

Floored The best-laid plan, indeed



TOP VIEW: *There are a lot of million-dollar views in NYC. And then there is this. The price tag here is \$95 million. "What we've done is decided to capitalize on the views," says Emily Beare of Core, who's listing this vista at 15 Central Park West. The buyer also gets a 6,000-square-foot apartment that's currently being renovated.*

In every Alexa Luxe Living, we break down an elite floor plan. Here's a four-bedroom, 4 ½-bathroom condo. At around 6,000 square feet, it's the only post-construction combination in the building and the only apartment of its size that's not a duplex. The full-service complex features a pool and a health club.

Contact: Emily Beare, Core, 212-726-0786



It's difficult to come up with any building that has enjoyed the same success as 15 Central Park West, the Robert A.M. Stern-designed complex off the southwest side of the park. The building has traded billions of dollars worth of real estate, including last year's record \$88 million sale of Sandy Weill's condo.

Now 15 CPW is upping its game with a massive, single-floor, four-bedroom, four-plus-bathroom resale with a \$95 million asking price.

The seller, steel magnate Leroy Schecter, is one of the few in the building to own conjoining apartments; he hired architect Vatche Simonian to combine them.

Of course, given the fact that the combo — which Schecter previously rented to Alex Rodriguez — is still in the works, many changes can be customized.

"It's a beautiful apartment, and we want to keep it very classic and neutral," broker Emily Beare of Core says. "We don't want to make it look like something out of Versailles."

The renovation started in early June and is expected to be finished by the end of the year. Prospective buyers are already popping by.

View the floor plan below.

