

MANSION GLOBAL

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New Penthouse in a Converted Greenwich Village Loft Building

The modern New York City condo has a private rooftop and is one of just six units



The building has that vintage authentic feel throughout, in both the exterior and the interior.

Listing of the Day

Location: Greenwich Village, Manhattan

Price: \$25 million

This duplex penthouse with a private rooftop is in the heart of the central core of Greenwich Village in a 19th-century Beaux-Arts building known for its elaborate cast-iron facade.

"This is one of those special apartments in New York," listing agent Jim St. Andre said. "It's in a historic, beautiful prewar building that has been converted to condos."

The building has that vintage authentic feel throughout, he said, in both the exterior and the interior.

Interior finishes include chevron-patterned walnut floors, barrel vaulted 11-foot ceilings with skylights, custom rift white-oak cabinetry in the kitchen, and hand-laid mosaic tile floors in the bathrooms.

"There are probably 5,000 tiles in the master bathroom, all laid by hand," Mr. St. Andre said.

The rooftop terrace, reachable by elevator or interior stair, features a fully equipped outdoor kitchen, a pergola and lush landscaping and dramatic lighting by the landscape architecture firm of Harrison Green.

The apartment is on the seventh and eighth floors of an eight-story converted commercial loft building that has a total of only six units.

"This is a true penthouse—it's the top of the house, with a rooftop," Mr. St. Andre said. "It has that feeling that you don't get in all of the glass boxes that are being built all over New York."

Four of the condos in the 1896 building have already been sold, he said.

In addition to its four bedrooms, the apartment has a library, large formal living room with wood-burning fireplace, and an eat-in kitchen with honed marble countertops and a crackle-glazed tile backsplash.

The master bathroom features Calacatta marble walls, a Leroy Brooks soaking tub, a separate stall shower and private water closet.

Stats

The 6,325-square-foot apartment has four bedrooms, four full bathrooms and one partial bathroom. There is also a 1,188-square-foot rooftop terrace.

Amenities

The building has a full-time doorman, gym, auxiliary generator, humidification system and private storage.

Neighborhood Notes

The apartment is in the center of Greenwich Village, between Broadway and University Place, with "remarkable views of Midtown and the Empire State Building," Mr. St. Andre said.

"It's in one of the great pockets of the Village where you have views of everything," he said, including the Chrysler Building, Flatiron Building and "down into Lower Manhattan."

"You're minutes away from SoHo, minutes away from the West Village," Mr. St. Andre said. "You're close enough to everything downtown."

Plus, he added, "The University Place corridor now has a nice level of retail."

Agents: Jim St. Andre, Trevor Stephens and Danielle Frederick, CORE