



May 8, 2019

## **Penthouse at Ralph Walker's famed Tribeca tower gets a huge price cut**

*Once asking \$59 million, the massive apartment has gotten a nearly \$20 million discount*



*The living room in this penthouse is more than 3,000 square feet. Courtesy of CORE*

A sprawling Tribeca penthouse that was once one of New York City's most expensive homes for sale has gotten a dramatic price cut.

The duplex penthouse at 100 Barclay Street, the condo conversion of Ralph Walker's erstwhile Barclay-Vesey Building, is back on the market for \$39.95 million. While that number is nothing to sneeze at, it's a big shift from the apartment's original asking price: a whopping \$59 million. (That itself was an even bigger shift from the unit's rumored \$105 million asking price.)

The penthouse first hit the market with that price tag in February 2018, and hadn't budged from the market since. For the most recent listing, it also got a brokerage shift—from Vicky Barron at Corcoran to Shaun Osher at CORE.



Enormous arched windows give way to views of the Statue of Liberty, the Hudson River, and beyond.

The unit itself spans more than 14,500 square feet, with five bedrooms, eight bathrooms, enormous arched windows, a living room that's larger than most people's entire apartments—it's 3,000 square feet—and a bevy of over-the-top features (including wine storage for more than 600 bottles and what the developers claim is one of the largest continuous art walls in a private home in NYC. (Okay!))

Though some parts of it have been built out—such as the 1,000-square-foot kitchen—much of it, including the entire top level, is still raw and can be designed to a buyer's particular whims. The apartment takes over the building's entire 32nd and 33rd floors.



The 1,000-square-foot kitchen has its own wine storage room as well as a huge pantry.

There are still quite a few other apartments for sale in the building, as well as a handful for rent, according to StreetEasy. The building itself, which was co-developed by Ben Shaoul's Magnum Real Estate Group and CIM Group, also has plenty of perks, including four terraces, a private wine tasting room, and an 82-foot pool.

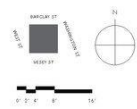
# THE PENTHOUSE

ONE HUNDRED BARCLAY

## LOWER LEVEL

**PROPOSED LAYOUT**  
 5 bedrooms  
 8 bathrooms  
 Powder room

**INTERIOR**  
 14,539 sq. ft. / 1,350 sq. m.



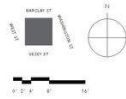
- 1. Entry Gallery  
21'6" x 9'11"
- 2. Great Room  
95'3" x 31'10"
- 3. Chef's Kitchen  
41'0" x 22'2"
- 4. Family Room  
32'8" x 15'10"
- 5. Bedroom Four  
15'2" x 11'11"
- 6. Bedroom Five  
16'4" x 14'2"

# THE PENTHOUSE ONE HUNDRED BARCLAY

## UPPER LEVEL

PROPOSED LAYOUT  
5 bedrooms  
8 bathrooms  
Powder room

INTERIOR  
14,539 sq. ft. / 1,350 sq. m.



- 1. Master Suite 36'2" x 22'4"
- 2. Bedroom Two 16'1" x 12'11"
- 3. Bedroom Three 17'5" x 13'1"
- 4. Library 20'9" x 11'4"