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## **For \$26 Million, Terraces in Greenwich Village**

A duplex penthouse at the Greenwich Lane condominium complex, which is rising at the site of the former St. Vincent's Hospital campus in Greenwich Village, sold for \$26,030,475.81 and was the most expensive closed sale of the week, according to city records.

The loft-like sponsor unit with ample outdoor space, PH8, at 140 West 12th Street, between Avenue of the Americas and Seventh Avenue, has monthly carrying costs totaling \$16,769, according to StreetEasy.com; its most recent list price was \$26.5 million.

Richard Ziegelasch and John Burger of Brown Harris Stevens represented the buyer, identified by the Pennsylvania limited liability company 140 Greenwich Lane.

Closed sales at the Greenwich Lane complex have been heating up in recent weeks. In late December, PH6B, a full-floor unit in the same building, with five bedrooms and five and a half baths but no outdoor space, officially sold for \$21.16 million. Another penthouse there, PH7B, closed in mid-December for \$20.14 million, while several units closed at another building, 145 West 11th Street.

The apartment in the most recent sale has three bedrooms and three and a half baths, along with a media room and a spacious entry gallery spread over 4,027 square feet. There is also a total of 3,148 square feet of outdoor space, which includes a 1,114-square-foot terrace off the living room, dining area and kitchen, as well as a 186-square-foot balcony off the media and living rooms.

The master suite, which opens onto an 1,848-square-foot wraparound terrace, takes up the entire second level and features a fireplace and a windowed dressing room and bathroom. The two other en-suite bedrooms just below overlook a lush central garden through large casement windows.

The building at 140 West 12th is the second of the five condominiums to be completed in the 200-unit Greenwich Lane development by the Rudin family and Global Holdings; five separate townhouses are also planned. The Corcoran Sunshine Marketing Group is handling sales for the development.

The week's runner-up, at \$21,000,000, according to city records, was the sale of a penthouse on the seventh and eighth floors of 224 Mulberry Street in NoLIta, the new condo by the architecture and development firm Flank.

The sponsor unit, No. 7, which has monthly carrying charges of \$16,956, has four bedrooms, four full baths and two half baths spread over 5,646 square feet. There are also two wood-burning fireplaces and four terraces.

The listing brokers were Emily Beare and Tim Crowley of CORE. The buyer's identity was shielded by the limited liability company JS Property NY.