewar way, but the systems in the building are all updated. That combination is what prewar buyers love in this historic block in Greenwich Village: a full-time doorman building with a beautiful roof deck equipped with the most modern systems, like Wi-Fi and a wireless energy management system for each apartment that you can control with an iPad. It has the best of the old and new in a single, well-crafted package." ■