

MANSION GLOBAL

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A New Penthouse Perched Above the High Line

The duplex is one of just 19 units in the building on the far West Side of Manhattan



Listing of the Day

Location: West Chelsea, Manhattan

Price: \$12.5 million

This modern, light-filled penthouse is one of 19 apartments in a brand-new building on West 29th Street being developed by architect Cary Tamarkin in partnership with High Line Development Group.

The four-bedroom Penthouse B is one of three penthouses in the new west Chelsea building that sits right near the High Line elevated park.

"This is the best penthouse because of the layout and the way that the terrace is just off the entertaining spaces," said Emily Beare of CORE.

"Architecturally, it's so interesting," she added. "It's very refreshing in its refinement and simplicity."

Penthouse B occupies the ninth and 10th floors of the 12-story building. Three en-suite bedrooms are on the top floor, with the living and dining areas, kitchen and another room that could be used as a fourth en-suite bedroom or a family room/den on the lower floor.

The apartment has great views of the Hudson River to the west and the Hudson Yards development to the north.

"You have full-on Hudson River views that are spectacular, with all of the boats going up and down the river," Ms. Beare said.

"We expect to have occupancy by the end of August, beginning of September," she said. "We're working on the amenities spaces now," she added. "We're probably 90% there."

A keyed elevator opens directly into the foyer of Penthouse B, leading to the living room, which boasts 20-foot ceilings and floor-to-ceiling, multi-paned casement windows.

"In that room, you really feel like you're floating, with the Hudson River right there," Ms. Beare said.

A gas fireplace separates the living and dining areas. The custom-designed kitchen features Pietra Cardosa countertops and top-of-the-line Wolf, Sub-Zero and Miele appliances.

The 10th-floor master bedroom has Hudson River views to the west, "huge walk-in closets and a beautiful marble bathroom with simple, clean lines," Ms. Beare said.

Stats

The 3,290-square-foot apartment has four bedrooms, four full bathrooms and one partial bathroom. There is also a 541-square-foot private terrace.

Amenities

Building amenities include a 24-hour attended lobby, full-time building superintendent, fitness room and sauna, state-of-the-art intercom and video security system, laundry room with commercial-grade machines for oversized items, private storage room for each apartment and a bicycle room.

Neighborhood Notes

This area of West Chelsea has been transformed in recent years by the hugely popular High Line, a 1.45-mile elevated park on a formerly abandoned New York Central Railroad spur on the West Side of Manhattan. Lots of new luxury residential buildings, like this one, have sprung up along the edges of the elevated park and greenway.

"The High Line is right there, half a block away from the building," Ms. Beare said.

Hudson Yards, a new development that will bring lots of restaurants and high-end retail to this part of the West Side, is just one block to the north, she said. "The West Chelsea art district is to the south."

Agent: Emily Beare, CORE