

BROKERS WEEKLY

Prototype

THE RESIDENTIAL MARKETPLACE

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DONE DEALS

Price beater in FiDi

Love and money helped bring in one of the highest prices per-square-foot at the luxury conversion at 130 Fulton Street.

Architects DeLemos & Cordes designed the Beaux-Arts limestone and brick building in 1893. It was converted in 2005 by developer David Koepfel and architect Elliot Vikas.

Loft 11B was since re-designed by the sellers who, according to listing agents **Lucien Lidji, Robert Dvorin** and **Ian Wolf** of Prudential Douglas Elliman, puts “lots of love and money” into the 2,280 s/f home.

It has three bedrooms, a 49 ft. living area and 19 windows that wrap the space. There’s an oversized chef’s kitchen and layout flexibility that offers a 4th bedroom option. The building has a roof terrace, fitness center and 24-hour door staff.

Adrian Noriega (pictured) at CORE brought in the buyer, a New York businessman, who paid around \$2 million for the home, which had been listed at \$2,195,000 and spent a relatively brief 60 days on the market.



ADRIAN
NORIEGA