

OBSERVER

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They're the Top: The Biggest Residential Real Estate Deals of 2015



sounds quite nice, as do the floor-to-ceiling windows with views of Central Park.

15) 737 Park Avenue, Penthouse, \$32.66 million

The top floor of Harry Macklowe's ritzy rental-to-condo conversion was sold as a "white box," without any interior walls or finishes, to French-born financier Raymond Svider, the co-chair and co-managing partner of BC Partners. Mr. Svider, who bought a \$14.4 million summer home in Water Mill in 2013, plans to make the 6,003-square-foot Park Avenue abode his primary residence, though he has quite a bit of work to do before he can move in. Corcoran's Hilary Landis and Danielle Pessis shared the listing, which does, however, already have a wood-burning fireplace, an 8-by-34-foot skylight, and (approximately) 11-foot ceilings, and the 2,271-square-foot wraparound terrace.

16) 16 East 10th Street, Townhouse \$32 million

After Sarah Jessica Parker and Matthew Broderick walked away from a contract to buy this Greenwich Village townhouse in 2012, developer David Amirian and his business partner Warren Hammerschlag paid \$11.2 million for it. The 10,482-square-foot, 25-foot-wide townhouse was entirely renovated, including the extremely necessary additions of a 27-foot swimming pool complete with a Jacuzzi, and a gym, steam room and wine cellar, and promptly listed for \$38.5 million with David E. Kornmeier at Brown Harris Stevens. Mr. Amirian cited a "very strict confidentiality agreement" that prevented him from revealing any information

about the mystery buyer, East 10th LLC, of the five-bedroom, 11-bathroom home.

17) 157 West 57th Street, No. 53B \$30.68 million

Just when you thought you were rid of One57... At least the buyer of this 5,475-square-foot unit is a bit more creative than to some of our other adored limited liability companies on this list, with the name Hebrews 3:4 LLC. It would appear to be a reference to a Bible passage that includes the phrase "For every house is built by some man; but he that built all things is God." Well, this five-bedroom (and five-and-a-half-bath) was built by Extell, but sure. Gary Barnett also said that this buyer is domestic and will be living in the apartment with his family. We'll believe it when we see it.

18) 157 West 57th Street, No. 67A \$30.04 million

Here we go again. The buyer behind this 4,500-square-foot unit looks to be a man also named Dongjiang Li, just like unit 88. From the mortgage taken out from China CITIC Bank International, it seems likely yet another wealthy Chinese investor is behind this three-bedroom, four-and-a-half-bathroom unit, which has, you guessed it, some nice views and is super luxurious. Or, maybe the same investor is an uber fan of One57. Or maybe Mr. Li is just the representative of choice for really rich Chinese investors, who knows...

19) 1040 Fifth Avenue, No. 14A \$30 million

After a three-year renovation by Shelton,

Mindel and Associates, Related CEO Jeff Blau and his wife, Lisa, put their floor-through co-op on the market, attaching a hefty \$43 million price tag to the listing held by mother-daughter CORE team Emily and Elizabeth Bearre. A private elevator landing, library, 26 windows, a wood-burning fireplace, and the knowledge that Jacqueline Kennedy Onassis once resided just a floor above still did not ensnare a buyer for such a cost. Removing \$13 million did, though, or perhaps the planting terrace was what attracted a buyer known as Tulpe LLC—it's German for tulip, in case you were wondering, since flowers are apparently so in this year.

20) 13 East 75th Street, Townhouse \$30 million

Russian billionaire Roman Abramovich's acquisition of this townhouse marks the final step in his collection of an entire row of townhomes on an Upper East Side street. After spending \$29.7 million on 11 East 75th Street and \$18.3 million on 15 East 75th Street, he found himself in a bit of a pinch before investor Mark Fife and his wife, Lori, sold him this 17-foot-wide townhome, right smack in the middle. The Post reported that it's all part of the Chelsea Football Club owner's plan to consolidate the three residences into one massive compound. Of course, that's all dependent on the Landmarks Preservation Commission approval—and since all three townhomes are located in the Upper East Side historic district, it seems likely Mr. Abramovich will have to at least retain the facades. His latest purchase makes for a grand total of \$80 million spent on the street. ■