

MODERN LUXURY

MANHATTAN

November 2014

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The Oscar-Winning
Actress Pays it Forward



THE
PHILANTHROPY
ISSUE

Starring: Adam Driver, Idina Menzel, Petra Nemcova,
Susan Sarandon, Russell Simmons and More

[MONEY MAKERS]
REAL ESTATE



IN WITH THE OLD

REAL ESTATE EXPERT **LAURA EULER** SCOPES OUT THREE OF THE MOST EAGERLY ANTICIPATED NEW DEVELOPMENTS, ALL DOWNTOWN CONVERSIONS OF OLD NEW YORK LANDMARKS.

It may be getting nippy outside, but Manhattan's real estate market is plenty hot. These three properties represent a current trend of converting historical, landmarked properties into modern living spaces—with all the contemporary amenities you'd expect.

First up is the iconic **Woolworth Building** at 233 Broadway, downtown near City Hall. The upper floors of this landmark Gothic tower, once the tallest skyscraper in the world, are being converted to 34 condos, including a stunning, 9,400-square-foot penthouse. Known as **The Pinnacle**, the apartment will feature seven levels, with a double-height great room, private elevator and a full-floor library, all for a whopping \$110 million. Architect and designer Thierry Despont is handling the renovation.

A few blocks away, a 51-story glass tower known as **Beekman Residences** is being built onto the side of the Temple Court Building, a space constructed in the late 1800s undergoing conversion into a hotel. Two full-floor

penthouses boasting floor-to-ceiling windows offer 360-degree views of downtown Manhattan. Pricing starts at \$1.2 million for one-bedrooms, and concierge service and in-home dining from the hotel and its eateries—to be run by Keith McNally and Tom Colicchio—are available to residents.



LIVING HISTORY From top: Stunning views and grand living spaces abound at Beekman Residences; an exterior rendering, with the new glass tower rising beside the historic building.

Lastly, the top 22 floors of the **Verizon Building** at 140 West St., a 32-story art deco landmark built in 1927 and formerly the home of Verizon and its predecessor, New York Telephone, were purchased for \$274 million last year by Magnum Real Estate Group president Ben Shaoul for condo conversion. The 166 planned units will include two- to five-bedroom apartments, from 1,200 to 3,500 square feet each, with two duplex penthouses on the 31st and 32nd floors. Prices start at about \$2

million, and the property will contain a pool, gym and yoga room, along with a lounge and wine bar in the building's beautiful, landmarked lobby. Go ahead and drop the invitation in the mail—and have my pinot grigio waiting.



ABOVE IT ALL

Besides incredible views, amenities at 400 Park Avenue South include a fitness center, spin studio, lap pool and a 27th-floor indoor-outdoor Sky Lounge.

Show and Tell

Each month, we ask real estate agents from the city's most luxurious developments to show us their hottest property and tell us about the neighborhood surrounding it. —Zachary Wilson

The Agent

Todd Dumaresq, marketing manager, Toll Brothers, tollbrotherscityliving.com

The Property

400 Park Avenue South, Apartment 29B, 2,305 sq. ft., 3 bedrooms, 3.5 bathrooms. Asking price: \$6.99 million. "The design of the building lends itself to unique spaces. There's a grand living room with 11-and-a-half-foot ceilings that comes to a point over Park Avenue, so it feels like you're floating. You can see directly from Grand Central down to Union Square."

Good Eats

"Two of Danny Meyer's restaurants are nearby: **Blue Smoke** and **Shake Shack** in Madison Square Park. There's also **The Cannibal** on 29th Street, where they do amazing full-animal butchering and cooking. And next door is **Resto**, owned by the same group—their burger is outrageous."

Neighborhood Hangouts

"**Fika**, a modern Swedish coffee place, is right across the street. And there's **Spin** on 23rd Street, a ping-pong hall owned by Susan Sarandon. They have pretty serious tournaments."

Exotic Flavors

"One block over on Lexington, there's a large collection of Indian restaurants. I love **Roomali**, a small shop with fantastic roti wraps. And **Kalustyan's** is a great market with spices you can't find anywhere else in the city."